



**MARLBOROUGH
DISTRICT COUNCIL**

RESOURCE CONSENT APPLICATION

U170972

Villa Maria Estate Limited

469 New Renwick Road, Fairhall

Submissions Close

5.00 pm Friday 9 November 2018

RADICH LAW

BARRISTERS AND SOLICITORS

DATE: 16 November 2017

TO: Marlborough District Council
PO Box 443
BLLENHEIM 7240

Attention: Anna Eatherley

FROM: Miriam Radich

RE: VILLA MARIA ESTATE LIMITED – RESOURCE CONSENT APPLICATION

1. We act for Villa Maria Estate Limited (*Villa Maria*). Villa Maria is seeking various resource consents to increase the processing capacity of its Marlborough winery. An Application for those consents is **enclosed**, together with the Affected Party Approval Forms for:
 - (a) Caythorpe Trustee Limited; and
 - (b) Longfield Farm Limited.
2. We note that Villa Maria has provided the Affected Parties with the original application for signing as well as copies of the Application.
3. Our cheque in the sum of \$950.00 being the lodgement fee.
4. Thank you.

Kind regards,

Yours sincerely



Miriam Radich

email address: miriam@radichlaw.co.nz



MJR-030285-65-24-V1

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Peter Radich PARTNER
ONZM LLB

Miriam Radich PARTNER
LLB (Hons) LLM (Duke) Attorney at Law (New York)

Claire McKendry ASSOCIATE
LLB BSc

Resource Consent Application

This application is made under Section 88 of the Resource Management Act 1991



**MARLBOROUGH
DISTRICT COUNCIL**

Please read and complete this form thoroughly and provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal, the words used in this form or the application process with Council staff, who are here to help.

This application will be checked before formal acceptance. If further information is required, you will be notified accordingly. When this information is supplied, the application will be formally received and processed further.

You may apply for more than one consent that is needed to cover several aspects of the activity on this form.

For Office Use

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Document Number:
RAF0002-CI1579

Lodgement Fee Paid \$

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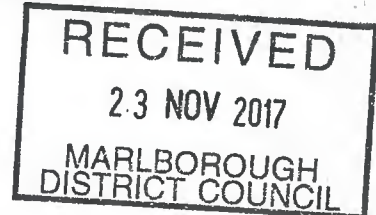
Receipt No.

950.00

Consent No.

Case Officer:

Date Received:



1. Applicant Details (If a trust, list full names of all trustees.)

Name:

(full legal name)

VILLA MARIA ESTATE LIMITED

Mailing Address: PO Box 43-046

(including post code)

Mangere
Auckland 2153

Email Address: JohnF@villamaria.co.nz

Phone: (Daytime) 09-255-0679

Phone: (Mobile) 027-702-2104

2. Agent Details (If your agent is dealing with the application, all communication regarding the application will be sent to the agent.)

Name:

Miriam Radich, Radich Law

Mailing Address: PO Box 842

(including post code)

Blenheim 7240

Email Address: miriam@radichlaw.co.nz

Phone: (Daytime) 03-577-8450

Phone: (Mobile) 021-447-690

16/11/17
15/11/17

PA 4/7/17

3. **Type of Resource Consent Applied For**

☐ Coastal Permit

☒ Discharge Permit

☒ Land Use

☐ Subdivision

☐ Water Permit

4. **Brief Description of the Activity**

The Applicant is seeking resource consent to permit the processing capacity of its winery at New Renwick Road Blenheim from 25,000 tonnes of grapes to 35,000 tonnes of grapes. It is also seeking to increase the volume of waste water discharge it is able to apply across two consents which it already holds for discharge (being U071369 and U980558). The Applicant proposes to continue to comply with those consents and will meet the permitted activity standards of new rule 3.1.26 other than in one respect. The increase in the processing capacity will involve an increase building and tank farm foot print, the construction of additional yards areas, the construction of expanded tank and barrel storage areas and an increase in winery waste water for which consent is sought in terms of the application.

5. **Supplementary Information Provided?**

☐ Yes

☐ No

Council has supplementary forms for some activities, such as moorings, water permits, domestic wastewater, discharge permits, to assist applicants with providing the required information.

6. **Property Details**

The location to which the application relates is (address): New Renwick Road, Blenheim

Legal description (i.e. Lot 1 DP 1234): Lots 1 and 2 DP 11353 (MB6B/216 and MB6B/217)

(Attach a sketch of the locality and activity points. Describe the location in a manner which will allow it to be readily identified, e.g. house number and street address, Grid Reference, the name of any relevant stream, river, or other water body to which application may relate, proximity to any well known landmark, DP number, Valuation Number, Property Number.)

Please attach a copy of the Certificate of Title that is less than 3 months old (except for coastal or water permits).

The names and addresses of the owner and occupier of the land (other than the applicant):

Caythorpe Trustees Limited (in respect of part of an area which discharge of winery wastewater is consented).

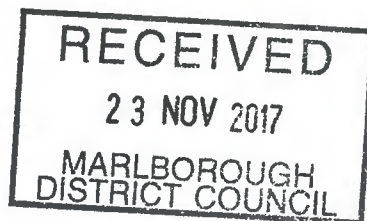
Please attach the written approval of affected parties/adjoining property owners and occupiers.

Note: As a matter of good practice and courtesy you should consult your neighbours about your proposal. If you have not consulted your neighbours, please give brief reasons on a separate sheet why you have not.

7. **Assessment of Effects on the Environment (AEE)** *(Attach separate sheet detailing AEE.)*

I attach, in accordance with Schedule Four of the Resource Management Act 1991, an assessment of environmental effects in a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Applications also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents.

Note: Failure to submit an AEE will result in return of this application.



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8. Other Information

Are additional resource consents required in relation to this proposal? If so, please list and indicate if they have been obtained or applied for.

No

I attach any other information required to be included in the application by the relevant Resource Management Plan, Act or regulations. ☐ Yes ☐ No

9. Fees

1. The applicable lodgement (base) fee is to be paid at the time of lodging this application. If payment is made into Council's bank account 02-0600-0202861-02, please put Applicant Name and either U-number, property number or consent type as a reference. If you require a GST receipt for a bank payment, please tick ☐
2. The final cost of processing the application will be based on actual time and costs in accordance with Council's charging policy. If actual costs exceed the lodgement fee an invoice will be issued (if actual costs are less, a refund will be made). Invoices are due for payment on the 20th of the month following invoice date. Council may stop processing an application until an overdue invoice is paid in full. Council charges interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment, legal and other costs of recovery will also be charged.
3. Please make invoice out to: ☒ Applicant ☐ Agent
(if neither is ticked the invoice will be made out to Applicant)

10. Declaration

I (please print name)

Fabian Yukich

confirm that the information provided in this application and the attachments to it are accurate.

Signature of applicant or authorised agent:

Fabian Yukich

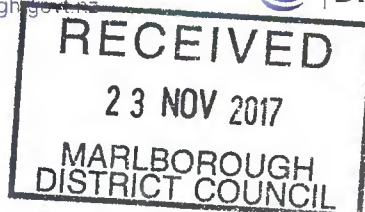
Date:

4th Sept 2017

Privacy Information

The information you have provided on this form is required so that your application can be processed and so that statistics can be collected by Council. The information will be stored on a public register and held by Council. Details may be made available to the public about consents that have been applied for and issued by Council. If you would like access to or make corrections to your details, please contact Council.

Reset Form



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Schedule Four

Resource Management Act 1991

Information Required in Application for Resource Consent

1 Information must be specified in sufficient detail

Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 Information required in all applications

- (1) An application for a resource consent for an activity (the activity) must include the following:
- (a) a description of the activity;
 - (b) a description of the site at which the activity is to occur;
 - (c) the full name and address of each owner or occupier of the site;
 - (d) a description of any other activities that are part of the proposal to which the application relates;
 - (e) a description of any other resource consents required for the proposal to which the application relates;
 - (f) an assessment of the activity against the matters set out in Part 2;
 - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).
- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—
- (a) any relevant objectives, policies, or rules in a document; and
 - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
 - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
- (3) An application must also include an assessment of the activity's effects on the environment that—
- (a) includes the information required by clause 6; and
 - (b) addresses the matters specified in clause 7; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

3 Additional information required in some applications

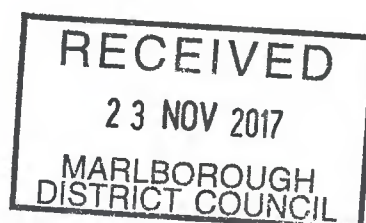
An application must also include any of the following that apply:

- (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
- (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));
- (c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).

4 Additional information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

- (a) the position of all new boundaries;
- (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan;
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips;
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips;
- (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A;
- (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A);
- (g) the locations and areas of land to be set aside as new roads.



5 Additional information required in application for reclamation

An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:

- (a) the location of the area;
- (b) if practicable, the position of all new boundaries;
- (c) any part of the area to be set aside as an esplanade reserve or esplanade strip.

Assessment of environmental effects

6 Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

7 Matters that must be addressed by assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



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Section 88

Resource Management Act 1991

Making an Application

88 Making an application

- (1) A person may apply to the relevant consent authority for a resource consent.
- (2) An application must—
 - (a) be made in the prescribed form and manner; and
 - (b) include the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.
- (2A) An application for a coastal permit to undertake an aquaculture activity must include a copy for the Ministry of Fisheries.
- (3) A consent authority may, within 10 working days after an application was first lodged, determine that the application is incomplete if the application does not—
 - (a) include the information prescribed by regulations; or
 - (b) include the information required by Schedule 4.
- (3A) The consent authority must immediately return an incomplete application to the applicant, with written reasons for the determination.
- (4) If, after an application has been returned as incomplete, that application is lodged again with the consent authority, that application is to be treated as a new application.
- (5) Sections 357 to 358 apply to a determination that an application is incomplete.



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ASSESSMENT OF ENVIRONMENTAL EFFECTS FOR
VILLA MARIA ESTATE LIMITED'S APPLICATION TO
INCREASE THE PROCESSING CAPACITY OF ITS MARLBOROUGH WINERY

Introduction

1. Villa Maria Estate Limited (*the Applicant*) is the holder of a suite of resource consents which permit it to operate its winery at 489 New Renwick Road (*Winery*). Among the current consents which the Applicant holds are:
 - (a) Land use consent U701135 (granted on 6 June 2008 and varied on 13 February 2014) for winery operations, commercial activity and rural activity in the Rural 3 Zone.
 - (b) Discharge permit U060652 (granted on 22 June 2006) for the discharge of domestic waste water.
 - (c) Discharge permit U071369 granted on 15 February 2009 which permits the Applicant to discharge winery waste water from a 25,000 tonne winery over 16 hectares of land owned by the Bishell Family and within 10m of the Fairhall River in certain circumstances and which expires on 1 March 2018.
 - (d) Discharge permit U980558 which permits the Applicant to discharge onto its own land for a 35 year period from 1 August 1998.
2. In broad terms, these consents permit the Applicant to process 25,000 tonnes of grapes at the Winery and to discharge waste water from the processing of the 25,000 tonnes to its own land (as to 9.4 hectares) and the Bishell land (Diversion Farm) as to 16 hectares. It permits the industrial aspects of the winery operation to be undertaken, in conjunction with administrative premises and the operation of a cellar door. There are other consents held which permit functions and concerts to be undertaken on the site but those are not relevant for purposes of this Application.
3. The Applicant is seeking consent to permit the processing capacity of the Winery to increase from 25,000 tonnes of grapes to 35,000 tonnes of grapes (*Proposal*). This resource consent application is for that purpose. It is not seeking any variation to the consents it holds to operate the winery other than as to the industrial aspects. The increase in the volume of the discharge which will be produced is able to managed and dealt with as a permitted activity under the



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relevant rule in the Proposed Marlborough Environment Plan (*PMEP*) and under the permitted activity rule in the Wairau Awatere Resource Management Plan (*WARMP*). The Applicant currently discharges under two resource consents but the current expert advice the Applicant has sought and obtained indicates that these consents are unnecessary because the discharges, including those from increased volumes, are able to be managed as a permitted activity under both the rules in the *PMEP* and the *WARMP*. The report and analysis from Independent Project Consultants Limited is Document 1.

Information to be Included in all Applications

DESCRIPTION OF THE ACTIVITY

4. The activity in respect of which consent is sought is broadly described as an increase in the processing capacity of the winery from 25,000 tonnes to 35,000 tonnes. Some of the new buildings (particularly tanks) will exceed the permitted height of 10m for buildings in the Rural 3 Zone so the extent of the additional height, over and above 10m, is also part of the Proposal. The Applicant holds resource consents to allow it to discharge winery waste water over 25.4 hectares of land (being 9.4 hectares of its own land and 16 hectares of the Diversion Farm owned by the Bishell Family. The increased volume of discharge is able to be effected within the available land area within the permitted activity standards of the new regional rule 3.3.6 of the *PMEP*, the existing rule in the *WARMP*. The activities for which resource consent is sought are described, collectively, as the Proposal.
5. The Proposal will require additional buildings, tank space and some reconfiguration to the existing layout of development within the site. The extent of change proposed to the buildings, tank space and other reconfigurations is shown graphically in Document 2.
6. The primary differences between the existing winery operation and the operation the subject of the Proposal are:
 - An increased building and tank farm foot print and shown in the plan in Document 2.
 - The construction of additional yard areas.
 - The construction of expanded tank and barrel storage areas.



- An increase in winery waste water which is intended to be dealt with in terms of the permitted activity standards of the Rules.

DESCRIPTION OF THE SITE AT WHICH THE ACTIVITY IS TO OCCUR

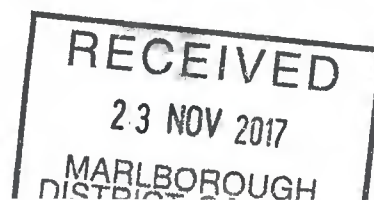
7. The land on which the Proposal is intended to be implemented is contained in titles MB6B/216 and MB6B/217 which are Documents 3 and 4 and are described as Lot 1 DP 11353 and Lot 2 DP 11353 respectively. The total land area owned by the Applicant and which forms the site is 21.41 hectares more or less. Some of the land over which the discharge aspect of the Proposal is owned by the Bishell family and is land through which the ephemeral Fairhall river runs. The title for the Bishell (Caythorpe Trustees Limited) land is Document 5. The Bishell land is currently in pasture and is used for grazing sheep and cattle and occasional cropping.
8. The Applicant's land is already developed as a winery and has been operating as such since 1998. At the western end, the site is adjacent to Paynters Road and the Fairhall golf course. On the northern side, and across New Renwick Road, there are substantial areas of vineyard owned by Pernod Ricard. An aerial photo showing the winery in its current configuration is attached at Document 6. Access is provided off New Renwick Road.
9. The site has been extensively landscaped and the landscape features on the site include a mix of native and exotic plantings which is in keeping with the architecture of the building and the surrounding environment.
10. The site is within the Rural 3 Zone under the Wairau Awatere Resource Management Plan (WARMP) and the Rural Environment Zone under the PMEP (see Map 85). The land is within the Wairau Plain Overlay of the PMEMP (see Map 6).

THE FULL NAME AND ADDRESS OF EACH OCCUPIER OF THE SITE

11. The subject land is owned and occupied by Villa Maria Estate Limited. Some the land to which winery waste water is currently discharged under U071369 is owned by Caythorpe Trustees Limited.

A DESCRIPTION OF ANY OTHER ACTIVITIES THAT ARE PART OF THE PROPOSAL TO WHICH THE APPLICATION RELATES

12. The Proposal is an extension in scale of some of the activities for which the Applicant already holds resource consent. In terms of the WARMP, these



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activities are generally categorised as being consents for Rural Industry, Commercial Activity and for a Winery, in terms of Rule 30.4.1 of the WARMP. These are land use consents and the operation of the relevant land use rules in the WARMP have not been affected by the notification or content of the PMEP. Certain of the buildings will exceed the 10m permitted activity restriction in the Rural Rules of the WARMP so resource consent is, therefore, sought in terms of Rule 30.3.1 to permit buildings (including tanks) with a maximum height of 12.6m.

13. The Proposal will, over time, involve the production of increased volumes of Winery Waste Water which will need to be disposed of and which are able to be managed in terms of both the rules of the WARMP and the PMEP. The Applicant currently has resource consents for the discharges of waste water onto its land and the Bishell land and because improvements within its management systems have enabled compliance with the rules would surrender those resource consents. The resource consent for the Bishell land was obtained to permit the discharge of waste water up to ten metres of the Fairhall river bed but this extra area is no longer needed and the discharges are proposed to be undertaken within the 20m restriction in the WARMP and PMEP rules.
14. Stormwater will continue to be disposed of in terms of the existing land use consent U071135.
15. Effluent, other than produced by processed product, is presently disposed of by way of a 9,100 litre per day capacity system for which consent was obtained in 2008 under U071135.
16. The Applicant has water supply to the winery from a combination of 150,000 litres of rain water collection, a well with a capacity of 100m³ per day of underground water and contractual arrangements with adjacent landowners. No consent is sought or required for additional water.
17. Solid wastes (such as grape marc) will be collected and transported for disposal offsite.

A DESCRIPTION OF ANY OTHER RESOURCE CONSENTS REQUIRED FOR THE PROPOSAL

18. None. The Applicant considers that it holds all the other resource consents needed to give effect to the Proposal.



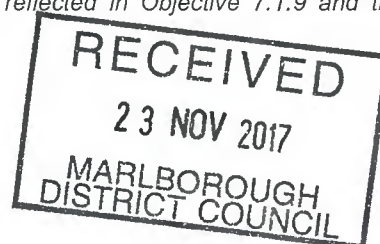
AN ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF PART 2

19. The Proposal will enable the Applicant to continue to grow and achieve its commercial objectives. The Applicant's growth contributes to the regional and national economies in significant ways and the Proposal is broadly consistent with the purpose and principles of the RMA as set out in Part 2. There are no particular provisions of Part 2, other than the broad sustainable management imperative, which the Applicant considers are engaged by the Proposal.

AN ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN S104(1)(B)

20. The documents referred to in s104(1)(b) are:
- (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.
21. Of these documents only (v) and (vi) are relevant here as there are no relevant national environmental standards, regulations or national policy statements.
22. The first Marlborough Regional Policy Statement was adopted on 27 July 1995. Its adoption predates the dominant period of development of the viticulture industry in Marlborough. The RPS does not deal specifically with issues relevant to this Application but does set out some broad principles which largely reflect the principles set out in Part 2 of the RMA. The following is an example of the general direction which the RPS sets for management of the natural resources of Marlborough.

The Marlborough Regional Policy Statement recognises that local communities have a legitimate expectation of being able to harvest crops and to work the land in a productive way to produce income. This is reflected in Objective 7.1.9 and the supporting text which states:



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Fundamental to the existence of the community is the ability to produce, process, manufacture, harvest, distribute and retail to extract economic benefit from natural and physical resources. For the community to remain viable the use and development of resources must be allowed to continue in a way which is managed sustainably. The basic principles of sustainability must guide all activities which are undertaken.

The overall thrust of the RPS is to enable primary production in appropriate areas, subject to the broad principle that such continued production must be undertaken sustainably and responsibly.

23. On 9 June 2016, Council notified the PMEP which proposes to replace the RPS, the WARMP and the Marlborough Sounds Resource Management Plan in one document. To the extent that there is a proposed RPS in terms of Rule 104(1)(b)(v) it is contained within the relevant provisions of the PMEP.
24. The Objectives, Policies and Rules of the WARMP continue to be of central importance to the consideration of this Proposal (although they were developed without any great emphasis on the importance of viticulture and the wine industry to Marlborough). The Applicant summarises the relevant provisions in paragraphs 44 – 53 below.
25. The Subject Land is zoned Rural 3 under the WARMP. Wineries are a discretionary activity in the Rural 3 Zone. A winery is defined as follows:

Premises for the retail sale of wine, associated wine promotional material and associated dining facilities.
26. The Applicant already holds consent for winery activities under U071135 and is not seeking any variation to the terms and conditions under which the winery aspects of the consent operate. However, the industrial aspect of wine production is outside of the term winery in the WARMP and, therefore, the increase to the processing component of winery production requires consent as a Rural Industry. Rural Industry means:

An industry, constructional engineers and roading and cartage contractors workshops or yards where either:

 - (a) 75% of the total business is within the rural sector and/or coastal marine area;
 - (b) The nature of the industry is such that it is inappropriately located within an urban or industrial zone.



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27. Discretionary land use consent is, therefore, sought for the processing and related facilities as Rural Industry in terms of the Plan to allow a total throughput of 35,000 tonnes of grapes. Some of the proposed extensions exceed the height requirement of 10m for a permitted activity. The maximum height of the extensions will be 12.6m. On an overall basis, therefore, the Proposal should be bundled together as a discretionary activity.
28. Rural industry remains a discretionary activities under the PMEP as it is under the WARMP. The PMEP does not, however, identify any particular assessment criteria to these activities and the WARMP does. Those are set out at Rule 30.4.2.1. The Applicant submits that of all the criteria set out in Rule 30.4.2.1:
- (a) It will consider the operative objectives and policies of the WARMP in paras. 44 – 53 below above in terms of 30.4.2.1.1.
 - (b) Many of the assessment criteria are irrelevant or not applicable, particularly 30.4.2.1.2, 5, 6, 7, 8, 9, 10, 11, 12 and 13.
 - (c) The balance which remain relevant are 30.4.2.1.3 (the RPS which is addressed below) and 30.4.2.1.4 (likely effects of the locality and neighbourhood) which is addressed below.
29. Assessment Criteria 30.4.2.1.4 requires consideration of:
- The likely effects of the proposal on the locality and wider community and in particular:
- (a) Whether the proposal will enhance or maintain the amenity values of the surrounding area.
 - (b) Whether the proposal will inhibit or disadvantage existing activities.
 - (c) Whether the proposal creates any demand for services or infrastructure at a cost to the wider community.
 - (d) Whether the proposal contributes to the character of the surrounding area and helps maintain the cultural values of the community.
 - (e) Whether the proposal has or may have any adverse effects on roading, traffic movement or road safety.
30. The Applicant can say, unequivocally, that the Proposal will not create a demand for infrastructure or services at the cost of the community. The Applicant will use all of its own infrastructure and will make its own arrangement for water supply



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and storm water and effluent disposal. The only area in which the Applicant will be dependent on community infrastructure is in respect of roading and that is addressed separately. In these circumstances, the Applicant proposes to address only the assessment criteria of (a), (b), (d) and (e).

Whether the proposal will enhance or maintain the amenity values of the surrounding area

31. The establishment and operation of wineries is an established feature of the amenity of the rural environment in Marlborough. The cellar door operation of the Applicant and other companies like it is an integral part of the tourism based attractions which Marlborough has developed and markets in New Zealand and throughout the world. The Applicant's winery is already established and is a feature of the Marlborough Wine Trail. This Proposal involves an extension to the industrial component of the winery only and one which is easily able to be absorbed into the immediate and broader environment without any discernible impact beyond the boundary of the property. In these circumstances, the Proposal at the very least maintains the amenity values of the surrounding area of which the Applicant's operation forms a part (in a positive way).

(a) Whether the proposal will inhibit or disadvantage existing activities.

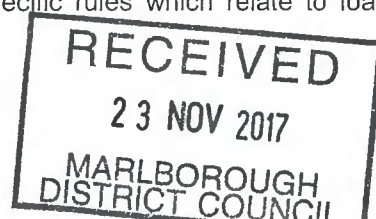
32. The Applicant cannot conceive of any possible way in which existing activities will be inhibited or disadvantaged by its Proposal.

(d) Whether the proposal contributes to the character of the surrounding area and helps maintain the cultural values of the community.

33. The operation of wineries in the rural environment is an integral part of the character of the Marlborough environment. The Applicant's operation already contributes in a positive way to the character of the immediate and broader environment. The Applicant does not apprehend cultural issues to arise in this context.

(e) Whether the proposal has or may have any adverse effects on roading, traffic movement or road safety.

34. The Applicant has commissioned an assessment of traffic effects from Traffic Design Group Limited which is attached at Document 7. The assessment concludes that the traffic related aspects of the Proposal meet the relevant provisions of the WARMP, including the specific rules which relate to loading



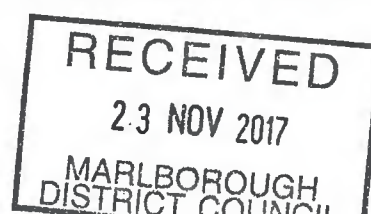
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(27.2.2.2), vehicle parking, site access (22.2.4) access design 27.2.4.7 and the general assessment criteria in 27.2.8.2. In particular, TDG notes:

1. The expanded activity will not impact on the proper functioning of the traffic hierarchy.
2. There are no existing traffic problems in the immediate area, and as described, the traffic flows to and from the winery are relatively light. Furthermore, the regular users associated with the winery will be well familiar with the winery driveways. With the relatively modest increase in traffic generated by the winery expansion, the excellent inter-visibility sightlines, wide spacing from neighbouring driveways and the familiarity of staff and commercial operators with the existing winery driveways, it is not expected that the expanded activity will have any effect on the existing safe local driving environment.
3. The expanded activity is not expected to have any adverse effects on any existing and probably future traffic volumes on adjoining roads.
4. The number of existing pedestrians and cyclists in this rural locality is minimal as it is remote from centres of population. It is considered that the expanded activity will have no effect on the ability of the existing roading system to accommodate cycle and pedestrian movements safely.
5. The activity will have no adverse transportation effects on the local amenity.
6. The activity will have no adverse effects on traffic safety and is assessed to be neutral because the existing arrangements are already designed to safe standards in accordance with the highest expectations of the WARMP and of good practice.

Overall, the actual or potential effect of this expanded winery on the road network will be minimal, and is not expected to be noticeable to other road users from the day to day traffic variations with which they are already familiar.

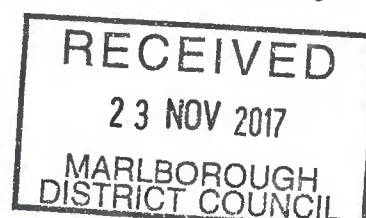
35. In addition to the general assessment criteria for all discretionary activities, there are also specific assessment criteria for Rural Industry in Rule 30.4.3.9.2.
36. These criteria require an assessment of the extent to which the scale of the activity and any buildings will be compatible with the scale of other buildings and activities in the surrounding area. The Proposal is an expansion of an existing winery processing facility. The scale of expansion is not significant in the context of the existing development. The existing Villa Maria Winery is part of the existing environment and part of the amenity of the Fairhall area. The location of the buildings within a central location on the site ensures that there is sufficient land area available to absorb any visual effect of the additional built structures.



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Taking into account that the wider rural area is now dominated by the viticulture industry, the nature of the proposed expansion is in keeping with other major wineries in the region.

37. The proposed expansion is to be undertaken in the same style as the existing facility. The buildings, while housing processing activities, are buildings appropriate to the rural environment in terms of layout and building materials.
38. The Rural Industry assessment criteria require consideration of the extent to which landscape character will remain dominated by open space rather than by buildings and areas of hard surfacing. In this regard, the Applicant notes that the landscape character for this part of the Rural 3 zone is dominated by a working rural environment. The proposed expansion reflects a landscape which is a working rural and viticultural environment. The location of the facilities on the site ensure that the view from public roads is over rural open space with a mix of vines and park-like landscape adjacent to the road. The buildings are well set back from the roads and from neighbouring properties, which allows the view to remain one of open rural character within which the buildings are located.
39. The Rural Industry Assessment Criteria require consideration of the extent to which materials or equipment associated with an activity needs to be stored or operated outside. The storage external to the main buildings is mostly restricted to the external tank farms. Other than the tank farm area, storage is generally within buildings and the view over the site and around the site is one which is laid out and maintained in a very tidy state, with a high standard of landscaping softening the effect of both the buildings and the tank farm area.
40. Consideration is also required to be given to the extent of noise or visual impact, and the degree to which materials or equipment associated with an activity are visible from any public road or place. The increase in scale of the building will have a visual impact but this is mitigated by the design of the building and the materials used which will reflect the existing materials of the existing building which provides a high quality of design reflecting the rural character. The types of materials incorporated into the winery are not dissimilar to the materials used in buildings within the adjoining rural residential zone.
41. The Rural Industry Assessment Criteria require consideration of the extent to which the activity requires a rural location in terms of scale, use of or relationship to rural resources. The Subject Land is the base for Villa Maria's winery and processing activities. The winery takes grape crop grown in the rural area either, by Villa Maria, or grown on contract for Villa Maria in Marlborough. The



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expansion of the capacity of the processing facilities needs to be on the Subject Land, otherwise the processing facilities will be fragmented.

42. Consideration is required of the effect of the activity on the long term availability of soils for primary productive use. There will be a limited effect on the availability for soils for primary productive use as expansion of the facilities will be over small areas of versatile soils. However it is simply not possible to have an increase in the use of soils for primary production (by the growing of grapes) without having a subsequent increase in the processing facilities to enable the sustainable growth of the wine industry. Overall the loss of soils is minor, as the facilities will be concentrated into the existing location which has existing access and infrastructure available thereby minimising the loss of soils for productive use.

OBJECTIVES AND POLICIES OF THE PLAN

43. The consideration of an application for a discretionary activity requires reference to the relevant Objectives and Policies in the Plan. Of particular relevance are the Landscape Objectives and Policies (Chapter 5.0) and the Objectives and Policies of the Rural Environment (Chapter 12.0).
44. The Subject Land is not within an area of outstanding natural features or landscapes. It is a working landscape typical of the rural landscape utilised for primary production and, in this case, the significant activities are vineyards with a range of pastoral production in the vicinity. The other key activity at this location is the golf course and the associated lifestyle areas on the periphery of the golf course.
45. Objective 5.2 seeks to provide for appropriate development practices within areas not identified as outstanding natural landscapes. Policy 5.2.3 is one of the more relevant supporting policies which seeks to maintain an open character to the rural zones and, in particular, the more intensively developed Rural 3 Zone. The proposed buildings, including those facilities that will be external to the main building, such as the extension of the tank farm, will extend the existing building footprint. However, the approach to the expansion of the winery seeks to concentrate the built development and the tank farm in and around the development of the existing facilities. The footprint therefore is maintained in a relatively central position on the Subject Land. This location of the facilities is set well back from New Renwick Road and Paynters Road and from neighbouring properties.



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46. The overall appearance of the site will still be predominantly one of open rural space with the vineyard plantings adjacent to New Renwick Road. All land to the south and west of the expanded facilities will remain in parkland with screen plantings as shown on the landscape plan. The proposed development is consistent with the landscape objectives, as the expansion of facilities will maintain an open rural character in the context of working rural environment, which environment has a heavy emphasis on vineyard production and associated facilities. The explanation section to this set of objectives at 5.5, notes the following:

Elsewhere in the Wairau/Awatere the landscape is less sensitive to change. For both residents and visitors these modified landscapes contribute significantly to the identity of Marlborough. The best known examples are the vineyard landscapes of the Wairau and Awatere valleys.

47. Vineyard landscapes are now a significant part of the modified landscape. The vineyard landscape throughout Marlborough includes significant built development for winery and processing facilities associated with vineyard production.
48. Section 12.0 provides for the relevant Objectives and Policies under the heading of Rural Environment. Objective 12.2.2 seeks to maintain or enhance the life supporting capacity of the versatile soils of the Rural 3 Zone. With the expansion of viticulture throughout Marlborough, it follows that there has to be expansion of the production and processing facility. In this case, it is an efficient use of the land and existing building resources to expand at the existing site, rather than fragment the production and processing facilities for Villa Maria. Taken on a regional basis, the proposal is in an overall sense, a sustainable management of the versatile soils in the region, given the existing location of Villa Maria's processing and winery facilities.
49. The Objective and Supporting policies have an emphasis on Rural Amenity. Objective 2 states the following:

To protect rural amenity values of the Rural 3 Zone by encouraging the establishment of a range of activities which do not create unacceptably unpleasant living or working conditions for residents and visitors, nor a significant deterioration of the quality of the rural environment.



50. The Supporting Policies recognise that activities in rural areas will result in effects such as noise, dust, smell and traffic generation and that these will require mitigation where they have a significant adverse effect on the rural environment. Supporting Policy 2.1 recognises that the rural area is a working environment and there will be a level of noise and traffic generation which is appropriate but where those effects are significant they require mitigation. In this case, the increase in the capacity of the processing and storage facilities will result, on an incremental basis, in additional traffic generation. Through construction phases there will be noise and dust. However, these issues are mitigated by the location of access to the site, the provision for appropriate manoeuvring onsite and parking onsite.
51. Overall it is considered that the subject proposal is consistent with the relevant objectives and policies under the Rural Environment section of the Resource Management Plan.
52. The PMEP gives greater recognition to the importance of primary production generally and the viticulture and wine industries particularly than its predecessor. Volume 1 of the Plan identifies the issues, objectives, policies and methods which the PMEP seeks to implement. In the Wairau Plan area of the Rural Environment Zone (which the subject land is located) viticulture is identified as a dominant land use. The PMEP identifies that within this area an enabling approach is to be taken to primary production activities and that Council does not wish to constrain the type of farming activity occurring.

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

53. The Applicant holds two resource consents which permit it to discharge winery waste water onto its own land and onto the Bishell Farm for the current processing capacity of the winery. Those consents are subject to conditions, including monitoring requirements, which the Applicant is prepared to continue to accept even though it is proposing to comply with the permitted activity standards of the two relevant plans.
54. The professional advice that the Applicant has received is that the additional volumes of wastewater are able to be discharged to the Bishell land in terms of the permitted activity standards of the rules on the PMEP and the WARMP. On this basis, no resource consent is needed but the Applicant is prepared to accept monitoring and other conditions including those of a kind to which it is already subject in the two resource consents it currently holds.



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INFORMATION REQUIRED IN ASSESSMENT OF ENVIRONMENTAL EFFECTS – SCHEDULE 4: CLAUSE 6

55. In terms of Clause 6 (1) (a) of the Fourth Schedule, the Applicant considers that the proposal will not give rise to significant adverse effects so no possible alternative locations or methods have been considered.
56. In terms of Clause 6(b) of the Fourth Schedule, the actual and potential effects have been identified previously as being those arising from increased traffic, visual and landscape effects and amenity issues. All of those effects have been assessed as being at insignificant levels and as being readily able to be absorbed within the site and the locality. To the extent light spill may be an issue, the Applicant has commissioned a specialist report and that is Document 8.
57. There are no hazardous substances or installations in terms of Clause 6(1)(c).
58. The effects of the increased volume of discharge are detailed in Document 1, which is the IPC report.
59. In terms of Clause 6(1)(d), there are no adverse effects of any discernible kind which have been identified by the Applicant or its specialist advisers. The Applicant will continue to maintain a high standard of landscaping and architectural coherence so that any visual impacts from the extended building footprint will be minimal.
60. In terms of Clause 6(1)(h) the Applicant considers that the effects of the Proposal on the environment and on any other person are less than minor. The Proposal will give rise to no discernible effects of any kind and is contained within a large parcel of land with no residences in the immediate vicinity of the proposed development. A map showing the location and distance of the nearest residences is Document 9. For this reason, the Applicant considers the Proposal is able to be processed on a non-notified basis and on the basis that it has obtained the written consent of the Bishells and its immediate neighbours, the Hammonds.
61. The Applicant considers that 6(1)(g) is inapplicable provided it complies with the recordkeeping requirements Rule 3.3.26.9 in the PMEP. The Applicant is however willing to accept any reasonable monitoring conditions Council may require.



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62. Clause 6(1)(h) is inapplicable.

MATTERS THAT MUST BE ADDRESSED BY AN ASSESSMENT OF ENVIRONMENTAL EFFECTS -
SCHEDULE 4: CLAUSE 6

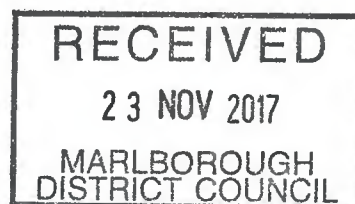
63. The Applicant considers that these matters have been addressed in specific terms in previous sections of this AEE and in the expert reports which accompany it.

CONCLUSION

64. In the Applicant's submission:

- (a) The Proposal has no adverse environmental effects which are more than minor.
- (b) Any adverse effects from the Proposal in terms of visual impact, amenity, noise, traffic and odour are able to be, and will be, mitigated.
- (c) The Proposal is consistent with the Objective and Policies of the Plan.
- (d) In order for Marlborough to continue to maintain and to enhance its reputation as a producer of premium wines, facilities of the type the subject of the Proposal will need to continue to operate and will need to grow. The Proposal will be undertaken to high standards and in a manner which is considerate of and sensitive to the existing environment.

65. The Applicant respectfully requests that consent be granted in terms of this Application.



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Independent Project Consultants

Assessment of Effects and Regulatory Implications of Increasing Volumes of Winery Wastewater

Villa Maria Estate Ltd

New Renwick Road, Fairhall, Blenheim

June 2017

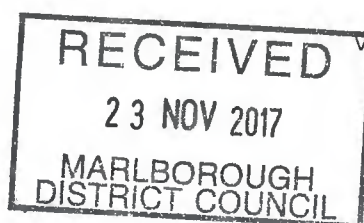
Consultant: Glenn Thomas



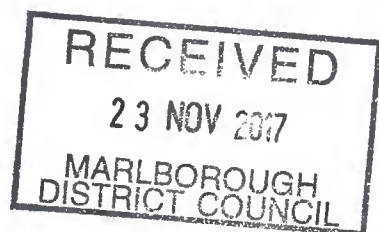
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1. BACKGROUND

The applicant, Villa Maria Estate Ltd (VM) owns 12.36ha located on the corner of New Renwick and Paynters Roads located approximately 10 kilometres west of Blenheim. On this property the applicant process wine and operates it cellar door. The applicant is seeking resource consent to increase the processing capacity of its winery to 35,000 tonnes. This report assesses the environmental and regulatory implications of the increase in wastewater associated with the increase in capacity.

VM presently holds consents to discharge wastewater from the processing of 25,000 tonnes to 9.4 hectares of its own land (consent U980558 due to expire 31 August 2033) and 16 hectares of the Bishell owned land (consent U071369 expiring 1 March 2018), also known as Diversion farm.

Although the existing discharges are undertaken pursuant to resource consents, it appears that the existing discharges and the discharges from an increase in capacity could be undertaken as permitted activities and without resource consent.

1.1 Wastewater System Description

The winery wastewater is gravity fed to a main concrete collection sump and drains through a 25mm stainless screen to sump two. Two submersible pumps then transfer the wastewater to a Contra-sheer rotary drum separator that separates the solids into a bin below. The liquid portion is gravity fed into eleven 30m³ above ground plastic storage tanks.

The stored liquid is aerated and pH adjusted, if required, before being pumped to either the Winery or Diversion farm irrigation blocks via underground mainlines and spread evenly through 29 K-line sprinklers.

2. DESCRIPTION OF THE PROPOSED ACTIVITY

Villa Maria are seeking to increase the annual processing capacity of the winery from 25,000 tonnes to 35,000 tonnes of grapes, which will result in an increase in vintage volume from 260 m³/day (3-year average) to 650 m³/day.



2.1 Land Available for Wastewater Disposal

An assessment of the likely effluent quantities and other characteristics is given below. The disposal areas currently available under existing consents are as follows:

Villa Maria (VM) Winery block less set-backs	= 8.6 ha
Bishell land (Diversion Farm) less 20m set-back	= 9.8 ha
Total Area Available	= 18.4 ha

On Diversion farm, currently 9.8 of the total 16 hectares is being irrigated by the applicant. Rule 3.3.26.2(b) of the PMEP requires a 20 metre setback from the Fairhall river, which equates to a further reduction of 2.4ha bringing the available area to 7.4ha on Diversion farm. The winery block is expected to reduce to 7.8ha to allow for extra tanks to be constructed, bringing the total to 15.2ha of land for irrigation on both blocks of land.

2.2 Rules and Regulations

The Proposed Marlborough Environment Plan (PMEP) that was notified in June 2016, replaces the RPS, the WARMP, and the Marlborough Sounds Resource Management Plan in one document. Rule 3.3.26.1 allows the discharge of agricultural liquid waste as a Permitted Activity, subject to the following conditions, (which this assessment will show that VM can comply with)

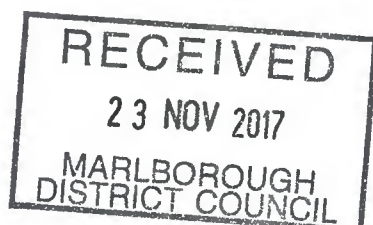
- 3.3.26.1 The discharge must not occur into or onto a Soil Sensitive Area
- 3.3.26.2 The discharge must not occur within:
 - (a) 50m of a bore unless the bore intercepts the confined layer of Riverlands FMU or the confined layer of the Wairau Aquifer FMU;
 - (b) 20m of a river, lake, Significant wetland, drainage channel or Drainage channel network
 - (c) 10m of the boundary of any adjacent land in different ownership
- 3.3.26.3 A high rate discharge system must not be used to discharge onto land with an average slope of 7° or greater, and the slope must not exceed 11.3° (1:5) at any point.
- 3.3.26.4 The discharge must not occur when the soil moisture exceeds field capacity.
- 30.1.8.9.1 Ponding must not be detectable beyond 24 hours after the discharge.



- 3.3.26.6 The discharge must not result in anaerobic soil conditions.
- 3.3.26.7 The total cumulative nitrogen (N) loading from all discharges on the areal extent of land to be used for the discharge must not exceed 200 kg N/hectare/year (excluding N from direct animal inputs).
- 3.3.26.8 The pH of the liquid waste must range between 4.5 and 9 immediately prior to discharge.
- 3.3.26.9 Records of pH levels must be kept and available upon request by the Council.

In the Wairau/Awatere Resource Management Plan (WARMP) Rule 30.1.8.9 allows the discharge of liquid waste to land as a Permitted Activity, subject to the following conditions, (which this assessment will show that VM can also comply with)

- 30.1.8.9.1 The characteristics of the waste shall be such that:
 - a) BOD₅ - 5,000 g/m³;
 - b) Faecal coliforms - 100/100 ml;
 - c) Free available chlorine < 1 g/m³;
 - d) Other contaminants shall not exceed the toxicant limits for irrigation water quality which are set out in Appendix P. These limits are derived from the Australian Guidelines for Fresh and Marine Waters (Australian and New Zealand Environment and Conservation Council [ANZECC] 1992);
 - e) No objectionable odours can be detected at or beyond the legal boundary of the area on which the liquid waste is discharged.
- 30.1.8.9.2 The total nitrogen loading on the land to be used for the discharge shall not exceed 200kg/ha/yr.
- 30.1.8.9.3 The discharges shall be applied evenly over the disposal area at a rate not exceeding 10mm/day.
- 30.1.8.9.4 The discharge shall not be within 20 metres of any surface water body or drainage channel.
- 30.1.8.9.5 There shall be no runoff of the waste into any surface water body.
- 30.1.8.9.6 A buffer zone of a minimum of 10 metres width shall be maintained between the area of discharge and the legal boundary of the land on which the liquid waste is discharged.
- 30.1.8.9.7 The discharge shall not be within any class NS catchment defined in Appendix J.



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3. ASSESSMENT OF PERMITTED ACTIVITY STANDARDS OF RULE 3.3.26.1

3.1 Soil Assessment and Properties

3.1.1 Villa Maria Winery Block

The 8.6 hectares of VM owned land that is currently being irrigated to is flat in contour. There is a drain running through each of the two paddocks, which only has water in it after periods of rainfall.



Photo: From the most eastern point looking west with VM winery in background, demonstrating flat contour

VM have previously engaged Dr Iain Campbell to carry out soil investigations, and which showed that the bulk of the soils on the VM block are more towards Paynter Series, with the area to the SE moving more towards the Brancott Series (John Bealing AEE Report, 2007).

Both soils are imperfect to poorly drained and classified as high risk, using the decision tool constructed by Houlbrooke & Monaghan (2010) to guide appropriate effluent management practice considering the effects-based assessment of different soil and landscape features. (Category B of the FDE Soil Risk Category Table from FDECoP - See Appendix 10.3)



Paynter Heavy Silt Loam

This is a slow draining soil developed in swampy land along the base of the Wither Hills and in a small area near Lake Grassmere. It is derived from material washed off the adjoining rolling to hilly land, and the general high groundwater level is due mainly to seepage from these slopes. The general swampy conditions favour the accumulation of organic matter at the surface, but decomposition is slow. A typical profile from a drained field near Blenheim is:

200mm greyish-black friable silt loam with a weak fine granular to medium blocky structure

375mm light-yellowish-grey sticky clay loam with a weak coarse blocky structure and many prominent medium yellow-brown mottlings.

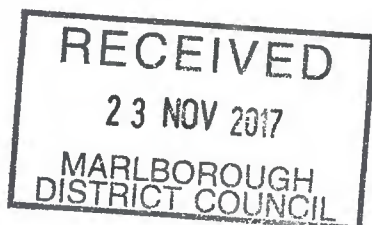
On bluish-white clay loam with few distinct yellow streaks.

In some places, a few stones appear in the profile.

The drainage is very slow and the soil is waterlogged for long periods. With closely spaced surface and subsoil drains, it is used for annual crops. Good pastures respond to phosphate fertilizers and a slight response is expected from lime.

Brancott Series

A soil of the undissected older terraces on flat to gently undulating slopes (0 to 3°). They are rated as moderately well drained in loamy alluvium. They have deep (>750mm) silt loam soils where the A horizon is characterised by very dark greyish brown silt loams and overlie yellowish brown silt loam Bw horizons. Slightly compact Bw(g)(x) horizons with ochreous and grey mottles occur at depths greater than 500mm. They are not firm enough to form a significant barrier to plant roots, but they do slightly impede downward water movement. C horizons are olive silt loams or sandy loams.



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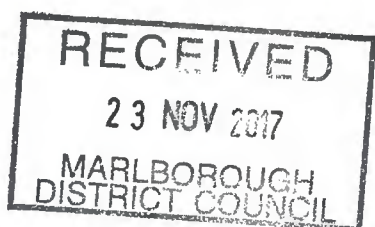
Brancott Silt Loam



Paynter Heavy Silt Loam

A field examination was carried out of the blocks soil onsite on 30th of November 2016. Soil samples taken showed a silt loam in the eastern paddock with mottling at approximately 500mm depth and consistent with the Brancott Series outlined by Dr Campbell.

In the western paddock, a friable silt loam on top of a yellow sticky clay loam was evident, consistent with the Paynter Series of soil.



3.1.2 Diversion Farm (Bishell Block)

VM discharge wastewater onto 9.8 hectares of the Bishell owned block known as Diversion Farm. The block used for irrigation by VM is intersected by the Fairhall river and is flat in contour. A desktop study using Landcare S-Map stated the soil type as Awatere sandy loam, which is a well-drained slightly stoney loam over a sandy loam and is classified as category D, low risk.

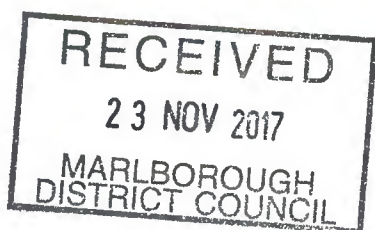
A field site study was undertaken on 1 December 2016 with the test pits in the south west paddock showed a free draining sandy soil and test pits on the northern side of Fairhall river revealed a free draining silt loam with some stones.



Free draining sandy soils – Low Risk



Free draining gravelly soil - Low Risk



3.2 Hydraulic Loading

Definitions of terms used

Application Depth

The mean depth (mm) of liquid FDE applied to the soil surface during a single application event.

Application Intensity

The rate (mm/hr) at which FDE is applied to land.

Application Rate

The commonly used alternative term for application intensity.

Infiltration Rate

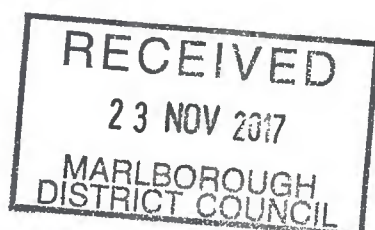
The rate at which the soil can absorb water (mm/hour). Infiltration rate changes according to the wetness of the soil

For a land treatment system to be sustainable, it must be efficient in both the retention of winery wastewater constituents in the soil and the subsequent plant uptake of nutrients applied.

The application rate (intensity) of winery wastewater application has a strong influence on nutrient treatment efficiency when apply to soils that exhibit a high degree of preferential flow, have a drainage limitation or that are located on sloping land. (Laurenson and Houlbrooke, 2012)

The soils on the Winery block have impeded drainage or low infiltration rate, whereas the Diversion Farm block has been assessed as having well drained flat land.

The wastewater irrigation method uses K-line pod sprinklers, which is a low rate irrigation system that reduces the chance of overloading the soils and prevents loss of nutrients in surface runoff and via preferential flow.



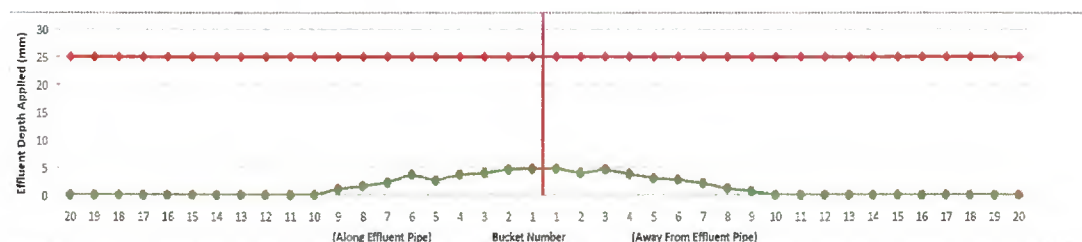
Handwritten initials and signatures in blue ink, including "AH" and "BB".

3.2.1 Application Rate Test (Irrigation Depth Test)

An irrigation depth test was carried out to determine sprinkler operating performance and enable analysis to be completed based on results gathered at the time.

Sprinkler Irrigation Depth Test Results

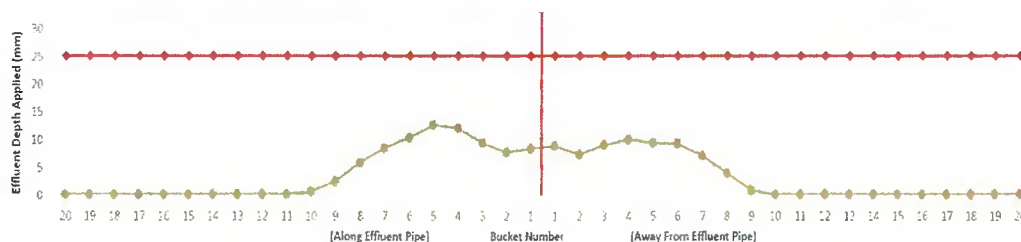
Villa Maria Winery depth test - Sprinkler #4



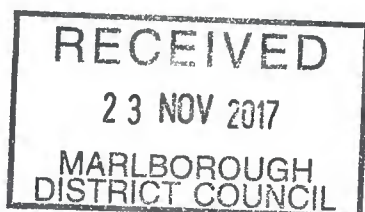
Average depth of effluent applied:	7.4 mm
Maximum depth of effluent applied:	12.5mm
Average application rate:	8.9 mm/hour
Distribution uniformity:	1.45

The depth test shows that the wastewater is being applied at low application rates of under 10mm per hour, which is in line with best practice for the heavier soils on the winery block. To meet the WARMF rule 30.1.8.9.3 the sprinklers would have to be moved after 1 hour on the winery block and after 2 hours on Diversion farm.

Diversion Farm depth test – Sprinkler #1



Average depth of effluent applied:	3.0mm
Maximum depth of effluent applied:	4.7mm
Average application rate:	4.5mm/hour
Distribution uniformity:	1.49



3.2.2 Solids Volume

Approximately 15 to 20% of the total grape weight is in seeds, stems, skins and pulp (Laurenson and Houlbrooke 2012). An increased throughput of 35,000 tonne of grapes per year equates to approximately 6,000 tonnes of solid waste known as grape marc.

Grape marc is stored and the liquid leachate from this storage area is captured in the main collection sump of the wastewater system. All of the solids are transported off site for disposal.

3.2.3 Liquid Inputs

Tank Washings, including tartaric acid, which comes from the tartrate deposits formed on tank surfaces, and removed using hot water

General Washings, including floor washings as well as plant and equipment washings during the vintage, water is also used to wash all grape contact surfaces to remove juice sugars that build up and cause spoiling of the juices.

Push through water. Water used to push vine through pipes at the end of a pumping operation.

Cleaning chemicals. Mostly caustic and citric acid, and are used to clean tanks before carrying out a juice or wine movement.

Barrel washings. A mixture of cold and hot water used to remove yeast lees/other sediments and tartaric deposits. Some hot water recycling will occur to provide as much energy conservation as possible.

Stormwater. After significant rainfall events, run-off from outside concrete surfaces that have not been diverted to stormwater will be disposed of through the wastewater system. Although this will increase the volume of liquid to dispose of, it will not increase the volume of nutrients.



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3.2.4 Volumes of Wastewater

The expanded winery will process 35,000 tonnes per year with a maximum anticipated daily production of 650m³ per day wastewater during vintage and 80m³ non-vintage.

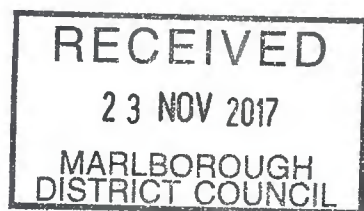
Table 1: Past and Estimated Future Grape Tonnage, WW Volumes and Total N Levels

Year	Grape Tonnage	WW Vol (m ³ /year)	Grape Tonne:WW Vol.ratio	WW Vol: Grape Tonne Ratio	Total N avg Conc g/m ³	Total N kg	Total N Kg/ha
2013	12300	26683	0.46	2.17	33	880.5	58
2014	22454	32131	0.70	1.43	37.9	1,217.8	80
2015	17938	25546	0.70	1.42	52.1	1,331.0	88
2016	23102	31006	0.75	1.34	40.5	1,255.7	83
2020 (est)	30000	42900	0.70	1.43	40.5	1,737.5	114
2025 (est)	35000	49000	0.71	1.40	40.5	1,984.5	131

Anticipated wastewater volumes during vintage and non-vintage has been estimated by the following.

- Estimate 700-750 litres wine per tonne of grapes processed
- Based on 35,000 tonnes grapes processed per year, equates to 24,500 – 26,250m³ wine
- Estimate 2.0 litres wastewater per litre wine
- Equates to approximately 50,000m³ wastewater
- Assume 50% produced during vintage = 25,000m³
- A 40-day vintage period equates to 625m³ per day

Based on current wastewater generation numbers, a maximum wastewater production of 650m³/day has been calculated and will be used from this point forward.



SB AH
SB

Table 2: Average and Maximum Daily Wastewater (WW) Volumes over 3yr Period

Annual Analysis	2014	2015	2016
Max Volume m ³	953.7	536.6	487.3
Average Volume m ³	88	70	84.7
Vintage			
Maximum Volume m ³	953.7	536.6	487.3
Average Volume m ³	270.1	276.1	230.8
Non-Vintage			
Maximum Volume m ³	388.7	397	495.2
Average Volume m ³	39.4	45.3	54.9

Table 2 above shows that during 2014 vintage, a maximum daily volume of 953.7m³ was generated on 17th April and applied, with an average daily volume of 270.1m³, which is well under the consented average of 650m³/day. This high maximum daily volume was due to a one-off heavy rainfall event causing a large volume of stormwater to enter into the system.

2016 is to date, VM's highest producing vintage season with a total of 23,103 tonne of grapes that generated a maximum daily WW volume of 487.3m³ and an average daily volume of 230.8m³, which is 35% of the consented average daily wastewater volume limit of 650m³.

The CoP for Winery Wastewater (2010) states that NZ average is 3m³ wastewater to every tonne grapes per annum with a target of 1.5:1. Over the past three years VM have averaged 1.4:1.



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3.3 Nutrient Loading

Land application of winery wastewater has the benefit of spreading nutrients over a large area. BOD levels are reduced by exposure to natural sunlight and air, and is also broken down by soil bacteria. Sunlight can also kill any faecal coliforms. Land application has the advantage of returning nutrients to the land.

3.3.1 Total Nitrogen (N)

Table 1 above shows historical data from VM and shows numerous nutrient composition tests have been carried out over the past three years in particular. The average concentration of total Nitrogen has been 41g/m³ and a decreasing trend in concentration strength (See Appendix 10.5 for Nitrogen Concentration graph)

Using the same wastewater volume ratio to grape tonne ratio as 2014 and 2015 of 1.43, gives an estimated wastewater volume of 50,000m³ per year in the future.

The future production of Nitrogen would therefore be almost 2,000 Kg N. At this rate, to meet the PMEP and WAMP permitted activity rules of 200 Kg N/ha, disposal area requirements would be nearly 10 hectares, which can be easily met with existing irrigation land available. Therefore, no significant effects on the environment are expected as long as VM continue to manage discharge as per their plan and the MDC regulations.

3.3.2 Winery Waste pH

The wastewater has a pH level of between the consented range of 4.5 – 8. The pH is continually monitored and corrected if outside the acceptable range before irrigation occurs.

Rule 3.3.36.8 of PMEP allows the pH range of the liquid waste to be between 4.5 and 9, which can be met. Soil samples collected since 2008 show the pH has stayed relatively constant between 6.2 and 6.7 and there are no material adverse effects on the environment.



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3.3.3 Biological Oxygen Demand (BOD)

The BOD of waste is a measure of the oxygen consumption during the breakdown of organic matter. The high BOD in grape wastewater may temporarily reduce soil oxygen. However, the ability of soils to assimilate wastewater is rapid and anaerobic conditions are not persistent, particularly if applied at rates suitable to the nutrient demand and when there is a suitable soil moisture deficit (Laurenson and Houlbrooke, 2012).

The aerator in the above ground tanks reduces the likelihood of the wastewater becoming anaerobic thereby reducing BOD₅ levels and odour.

The CoP recommends an application rate of 120kg BOD/ha/day. a three-year average of 3,300 g/m³, the application rate equates to 2,740 kg/day during vintage and would require 22.8 hectares.

With a revised total of 15.2 ha available for irrigation, VM are short of the required 22.8 ha as mentioned above, however it is estimated that the effects on the environment will be minor as per the reasons mentioned above and the discharge will, in any event meet the PMEP PA standards in Rule 3.3.26.1. The BOD₅ concentration has been declining and whilst the WARMP PA rule 30.1.8.9.1 states a BOD₅ level of 5,000g/m³, this would have been exceeded only once since the 2015 vintage.

3.3.4 Total Phosphorus (P)

Using a three-year average of 7g/m³ Phosphorus, the average application of phosphorus would be approximately 350kg per year.

Pasture grazing uses approximately 30 kg/ha/year, therefore an area of 12 hectares would be required and can be met. Recent soil analysis shows the phosphorus levels to be low to medium. No significant effects on the environment are expected as long as ponding and surface runoff in particular, are reduced through continued good management.



Handwritten initials 'AH' and 'SB' in blue ink.

3.3.5 Sodium (Na⁺) and Potassium (K⁺)

The potential for K and Na in particular to accumulate in the soil and impact on soil structure is a growing concern in the agricultural industry. High winery wastewater loadings of K⁺ far exceed plant requirements, but K⁺ and Na⁺ are readily leached during winter rainfall events and pose limited risk of accumulation or subsequent soil dispersion, except for soils with high clay content that drain slowly.

It is recommended to maintain a Sodium Adsorption Ratio (SAR) of winery wastewater below a level of 6 (Laurenson and Houlbrooke, 2011).

Over the past three years, VM SAR levels have averaged at a level of 5.3. Recent soil tests have the Na levels in the medium range and K levels in the high range.

3.4 Land Area Requirements

In the existing consent (U071369), condition 6 states:

"the wastewater shall be discharged at a rate not exceeding 10mm/day (on a weekly average) and shall not exceed 25mm per day in any circumstance".

10mm irrigated over 1 hectare = 100m³

Therefore, with an estimated daily volume during vintage of 650m³, a minimum disposal area of 6.5 hectares is required.

There is currently 7.4 ha available for irrigation on the Diversion farm. This area has been determined after excluding areas that are unable to be irrigated and a setback distance of 20 metres from the Fairhall river in line with the WARMP and PMEP permitted activity rules. Another 7.8 ha of irrigation land is available on the VM winery block, giving a total of 15.2 hectares.

There is enough land available with good management to handle the loadings from the proposal without causing significant adverse effects on the environment.



Handwritten initials and signatures in blue ink, including "PH" and "SB".

4. ALTERNATIVE LOCATIONS OR METHODS

It is my understanding that VM have investigated a number of alternative options over the years and continue to do so as technology changes. Land application of wastewater is the preferred treatment option as the soil physically filters out constituents, whilst attenuating potential contaminants and nutrients.

The proposal is not believed to have any adverse environmental effects that are more than minor, providing the system continues to be maintained at an efficient and high level.

Alternative options include growing crops that absorb large amounts of nutrients from the soil, and cut and carry of grass/crops to reduce the quantity of key nutrients added to the soil.

5. RISKS FROM HAZARDOUS SUBSTANCES

No hazardous substances are involved

6. CONTAMINANTS DISCHARGE

The wastewater is of relatively low concentrations for most major contaminants. Irrigation occurs through a low rate system that is suited to heavier soils on the winery block. As long as the system is correctly managed, it will meet the requirements of the PMEP and have no significant effect on the environment.

7. MONITORING

The applicant will continue annual soil samples and biannual wastewater samples ideally at least once during vintage and once outside of vintage.



8. SUMMARY

- The proposal is to increase production up to 35,000 tonnes grapes per annum. The volume of wastewater is 50,000m³ of which 25,000m³ or 650m³/day is expected during vintage.
- The wastewater area available is 15.4 hectares after setbacks required to meet both the WARMP and PMEP permitted activity rules.
- An assessment of the environmental effects of the increased productivity shows that there is sufficient area for all parameters of the proposed permitted activity rule 3.3.26 to be met with no significant adverse effects on the environment.
- Applying to land is considered the best option for disposal of VM wastewater. Good management is essential to reducing any potential negative effects on the environment.

Yours faithfully,

Glenn Thomas BASc PGDipASc DipTech

INDEPENDENT PROJECT CONSULTANTS LTD

Farm Dairy Effluent Accredited Designer



Statement of Limiting Conditions of Report

Purpose

This report has been prepared for Villa Maria Estate Ltd at the direction of Radich Law.

Responsibility to Third Party

Responsibility and liability of Independent Project Consultants Ltd is limited only to the client to whom the report is addressed. Independent Project Consultants Ltd disclaim all responsibility and liability to any other party that may wish to use or refer to the report, without that party having first obtained the written consent of Independent Project Consultants Ltd and the author, to do so. Independent Project Consultants Ltd reserves the right to alter, amend, explain or limit any further information given to any other party.

Reliability of Data

Information and data contained in this report was gathered for assessment and comparison from reliable sources and is believed to be correct. All reasonable attempts have been made to verify the authenticity of this information but Independent Project Consultants Ltd cannot guarantee its accuracy.

Assumptions

This report contains assumptions believed to be fair and reasonable at the time of the report. In the event that assumptions made based on information relied upon is later proven incorrect, or known by the recipient to be incorrect at the date of reporting, Independent Project Consultants Ltd reserves the right to reconsider the report and any advice contained within it.



Villa Maria Estate Ltd – Environmental Effects Report
February 2017

Page 17

9. REFERENCES

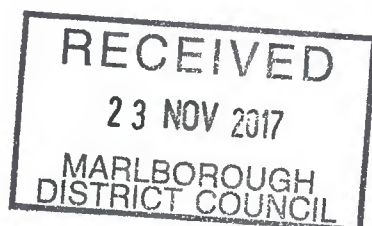
Bealing J (2007) Assessment of effects on the environment. Agfirst resource consent application for Villa Maria Estate Ltd.

DairyNZ Limited (2011) Farm Dairy Effluent (FDE) Design Code of Practice: Dairy NZ Ltd

Laurenson S, Houlsbrooke DJ (2011) The effect of sodium and potassium on soil structure. AgResearch client report for Marlborough District Council

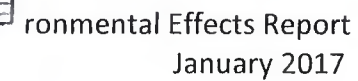
Laurenson S, Houlsbrooke DJ (2012) Review of guidelines for the management of winery wastewater and grape marc. AgResearch client report for Marlborough District Council

New Zealand Winegrowers (2010) New Zealand Winegrowers Code of Practice for Winery Waste Management. Prepared by MWH



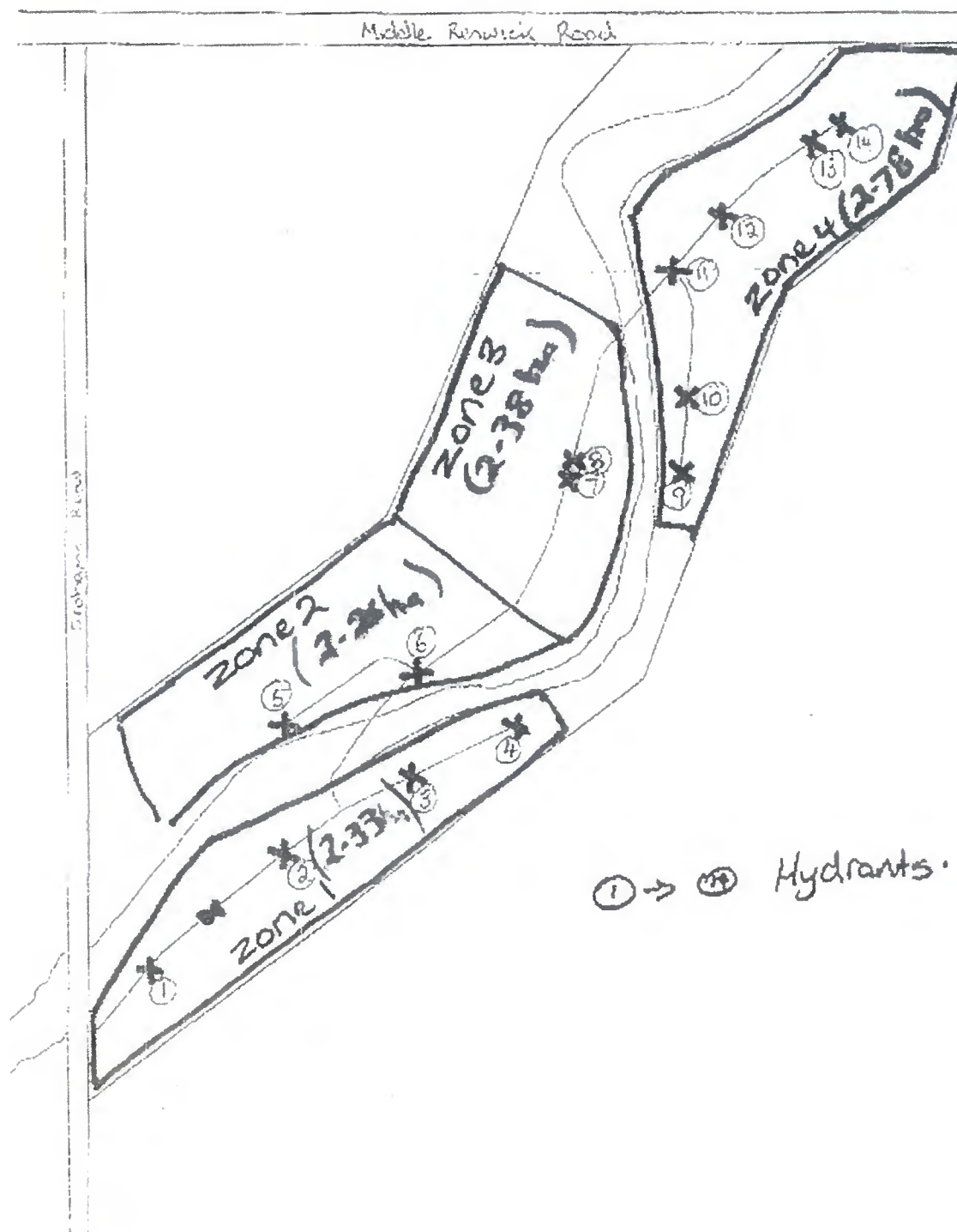
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10.1 Villa Maria Estate – Map of Irrigation Areas



10.2 Diversion Farm - Map of Irrigation Area

Bishell Waste Water Disposal Area



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Villa Maria Winery – Environmental Effects Report
January 2017

Page 20

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10.3 FDE Soil Risk Category Table

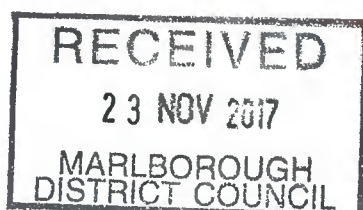
This table describes effluent considerations related to the risk class.

Category	A	B	C	D	E
Soil and landscape feature	Other drainage or terrain soil structure	Good drainage or low water table	Good drainage or low water table	Well drained flat land (<7%)	Other well drained but very light flat land (<7%)
Risk	HIGH	HIGH	HIGH	LOW	LOW
Application depth (mm)	< 10 mm	< 10 mm	< 10 mm	< 50% of PAVP	< 10 mm & < 50% of PAVP
Storage requirement	Apply to soil surface	Apply to soil surface	Apply to soil surface	24 hours drainage post saturation	24 hours drainage post saturation
Max depth: High rate tool	10 mm	10 mm	10 mm	25 mm (10 mm of field capacity)	10 mm
Max depth: Low rate tool	10 mm	15 mm	10 mm	25 mm	10 mm

10.4 Villa Maria Estate – Water & Wastewater Analysis

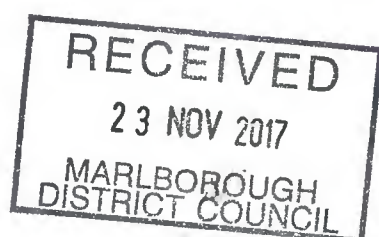
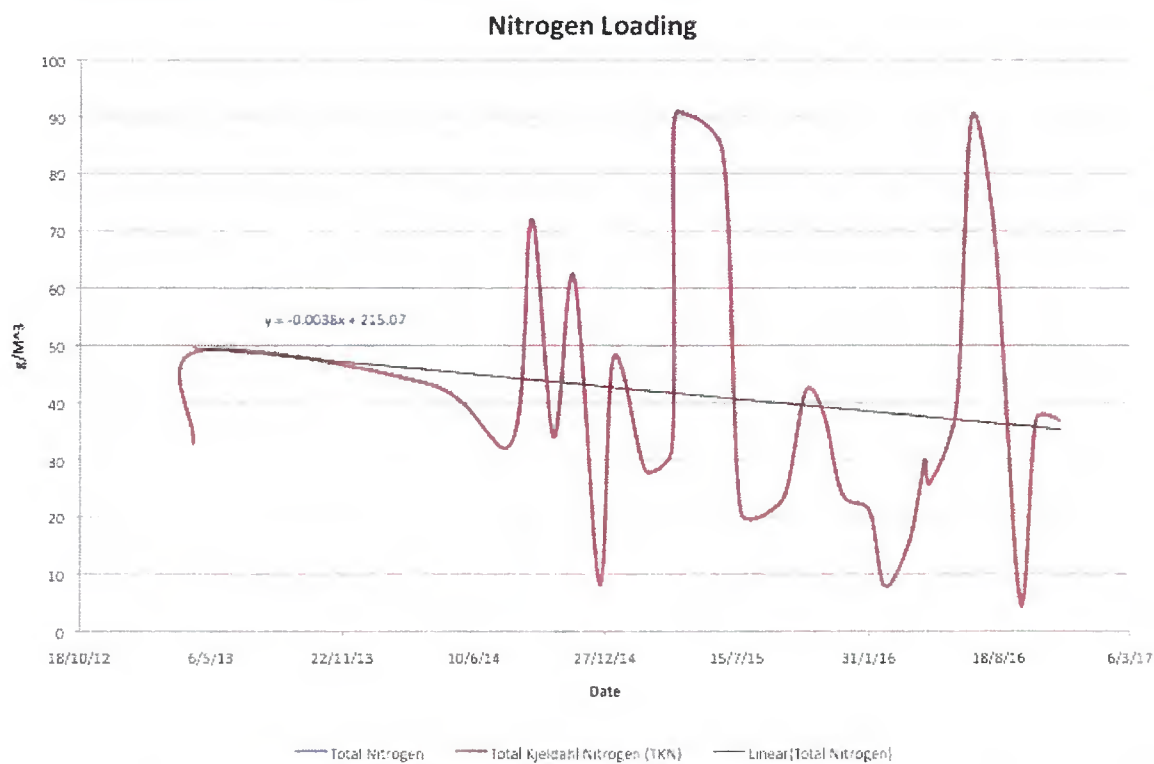
Villa Maria Estate – Marlborough Water and Wastewater Analysis

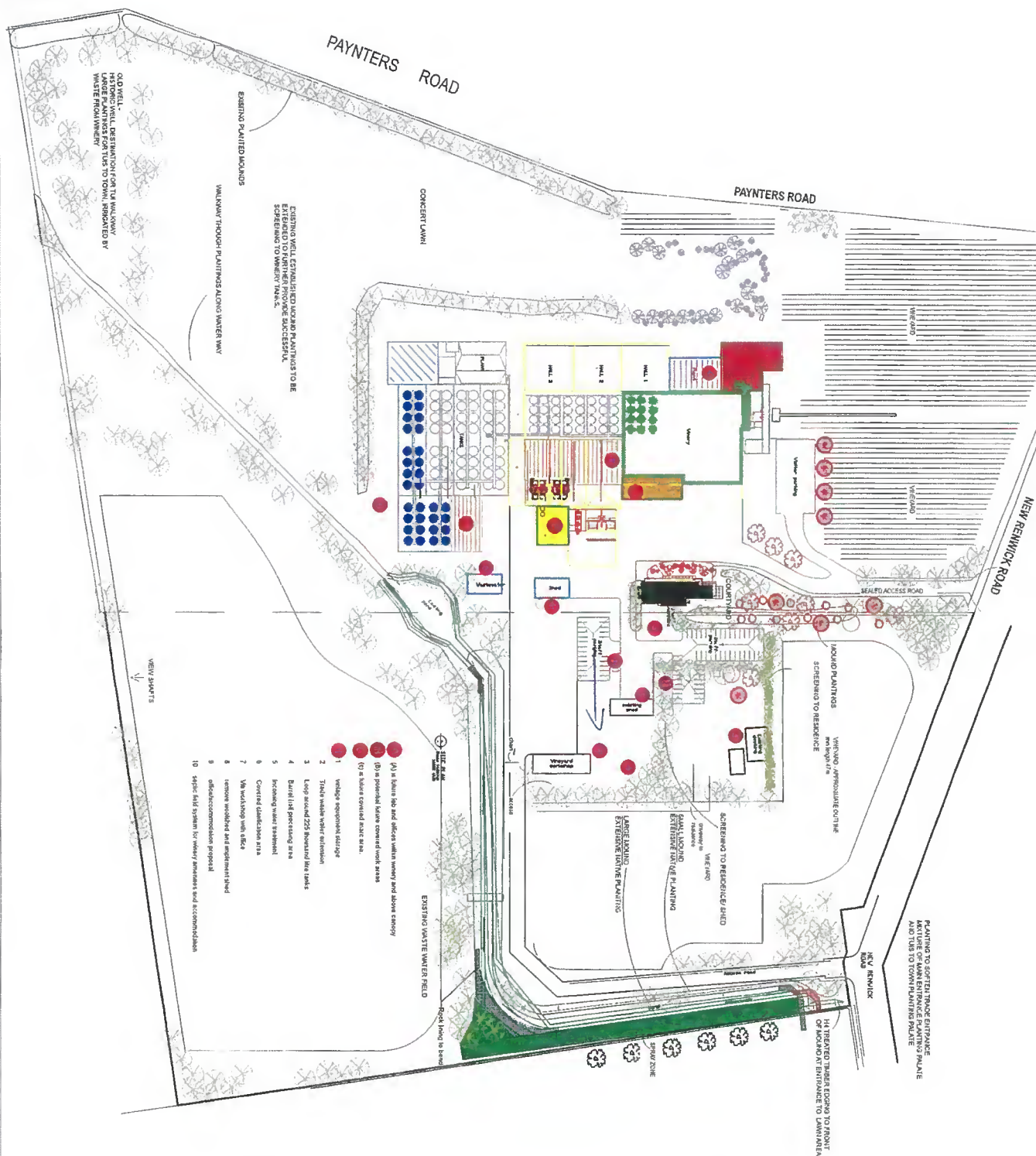
2013-2016	Median	Mode	Mean	Count	Std Dev (P)	Mean+2SD	Max
pH	5.50	6.50	5.57	31	0.95	7.47	
Total Calcium	30.00	25.00	49.63	31	62.76	175.15	
Total Magnesium	5.20	4.30	5.99	31	3.15	12.29	
Total Mercury	0.0021	0.0021	0.0021	23	0.000	0.0021	
Total Potassium	164.00	220.00	168.03	31	102.21	372.46	
Sodium Absorption Ratio	5.10	3.70	5.29	31	2.74	10.77	
Total Sodium	116.00	240.00	124.89	31	61.78	248.45	
Chloride	18.00	21.00	16.47	31	4.85	26.17	
Total Nitrogen	34.00	33.00	40.49	31	23.90	88.29	
Nitrate -N + Nitrite -N	0.10	0.10	0.12	31	0.10	0.31	
Total Kjeldahl Nitrogen (TKN)	34.00	33.00	40.46	31	23.95	88.36	
Total Phosphorus	6.80	4.10	7.45	31	3.51	14.47	
Biological Oxygen Demand	2500.00	6700.00	3306.77	31	2525.57	8357.90	
Chemical Oxygen Demand	3900.00	2300.00	5083.04	23	3885.21	12853.46	
Escherichia coli	1300.00	16000.00	5616.09	23	6609.22	18834.53	
Total Arsenic	0.021	0.021	0.021	23	0.000	0.021	
Total Cadmium	0.001	0.001	0.001	23	0.000	0.001	
Total Chromium	0.011	0.011	0.012	23	0.004	0.021	
Total Copper	0.063	0.063	0.081	23	0.056	0.193	
Total Lead	0.011	0.016	0.015	23	0.009	0.032	
Total Nickel	0.011	0.011	0.011	23	0.001	0.014	
Total Zinc	0.560	0.630	0.76	23	0.476	1.714	



Handwritten initials and signatures, including 'PH' and 'OB'.

10.5 Wastewater Nitrogen Concentration





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General Notes

VISUAL LANDSCAPE DESIGN
VILLA MARIA - MARLBOROUGH
LANDSCAPE PROPOSALS

visual.design@xtra.co.nz

VLD

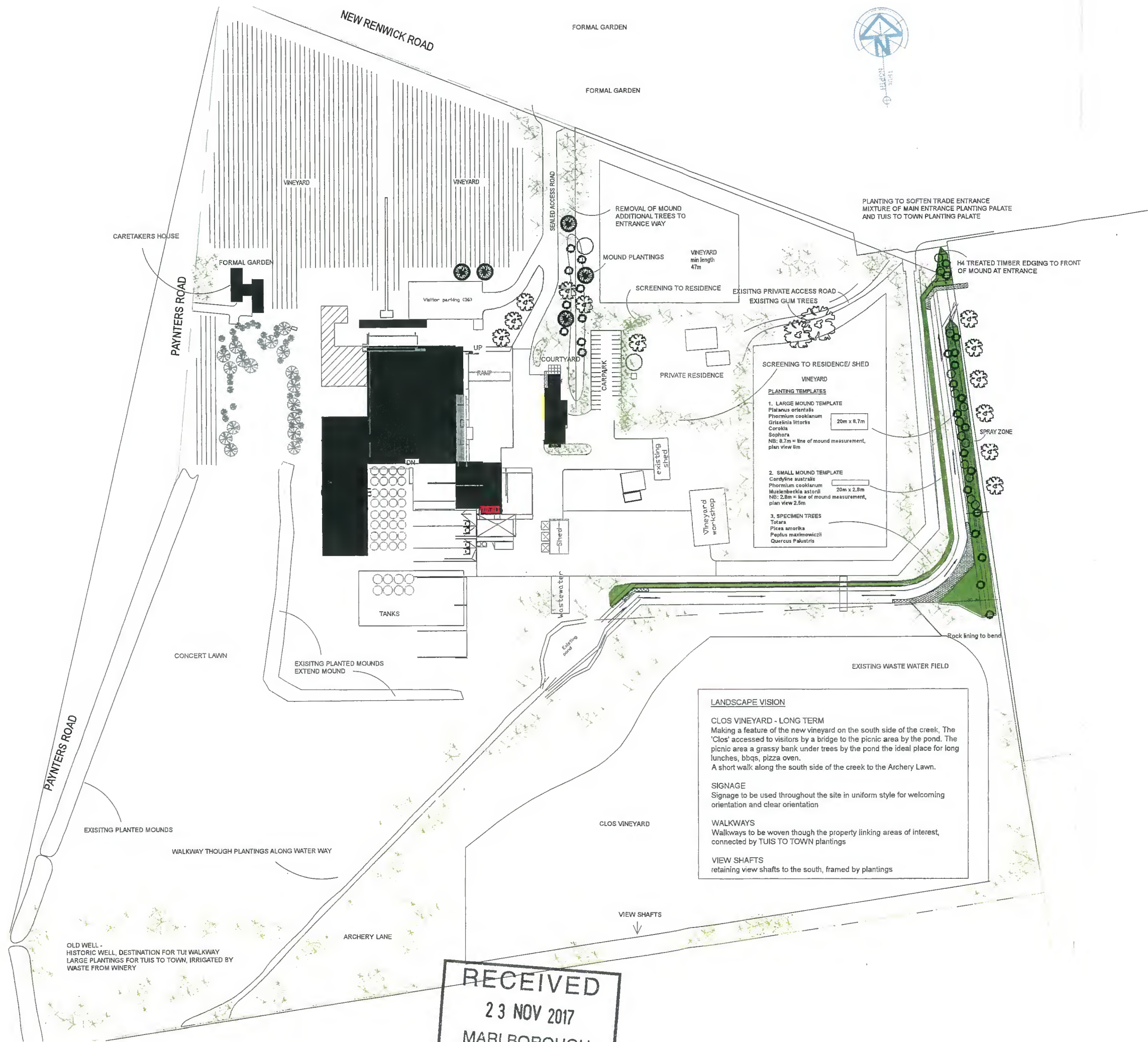
VILLA MARIA - MARLBOROUGH
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Date	30-11-15		
Scale	1:2000 approx		@ A3

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VISUAL LANDSCAPE DESIGN VILLA MARIA - MARLBOROUGH LANDSCAPE PROPOSALS MASTERPLAN - draft TWO

visual.design@xtra.co.nz

No.	Revision/Issue	Date

Firm Name and Address

VLD

Project Name and Address

VILLA MARIA - MARLBOROUGH
LANDSCAPE PROPOSALS

MASTER PLAN - draft 3

Project

MP - d3

Date

16-09-14

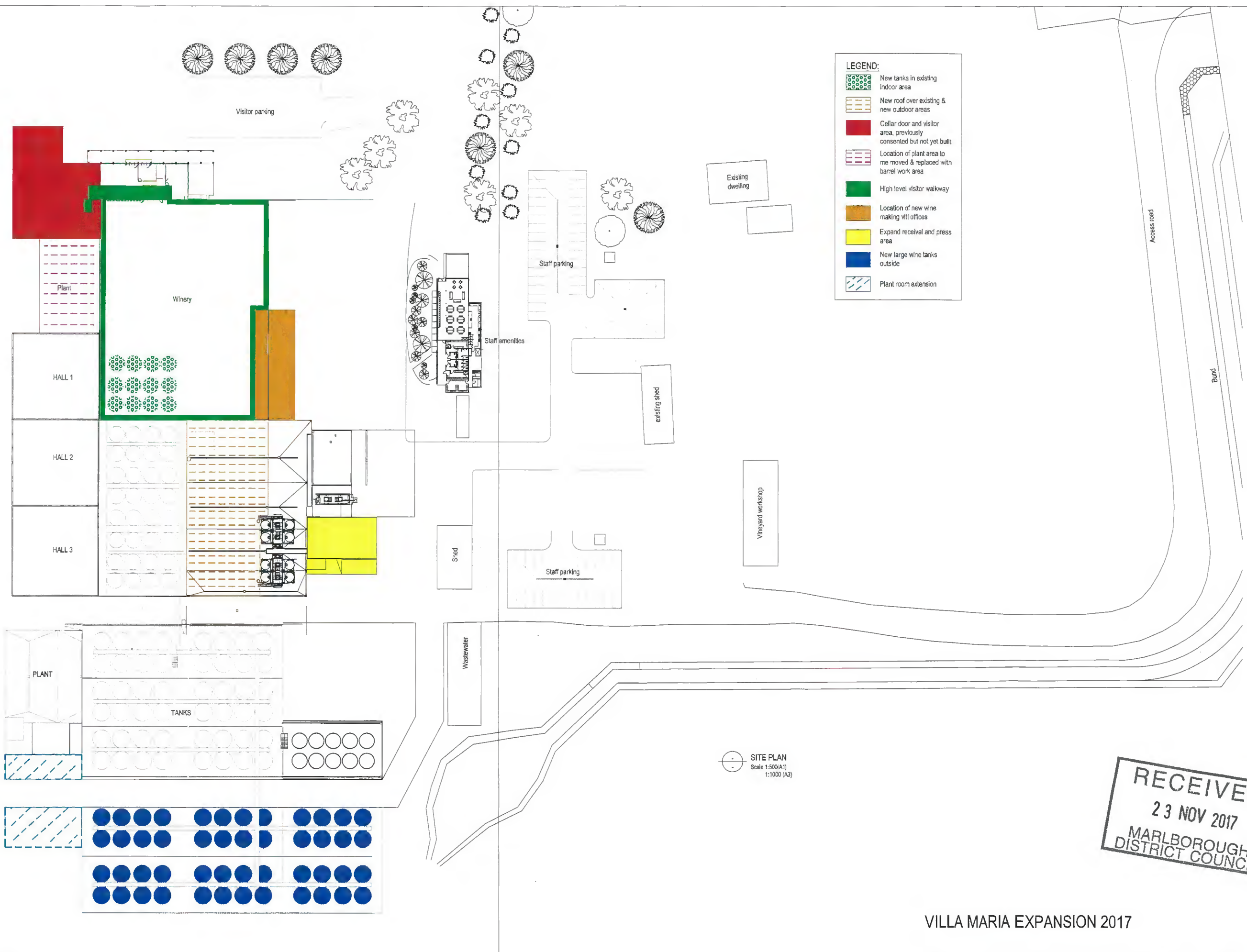
Scale

NTS

Sheet

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- LEGEND:**
- New tanks in existing indoor area
 - New roof over existing & new outdoor areas
 - Cellar door and visitor area, previously consented but not yet built
 - Location of plant area to be moved & replaced with barrel work area
 - High level visitor walkway
 - Location of new wine making offices
 - Expand reception and press area
 - New large wine tanks outside
 - Plant room extension

SITE PLAN
Scale 1:500(A1)
1:1000 (A3)

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VILLA MARIA EXPANSION 2017

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier MB6B/216
Land Registration District Marlborough
Date Issued 07 August 2003

Prior References
 MB5D/1133

Estate Fee Simple
Area 12.4053 hectares more or less
Legal Description Lot 1 Deposited Plan 11353
Proprietors
 Villa Maria Estate Limited

Interests

Appurtenant hereto is a right to convey water specified in Easement Certificate 189786.2 - 11.3.1997 at 9:50 am
 The easement specified in Easement Certificate 189786.2 is subject to Section 243(a) Resource Management Act 1991
 Subject to a right (in gross) to convey electricity over part marked A and B on DP 346640 in favour of Marlborough Lines Limited created by Transfer 6543799.1 - 23.8.2005 at 9:00 am
 Subject to a right to convey water over part marked A on DP 11538 created by Easement Instrument 7244845.1 - 22.2.2007 at 9:00 am
 8841922.1 Encumbrance to Marlborough District Council - 18.8.2011 at 2:40 pm
 Subject to a right (in gross) to convey electricity over part marked A and C on DP 460475 in favour of Marlborough Lines Limited created by Easement Instrument 9273616.2 - 14.1.2013 at 11:34 am
 9982511.10 Mortgage to Coöperatieve Centrale Raiffeisen - Boerenleenbank B.A. - 27.2.2015 at 5:49 pm
 10510582.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS MB6B/217) - 27.7.2016 at 3:36 pm



Identifier

MB6B/216

CONCURRENT WITH DP 1134.3

PARCEL	FORMERLY	CT REF
Lot 1	Pt Lot 1 DP 10216	SD/133
Lot 2	Pt Lot 2 DP 10216	SD/134

TOTAL AREA: 21.4162 ha deduced

Correct: I. Schubert

Approved for CT diagram purposes only

[Signature]
Chief Surveyor

Deposited by Land Information NZ on
27.12.2002

Registrar-General of Land

DP 11353
Revised 12/3/1999



LANC DISTRICT: MARLBOROUGH
Survey Blk. & Dist.

Plan of Lots 1 & 2
for CT Diagram Purposes

TERRITORIAL AUTHORITY Marlborough District Council
Prepared by Terralink NZ Limited
Scale: Proportional

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier MB6B/217
Land Registration District Marlborough
Date Issued 07 August 2003

Prior References
MB5D/1134

Estate Fee Simple
Area 9.0109 hectares more or less
Legal Description Lot 2 Deposited Plan 11353

Proprietors
Villa Maria Estate Limited

Interests

Subject to a right to convey water over part marked A on DP 10216 specified in Easement Certificate 189786.2 - 11.3.1997 at 9:50 am

The easement specified in Easement Certificate 189786.2 is subject to Section 243(a) Resource Management Act 1991

Appurtenant hereto is a right to convey water created by Easement Instrument 7244845.1 - 22.2.2007 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked B on DP 415644 in favour of Marlborough Lines Limited created by Easement Instrument 8147773.1 - 30.4.2009 at 9:00 am

9982511.10 Mortgage to Coöperatieve Centrale Raiffeisen - Boerenleenbank B.A. - 27.2.2015 at 5:49 pm

10510582.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS MB6B/216) - 27.7.2016 at 3:36 pm



LT 11353 (Title Plan)
29-07-2017 10:42:42 PM 11/03/2017 10:42:42 PM

Lot 1
12.4053 ha

Lot 2
9.0109 ha

NEW RENWICK ROAD

PAYNTERS ROAD

REGISTRAR-GENERAL OF LAND
NEW ZEALAND

CONCURRENT WITH DP 11343

PARCEL	FORMERLY	CT REF
Lot 1	Pt Lot 1 DP 10216	SD/133
Lot 2	Pt Lot 2 DP 10216	SD/134

TOTAL AREA: 21.4162 ha deduced

Correct: as shown

Approved for CT diagram purposes only

[Signature]
Chief Surveyor

Deposited by Land Information NZ on
27.1.9.2002

Registrar-General of Land

DP 11353

Issued 12/3/1999

LAND DISTRICT: MARLBOROUGH
Survey Blk. & Dist.

Plan of Lots 1 & 2
for CT Diagram Purposes

TERRITORIAL AUTHORITY Marlborough District Council
Prepared by Terralink NZ Limited
Scale: Proportional

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **MB41/14**
Land Registration District **Marlborough**
Date Issued 01 July 1943

Part-Cancelled

Prior References

MB1/192 MB35/283 MB35/291

Estate Fee Simple
Area 76.6879 hectares more or less
Legal Description Lot 1 Deposited Plan 1447

Proprietors

Caythorpe Trustees Limited as to a 1/2 share
Caythorpe Trustees Limited as to a 1/2 share

Interests

589 Order in Council imposing Building Line Restriction
30011 Compensation Certificate by The Minister of Works - 15.1.1959 at 2.00 pm
49353 Gazette Notice declaring part of the within land (1 rood 2.5 perches) of land taken for Road - 17.1.1967 at 11.31 am
82812 Gazette Notice declaring that the part of No. 6 State Highway adjoining the within land to be a limited access road pursuant to Section 4 of the Public Works Amendment Act 1963 - 31.3.1976 at 1.48 pm
87600 Encumbrance to The Marlborough County Council - 21.6.1977 at 10.54 am
199344.1 Crossing Place Notice under Section 91 Transit New Zealand Act 1989 - 20.8.1998 at 3.25 pm
199343.3 Crossing Place Notice under Section 91 Transit New Zealand Act 1989 - 20.8.1998 at 3.25 pm
199343.4 Crossing Place Notice under Section 91 Transit New Zealand Act 1989 - 20.8.1998 at 3.25 pm
10270650.2 Mortgage to ANZ Bank New Zealand Limited - 2.12.2015 at 3:14 pm



[Handwritten signature]

MB41/14





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Traffic Design Group Limited
 17 Rata Street, Riccarton, Christchurch
 PO Box 8615, Riccarton, Christchurch 6440, New Zealand
 P +64 3 348 3215 www.tdg.co.nz



John Foley
 National Wineries Manager
 Villa Maria
 PO Box 43046
 Blenheim 7201

TDG Ref: 13315
 25 February 2016

Issued via email: JohnF@villamaria.co.nz

Dear John

Villa Maria Winery, Fairhall: Proposed Expansion

Following your request, we are pleased to provide this assessment of the potential effects arising from the proposed expansion of the Villa Maria winery facilities near Fairhall.

1. Existing Transport Environment

The Villa Maria Winery is located on the southern side of New Renwick Road, about 1km west of Fairhall near Blenheim. New Renwick Road is classified as a Collector Road in the Wairau / Awatere Resource Management Plan (WARMP) and has a sign-posted speed limit of 80km/h. The Annual Average Daily Traffic volume is about 2,500 vehicles per day (vpd). This suggests that peak hour traffic volumes will be in the range 200-300 vehicles per hour (vph).

The winery has two driveways: the western driveway represents the main visitor entrance to the site with the eastern driveway forming the primary truck and general service access.

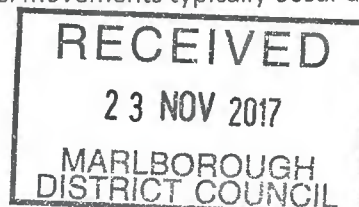
The visitor entrance is located on a straight and level section of New Renwick Road that provides very good sight distances in both directions. The northern shoulder of the road has been widened and sealed to allow through traffic to safely pass a vehicle that has stopped in the road to turn right into the winery.

The eastern driveway is located on the outside of a curve on New Renwick Road that has a 65km/h speed advisory. The carriageway shoulders have been widened to conform with the WARMP requirements for a rural commercial site access.

2. Winery Traffic Generation

2.1 Existing Situation

Based on the information provided, the average daily number of vehicle movements at the winery is about 80vpd and rises to about 220vpd during the peak harvest period. The following table shows the general breakdown of vehicle movements excluding any visitor movements. While the bulk of these movements occur at the service driveway, about 20vpd of the staff travel movements typically occur at the main visitor driveway.



Handwritten initials and signature.

Activity	Vehicle Movements Per Day	
	May to March	Vintage
Permanent Staff	68	68
Vintage Staff	0	48
Fruit Trucks	0	92
Tankers	4	4
Other Trucks	6	8
Total	78	220

Table 1: Average Vehicle Movements Per Day (Existing Situation)

During the vintage period, the volume of fruit trucks entering the winery can vary widely from day to day with an average of about 45. The maximum number of fruit trucks entering the site is about 80 per day (160 movements in and out). Based on experience, we would expect about 75% of the fruit truck movements to occur between 8am and midnight with the balance occurring between midnight and 8am. On this basis, there would be four to five truck movements per hour during the day at the driveway and two to three movements per hour during the night.

It is understood that about 54% of fruit trucks, all tankers and all service vehicles approach the winery from the east. This means that on average, there are about 50 fruit truck movements per day on new Renwick Road east of the winery or two to three trucks per hour.

2.2 Proposed Expansion

It is understood that the proposed expansion of the winery facilities will enable it to process 35,000 tonnes of grapes, an increase of 10,000 tonnes compared with the current situation. This will require additional staff and involve an increase in fruit truck deliveries during the vintage period. Table 2 shows the expected average number of vehicle movements following the expansion. It indicates that the average daily number of movements could increase to about 310vpd during the vintage period. Again, there will be a wide variation in daily fruit truck volumes but a maximum of 125 trucks in one day is anticipated (250 vehicle movements in and out).

Activity	Vehicle Movements Per Day	
	May to March	Vintage
Permanent Staff	78	78
Vintage Staff	0	68
Fruit Trucks	0	150
Tankers	6	6
Other Trucks	6	8
Total	90	310

Table 2: Average Vehicle Movements Per Day (with Expansion)



Handwritten initials and a signature in blue ink.

Since the proposed expansion is not expected to affect the fruit truck arrival patterns, it is expected that on average there would be about 80 fruit truck movements per day on New Renwick Road east of the winery at harvest time. This represents an average hourly fruit truck volume of about four trucks; two in and two out.

3. Assessment of Transport Effects

3.1 Traffic Volumes

Based on the typical approach routes used by the fruit trucks, the proposed expansion will increase the traffic volumes on New Renwick Road by 25-30 truck movements per day east of the winery and 20-25 truck movements per day west of the winery during the peak harvest period. If all the additional truck movements occurred during the day, the expansion could result in an increase from an average of two to three fruit trucks per hour to an average of about four truck movements per hour. This is well within the capacity of New Renwick Road and of the commercial driveway, including its widened intersection arrangements. Given this low volume of additional truck movements, they would not be noticeable to other drivers.

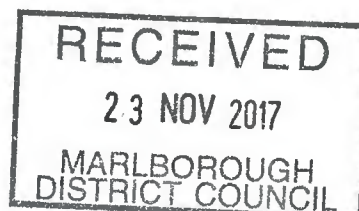
During the critical vintage period, staff members typically arrive within a 15-20 minute period at the start of each shift and all leave in a short period at the end of each shift. As with other wineries, the winery typically operates under two 12 hour shifts during this period. As a result, these trips, apart from administration staff, are outside the on-road peak hour, are still relatively low, and are easily accommodated within the surrounding road network. The winery has two vans that are used for transporting temporary staff to and from the winery at the start and end of shifts which reduces the demand for travel by private motor vehicle.

3.2 Driveway Design

The existing commercial vehicle access has been designed to conform with District Plan rules for a rural commercial access and includes wide sealed shoulders on both sides of the road. The existing driveway configurations are also consistent with the design guidelines set out in the Austroads Guide to Road Design, Part 4a. The anticipated change in traffic volumes using the driveways is not sufficient to warrant a higher standard of driveway design.

3.3 Road Safety

The NZTA Crash Analysis System has been used to investigate reported crashes in the most recent five years in the vicinity of the winery. Only one crash has been reported and occurred when a west bound vehicle left the road at the corner of New Renwick Road by the eastern driveway. Excess speed was identified as a contributing factor to the crash. Although this is an infrequent event, the likelihood of further crashes could be mitigated with an advanced warning sign for the curve, e.g. PW17 sign. There may also be some merit in installing PW11.1 signs on the approaches to the eastern driveway because of the high volume of trucks using this access. However, there is no indication that the presence of this commercial driveway access, designed as it is in full accordance with Council standards, is having any effect whatever on the safety of this local road environment.



4. District Plan Provisions

This proposal has been assessed in terms of Chapter 27.2 - 'General Rules: Rules Relating to Transportation'. The following summarises the compliance of the proposed winery expansion with the relevant provisions within the WARMF.

4.1 Loading

Section 27.2.2.2 of the WARMF sets out required standards for loading facilities:

- (i) Where articulated trucks are used in connection with any site, sufficient space not less than 20m in depth shall be provided.
- (ii) Each loading space required by the Plan shall have unobstructed vehicular access to a road or service lane.
- (iii) Parking areas and loading areas may be served in whole or in part by a common manoeuvre area which shall remain unobstructed.
- (iv) Loading and manoeuvring shall as dictated by the circumstances accommodate the minimum appropriate swept paths.
- (v) All loading facilities shall be designed to ensure that vehicles are not required to reverse either into or out of the site.
- (vi) Commercial space designated for loading purposes shall be formed and finished to an all-weather dust free surface and shall be maintained in a condition available for loading purposes at all times.
- (vii) All car parking and loading spaces shall be located on the site of the activity they are intended to serve.

The loading facilities have been designed to accommodate the largest articulated and truck & trailer combinations that will service the winery. These vehicles typically include truck & trailer combinations delivering grapes during the grape harvest and large bulk tankers throughout the year. The site arrangements include a generous yard area, well removed from the road that easily accommodates all of the manoeuvring area required for the largest of truck & trailer units to deliver the grapes to the hoppers, and drop and store the trailer units temporarily within the yard while the trucks are tipping. These arrangements have already been tested through the last vintage and will remain unchanged, in terms of grape delivery.

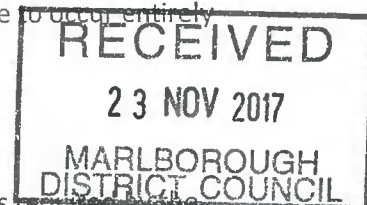
Tankers are used for bulk transport of wine to Auckland for bottling. A one-way truck path is proposed around the tank farm so that tankers and trucks do not need to undertake any reverse manoeuvres on site.

The two-way winery driveway has been designed to readily accommodate the flow of all large commercial vehicles. All loading activity occurs and will continue to occur entirely within the site, as described.

4.2 Vehicle Parking

All parking for the site activities will continue to be provided on-site as required by the WARMF.

The winery currently has 20 visitor parking spaces and the development proposal includes 45 spaces for employees that will be accessed from the commercial driveway.



All car parks are located more than 30m from New Renwick Road and provide adequate manoeuvring space such that all vehicles can depart from the winery in a forward direction.

No changes are being made to the cellar door, which does not include a restaurant. The proposed expansion is therefore not expected to change the visitor parking demands and no change to the generous on-site visitor parking arrangement is proposed.

The number of employee parking spaces is generally sufficient to meet the parking demands anticipated throughout the year. There is potential for the capacity to be exceeded at shift change over times during the harvest season but this will be a short duration effect and any such vehicles are able to be readily accommodated within the generous yard space adjacent the parking area, in any such temporary event, well removed from the road. All parking will continue to be entirely contained within the site at all times.

4.3 Site Access

The relevant rules for this site from Section 22.2.4 of the WARMP are summarised as follows:

27.2.4.4 Vehicle Crossing Separation:

For sites with frontage to a road where the speed limit is 100km/h, the minimum spacing between successive accesses shall be 200m

For all other sites, the minimum distance between accesses to the site shall be:

- a) 7.5m for residential activities
- b) 15m for all other activities.

27.2.4.5 Number of Vehicle Crossings:

No more than three site accesses for developments accessing a Collector Road with a frontage more than 100m.

27.2.4.6 Access Separation from Intersections

A minimum separation distance of 90m to the nearest local road from an access.

The length of the winery frontage to New Renwick Road exceeds 100m and three driveways are permitted under the WARMP. The winery has two driveways separated by a distance of about 200m which meets the WARMP requirement for driveway separation. The nearest intersection is at Paynters Road and is more than 90m from the driveways. All of these arrangements remain completely unchanged from what now exists and which has proven to operate safely and efficiently, as expected.

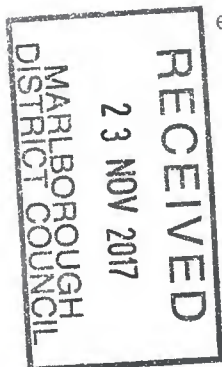
27.2.4.7 Access Design

Access Standard

Where an access connects to a Collector road where the speed limit is over 50km/h, local road widening will be undertaken in accordance with Figure 13 of the WARMP for a Commercial Access in a Rural Zone.

Sight Distance

The minimum required sight distance for an access to a road with an 85th percentile operating speed of 80km/h shall be 175m.



The existing access is constructed to the requirements of WARMP Figure 13. Clear sightlines are available that easily exceed the required 175m.

4.4 Assessment in Terms of Transport Criteria 27.2.8.2

The transport related features meet the relevant objectives and policies, and all of the relevant rules are met unless otherwise described above.

1. The expanded activity will not impact on the proper functioning of the transportation hierarchy.
2. There are no existing traffic problems in the immediate area, and as described, the traffic flows to and from the winery are relatively light. Furthermore, the regular users associated with the winery will be well familiar with the winery driveways. With the relatively modest increase in traffic generated by the winery expansion, the excellent inter-visibility sightlines, wide spacing from neighbouring driveways and the familiarity of staff and commercial operators with the existing winery driveways, it is not expected that the expanded activity will have any effect on the existing safe local driving environment.
3. The expanded activity is not expected to have any adverse effect on any existing and probable future traffic volumes on adjoining roads.
4. The number of existing pedestrians and cyclists in this rural locality is minimal as it is remote from centres of population. It is considered that the expanded activity will have no effect on the ability of the existing roading system to accommodate cycle and pedestrian movements safely.
5. The activity will have no adverse transportation effects on local amenity.
6. The actual or potential effect on traffic safety is assessed to be neutral because the existing access arrangements are already designed to safe standards in accordance with the highest expectations of the WARMP and of good practice.

Overall, the actual or potential effect of this expanded winery on the road network will be minimal, and is not expected to be noticeable to other road users from the day to day traffic variations with which they are already familiar.

5. Conclusions

Overall, we have concluded that the proposed expansion will have no noticeable traffic effects during the year. Although, there will be an increase in truck volumes during the harvest period, the hourly volumes of truck movements will remain sufficiently low that they will not affect the capability of the roads to operate safely and are unlikely to affect the movement of general traffic in the area.



We trust that this report is clear but would be happy to clarify any matters raised as necessary.

Yours sincerely
Traffic Design Group Ltd



Chris Rossiter
Principal transportation Engineer

chris.rossiter@tdg.co.nz



Dave Petrie
Senior Associate

dave.petrie@tdg.co.nz



Filenote

Job: 13315
To: Dave Petrie
From: Chris Rossiter
Date: 25 February 2016
Subject: Coach parking

1. Coach Parking Options

The Villa Maria Winery has a visitor car park with sufficient space for about 20 cars. The car park has been configured with a single wide aisle and right angle parking on each side. This configuration does not provide an area that is suitable for coach parking or manoeuvring.

1.1 Option 1 – Coach Parking Bay

The simplest option for accommodating a coach would be to create a coach parking bay on the south side of the car park. This would need to have a minimum depth of 13m and minimum width of 4m (desirable 5m). This would allow a coach to drive forward into the main car park, reverse into the coach bay and then depart in a forward direction. In order to accommodate the swept path of the coach, car parking would not be permitted immediately adjacent to the coach space.

1.2 Option 2 – Coach Lane

Under this option, a one-way coach only lane would be constructed from the yard access gate to the eastern end of the car park. The alignment would follow the yard fence line initially before curving to the north to join the car park. This option would allow a coach to drive forwards through the site and to stop by the car park for passengers to load or unload.

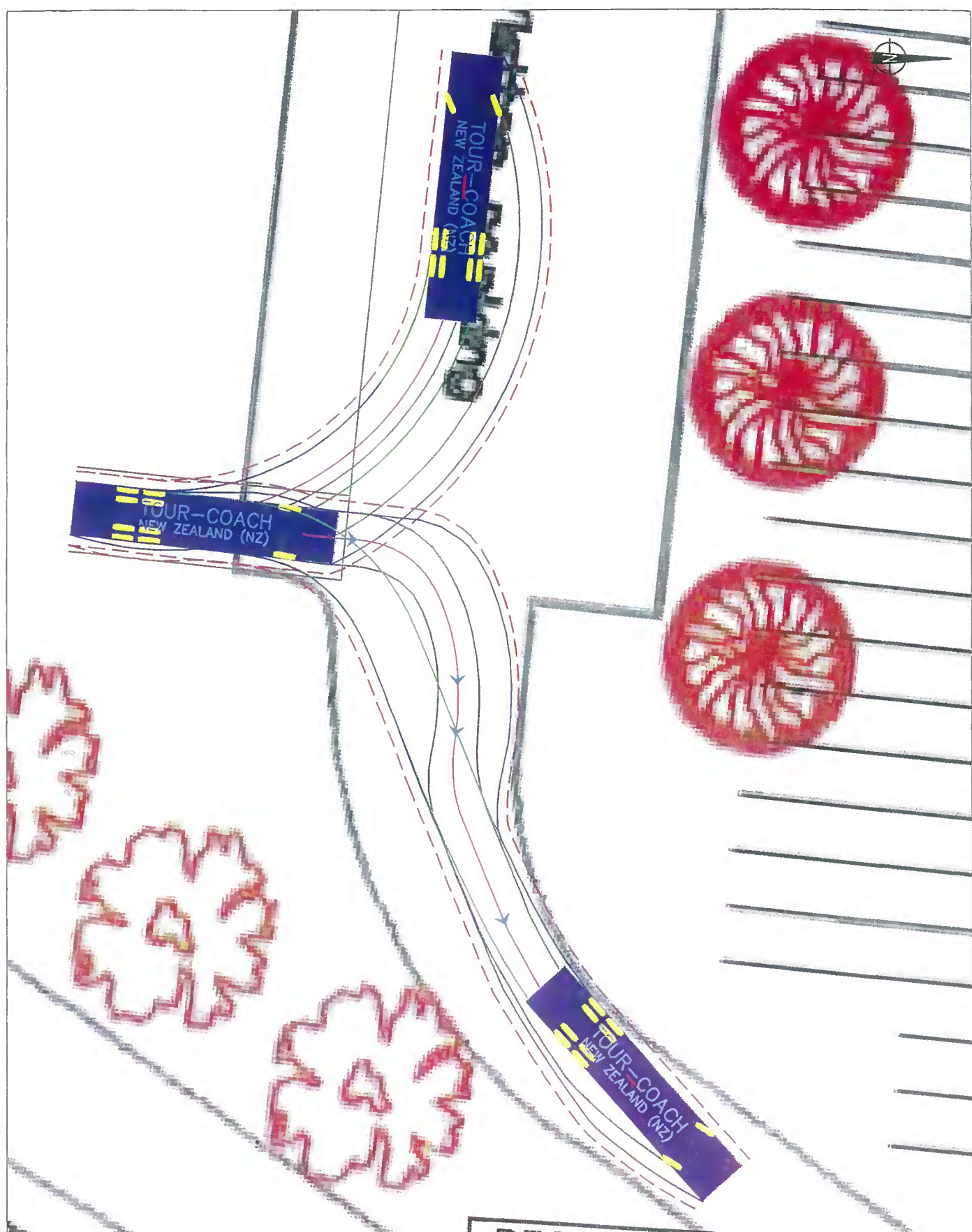
With this option, it would not be necessary for all of the coach lane to be sealed. A formed but permeable surface could be used for the section by the fence line.

1.3 Option 3 – Turning Circle

A tour coach requires a turning circle with a diameter of 25-30m. The proposed site layout does not provide sufficient space to create a turning circle unless vines or landscaping are removed.

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Thursday, 25 February 2016 0 20mm



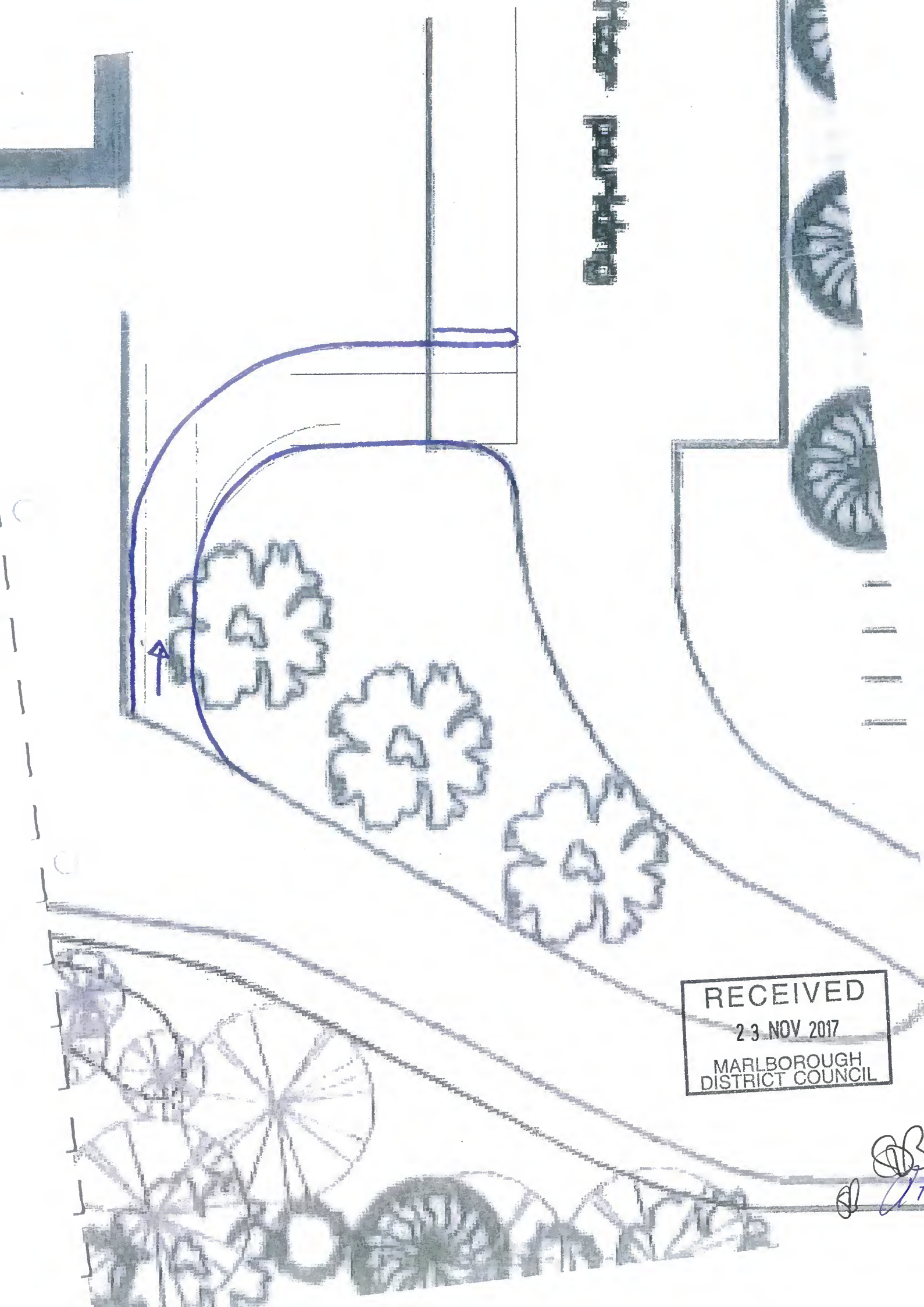
VILLA MARIA WINERY
COACH TRACKING

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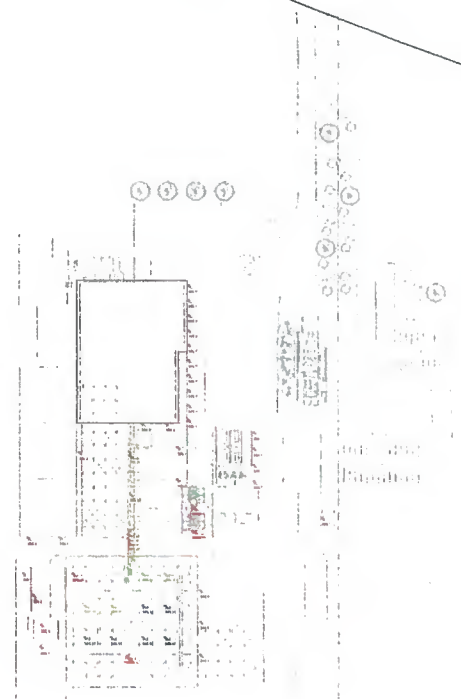


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NEW RENWICK ROAD

PAYNTERS ROAD



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CLIENT'S NAME

VILLA MARIA
WINERY

Villa Maria Winery.AGI

DESIGNED BY: CWM

Checked By:

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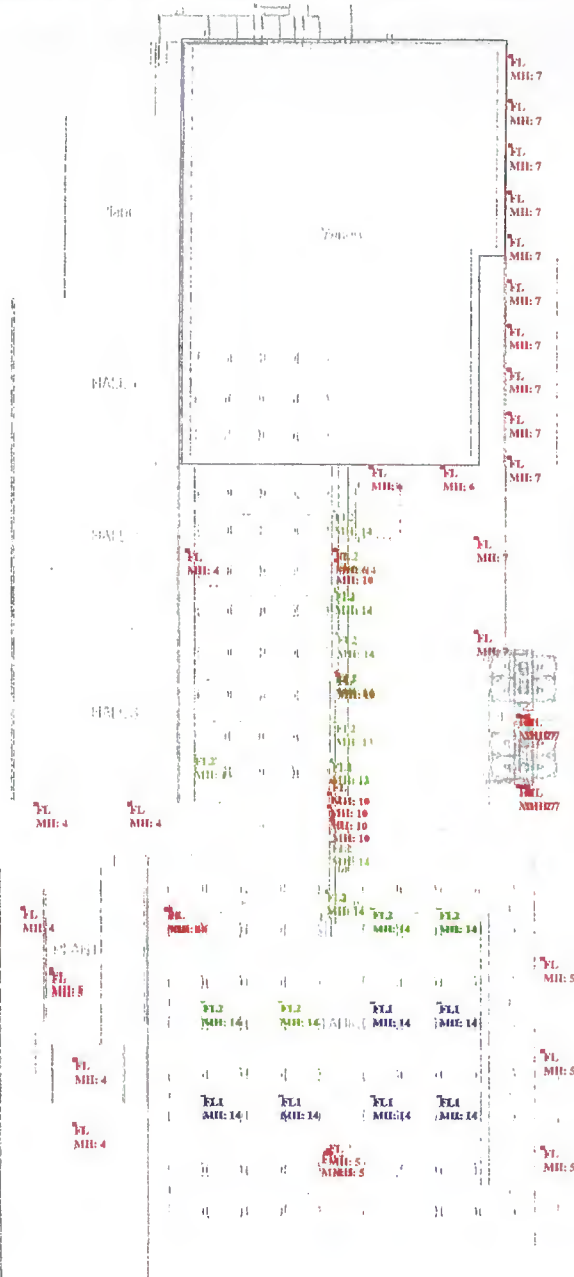
SOUTH ISLAND LIGHTING DIVISION
118 MONTREAL STREET,
SYDENHAM, CHRISTCHURCH
NEW ZEALAND
DDI: 03-3645242
M: 021-778036
E:christina.wust-mclaren@ideal.co.nz

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 WINERY**

Villa Maria Winery.AGI

DESIGNED BY: CWM

Checked By:

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 118 MONTREAL STREET,
 SYDENHAM, CHRISTCHURCH
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 DDN: 03-3645242
 M: 021-778036
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Luminaire Schedule

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
◻	48	FL	32000	0.600	Existing 400w Metal Halide Floodlight
◻	12	FL1	11000	0.600	Existing 150w Metal Halide Floodlight
◻	22	FL2	5000	0.600	Existing 70w Metal Halide Floodlight

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.33	0.8	0.0	N.A.	N.A.
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.59	0.7	0.3	N.A.	N.A.
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.28	0.4	0.2	N.A.	N.A.
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.25	0.3	0.2	N.A.	N.A.
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.76	1.6	0.2	N.A.	N.A.
Spill Lighting East Boundary_III	Obtrusive Light	Lux	0.40	1.6	0.0	N.A.	N.A.

Please note:

Spill Lighting is calculated up to 2mtrs off the Ground.

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CLIENTS NAME

VILLA MARIA
WINERY

Villa Maria Winery.AGI

DESIGNED BY: CWM

Checked By:

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SOUTH ISLAND LIGHTING DIVISION
118 MONTREAL STREET,
SYDENHAM, CHRISTCHURCH
NEW ZEALAND
DDI: 03-3645242
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* Owned by Villa Maria

Written Approval of Person(s) Likely to be Adversely Affected

Resource Management Act 1991



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001
Document Number:
RAF0001-CI1589

Resource Consent Application Number

U						
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Resource Consent Application Details [To be completed by the applicant(s)]

Applicant's Name:
[Full Legal Name]

VILLA MARIA ESTATE LIMITED

Description of
activity(s) applied
for:

- (a) Resource consent to permit processing capacity of winery to increase from 25,000 to 35,000 tonnes of grapes; and
- (b) Increase volume of waste water discharge over two consents.

Site location
details:

[Street Address]

New Renwick Road, Blenheim

[Legal Description]

Lots 1 and 2 DP 11353 (MB6B/216 and MB6B/217)

Affected Party Details [To be completed by person(s) or organisation giving approval]

Full Name(s):

Longfield Farm Limited

☒

Owner(s)

☒

Occupier(s) [tick which applies]

[Both the owner and occupier must provide written approval. A separate form may be used.]

Postal address:

411 New Renwick Road, RD 2, Blenheim 7272 (Attention: Robin & Lynette Hammond)

Contact details:

Email address:

Phone: [Daytime]

578-9546

Phone: [Mobile]

Property details of
affected party/
parties:

[Street Address and
Legal Description, e.g.
Lot and DP number,
Certificate of Title
number, etc]

New Renwick Road and Paynters Road, Blenheim

Part Lot 1 Deeds Plan 79 & part Section 20 Omaka Registration District (MB2D/1212)

Lot 2 DP 12113 (MB6C/267)

Part Section 40-41 District of Omaka (MB51/189)

Part Section 40-41 and Part Section 193 Omaka Registration District (MB4D/222)

Lot 1 DP 7717 (MB4C/1073)

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I confirm:

1. I have been shown a copy of the above application, which includes an assessment of effects on the environment, and;
2. I have been shown, and have **signed and dated** (each page of the application) a copy of the application, including drawings, **which is attached**, and;
3. I do not oppose the proposed application (as detailed) and give written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Marlborough District Council, and;
5. **I have read and understand the information contained in section 104(3)(a)(ii) and 104(4) of the Resource Management Act 1991 which is detailed below.**

It is not appropriate to impose conditions on this form.

Signed: [Owner(s)]  [Occupier(s)] _____

On behalf of: [Owner(s)] _____ [Occupier(s)] _____

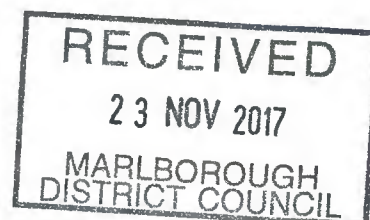
Date: 4/7/17

[All parties with an interest in the affected property must sign or be signed for "on behalf of"]

If you have any queries please contact Council's Duty Planner on Phone 520 7400

Section 104(3)(a)(ii) and 104(4) of the Resource Management Act 1991

- (3) A consent authority must not,—
 - (a) when considering an application, have regard to—
 - (ii) any effect on a person who has given written approval to the application:
- (4) A consent authority considering an application must ignore subsection (3)(a)(ii) if the person withdraws the approval in a written notice received by the consent authority before the date of the hearing, if there is one, or, if there is not, before the application is determined.



Resource Consent Application

This application is made under Section 88 of the Resource Management Act 1991



**MARLBOROUGH
DISTRICT COUNCIL**

For Office Use

ISO 9001:2008
Document Number:
RAF0002-C11579

Lodgement Fee Paid \$

Receipt No.

Consent No.

Case Officer:

Date Received:

Please read and complete this form thoroughly and provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal, the words used in this form or the application process with Council staff, who are here to help.

This application will be checked before formal acceptance. If further information is required, you will be notified accordingly. When this information is supplied, the application will be formally received and processed further.

You may apply for more than one consent that is needed to cover several aspects of the activity on this form.

1. Applicant Details (If a trust, list full names of all trustees.)

Name:

(full legal name)

VILLA MARIA ESTATE LIMITED

Mailing Address: PO Box 43-046

(including post code)

Mangere

Auckland 2153

Email Address: JohnF@villamaria.co.nz

Phone: (Daytime) 09-255-0679

Phone: (Mobile) 027-702-2104

2. Agent Details (If your agent is dealing with the application, all communication regarding the application will be sent to the agent.)

Name:

Miriam Radich, Radich Law

Mailing Address: PO Box 842

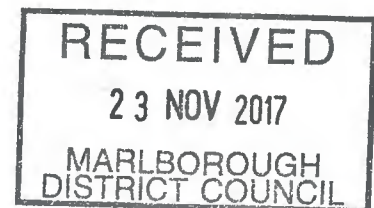
(including post code)

Blenheim 7240

Email Address: miriam@radichlaw.co.nz

Phone: (Daytime) 03-577-8450

Phone: (Mobile) 021-447-690



16/11/17
15/11/17

JH 4/7/17

3. Type of Resource Consent Applied For

☐ Coastal Permit ☒ Discharge Permit ☒ Land Use ☐ Subdivision ☐ Water Permit

4. Brief Description of the Activity

The Applicant is seeking resource consent to permit the processing capacity of its winery at New Renwick Road Blenheim from 25,000 tonnes of grapes to 35,000 tonnes of grapes. It is also seeking to increase the volume of waste water discharge it is able to apply across two consents which it already holds for discharge (being U071369 and U980558). The Applicant proposes to continue to comply with those consents and will meet the permitted activity standards of new rule 3.1.26 other than in one respect. The increase in the processing capacity will involve an increase building and tank farm foot print, the construction of additional yards areas, the construction of expanded tank and barrel storage areas and an increase in winery waste water for which consent is sought in terms of the application.

5. Supplementary Information Provided?

☐ Yes ☐ No

Council has supplementary forms for some activities, such as moorings, water permits, domestic wastewater, discharge permits, to assist applicants with providing the required information.

6. Property Details

The location to which the application relates is (address): New Renwick Road, Blenheim

Legal description (i.e. Lot 1 DP 1234): Lots 1 and 2 DP 11353 (MB6B/216 and MB6B/217)

(Attach a sketch of the locality and activity points. Describe the location in a manner which will allow it to be readily identified, e.g. house number and street address, Grid Reference, the name of any relevant stream, river, or other water body to which application may relate, proximity to any well known landmark, DP number, Valuation Number, Property Number.)

Please attach a copy of the Certificate of Title that is less than 3 months old (except for coastal or water permits).

The names and addresses of the owner and occupier of the land (other than the applicant):

Caythorpe Trustees Limited (in respect of part of an area which discharge of winery wastewater is consented).

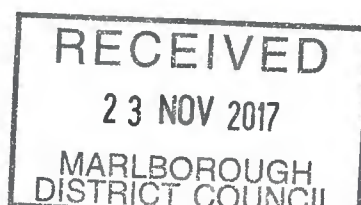
Please attach the written approval of affected parties/adjoining property owners and occupiers.

Note: As a matter of good practice and courtesy you should consult your neighbours about your proposal. If you have not consulted your neighbours, please give brief reasons on a separate sheet why you have not.

7. Assessment of Effects on the Environment (AEE) *(Attach separate sheet detailing AEE)*

I attach, in accordance with Schedule Four of the Resource Management Act 1991, an assessment of environmental effects in a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. Applications also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents.

Note: Failure to submit an AEE will result in return of this application.



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8. Other Information

Are additional resource consents required in relation to this proposal? If so, please list and indicate if they have been obtained or applied for.

No

I attach any other information required to be included in the application by the relevant Resource Management Plan, Act or regulations. ☐ Yes ☐ No

9. Fees

1. The applicable lodgement (base) fee is to be paid at the time of lodging this application. If payment is made into Council's bank account 02-0600-0202861-02, please put Applicant Name and either U-number, property number or consent type as a reference. If you require a GST receipt for a bank payment, please tick ☐
2. The final cost of processing the application will be based on actual time and costs in accordance with Council's charging policy. If actual costs exceed the lodgement fee an invoice will be issued (if actual costs are less, a refund will be made). Invoices are due for payment on the 20th of the month following invoice date. Council may stop processing an application until an overdue invoice is paid in full. Council charges interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment, legal and other costs of recovery will also be charged.
3. Please make invoice out to: ☒ Applicant ☐ Agent
(if neither is ticked the invoice will be made out to Applicant)

10. Declaration

I (please print name)

Fabian Yukich

confirm that the information provided in this application and the attachments to it are accurate.

Signature of applicant or authorised agent:

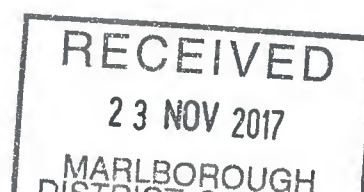
Fabian Yukich

Date: 4th Sept 2017

Privacy Information

The information you have provided on this form is required so that your application can be processed and so that statistics can be collected by Council. The information will be stored on a public register and held by Council. Details may be made available to the public about consents that have been applied for and issued by Council. If you would like access to or make corrections to your details, please contact Council.

Reset Form



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Schedule Four

Resource Management Act 1991

Information Required in Application for Resource Consent

1 Information must be specified in sufficient detail

Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 Information required in all applications

- (1) An application for a resource consent for an activity (the activity) must include the following:
- (a) a description of the activity;
 - (b) a description of the site at which the activity is to occur;
 - (c) the full name and address of each owner or occupier of the site;
 - (d) a description of any other activities that are part of the proposal to which the application relates;
 - (e) a description of any other resource consents required for the proposal to which the application relates;
 - (f) an assessment of the activity against the matters set out in Part 2;
 - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).
- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—
- (a) any relevant objectives, policies, or rules in a document; and
 - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
 - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
- (3) An application must also include an assessment of the activity's effects on the environment that—
- (a) includes the information required by clause 6; and
 - (b) addresses the matters specified in clause 7; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

3 Additional information required in some applications

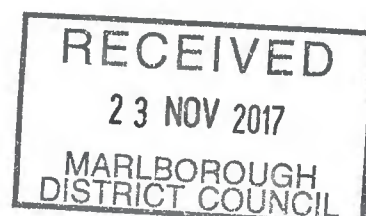
An application must also include any of the following that apply:

- (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
- (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));
- (c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 35 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).

4 Additional information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

- (a) the position of all new boundaries;
- (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan;
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips;
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips;
- (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A;
- (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A);
- (g) the locations and areas of land to be set aside as new roads.



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5 Additional information required in application for reclamation

An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:

- (a) the location of the area;
- (b) if practicable, the position of all new boundaries;
- (c) any part of the area to be set aside as an esplanade reserve or esplanade strip.

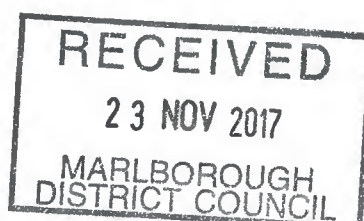
Assessment of environmental effects

6 Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

7 Matters that must be addressed by assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



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Section 88

Resource Management Act 1991

Making an Application

88 Making an application

- (1) A person may apply to the relevant consent authority for a resource consent.
- (2) An application must—
 - (a) be made in the prescribed form and manner; and
 - (b) include the information relating to the activity, including an assessment of the activity's effects on the environment, as required by Schedule 4.
- (2A) An application for a coastal permit to undertake an aquaculture activity must include a copy for the Ministry of Fisheries.
- (3) A consent authority may, within 10 working days after an application was first lodged, determine that the application is incomplete if the application does not—
 - (a) include the information prescribed by regulations; or
 - (b) include the information required by Schedule 4.
- (3A) The consent authority must immediately return an incomplete application to the applicant, with written reasons for the determination.
- (4) If, after an application has been returned as incomplete, that application is lodged again with the consent authority, that application is to be treated as a new application.
- (5) Sections 357 to 358 apply to a determination that an application is incomplete.

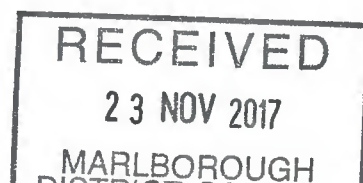


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ASSESSMENT OF ENVIRONMENTAL EFFECTS FOR
VILLA MARIA ESTATE LIMITED'S APPLICATION TO
INCREASE THE PROCESSING CAPACITY OF ITS MARLBOROUGH WINERY

Introduction

1. Villa Maria Estate Limited (*the Applicant*) is the holder of a suite of resource consents which permit it to operate its winery at 489 New Renwick Road (*Winery*). Among the current consents which the Applicant holds are:
 - (a) Land use consent U701135 (granted on 6 June 2008 and varied on 13 February 2014) for winery operations, commercial activity and rural activity in the Rural 3 Zone.
 - (b) Discharge permit U060652 (granted on 22 June 2006) for the discharge of domestic waste water.
 - (c) Discharge permit U071369 granted on 15 February 2009 which permits the Applicant to discharge winery waste water from a 25,000 tonne winery over 16 hectares of land owned by the Bishell Family and within 10m of the Fairhall River in certain circumstances and which expires on 1 March 2018.
 - (d) Discharge permit U980558 which permits the Applicant to discharge onto its own land for a 35 year period from 1 August 1998.
2. In broad terms, these consents permit the Applicant to process 25,000 tonnes of grapes at the Winery and to discharge waste water from the processing of the 25,000 tonnes to its own land (as to 9.4 hectares) and the Bishell land (Diversion Farm) as to 16 hectares. It permits the industrial aspects of the winery operation to be undertaken, in conjunction with administrative premises and the operation of a cellar door. There are other consents held which permit functions and concerts to be undertaken on the site but those are not relevant for purposes of this Application.
3. The Applicant is seeking consent to permit the processing capacity of the Winery to increase from 25,000 tonnes of grapes to 35,000 tonnes of grapes (*Proposal*). This resource consent application is for that purpose. It is not seeking any variation to the consents it holds to operate the winery other than as to the industrial aspects. The increase in the volume of the discharge which will be produced is able to managed and dealt with as a permitted activity under the



relevant rule in the Proposed Marlborough Environment Plan (*PMEP*) and under the permitted activity rule in the Wairau Awatere Resource Management Plan (*WARMP*). The Applicant currently discharges under two resource consents but the current expert advice the Applicant has sought and obtained indicates that these consents are unnecessary because the discharges, including those from increased volumes, are able to be managed as a permitted activity under both the rules in the *PMEP* and the *WARMP*. The report and analysis from Independent Project Consultants Limited is Document 1.

Information to be Included in all Applications

DESCRIPTION OF THE ACTIVITY

4. The activity in respect of which consent is sought is broadly described as an increase in the processing capacity of the winery from 25,000 tonnes to 35,000 tonnes. Some of the new buildings (particularly tanks) will exceed the permitted height of 10m for buildings in the Rural 3 Zone so the extent of the additional height, over and above 10m, is also part of the Proposal. The Applicant holds resource consents to allow it to discharge winery waste water over 25.4 hectares of land (being 9.4 hectares of its own land and 16 hectares of the Diversion Farm owned by the Bishell Family. The increased volume of discharge is able to be effected within the available land area within the permitted activity standards of the new regional rule 3.3.6 of the *PMEP*, the existing rule in the *WARMP*. The activities for which resource consent is sought are described, collectively, as the Proposal.
5. The Proposal will require additional buildings, tank space and some reconfiguration to the existing layout of development within the site. The extent of change proposed to the buildings, tank space and other reconfigurations is shown graphically in Document 2.
6. The primary differences between the existing winery operation and the operation the subject of the Proposal are:
 - An increased building and tank farm foot print and shown in the plan in Document 2.
 - The construction of additional yard areas.
 - The construction of expanded tank and barrel storage areas.



- An increase in winery waste water which is intended to be dealt with in terms of the permitted activity standards of the Rules.

DESCRIPTION OF THE SITE AT WHICH THE ACTIVITY IS TO OCCUR

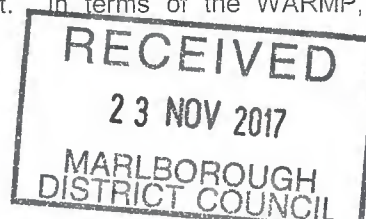
7. The land on which the Proposal is intended to be implemented is contained in titles MB6B/216 and MB6B/217 which are Documents 3 and 4 and are described as Lot 1 DP 11353 and Lot 2 DP 11353 respectively. The total land area owned by the Applicant and which forms the site is 21.41 hectares more or less. Some of the land over which the discharge aspect of the Proposal is owned by the Bishell family and is land through which the ephemeral Fairhall river runs. The title for the Bishell (Caythorpe Trustees Limited) land is Document 5. The Bishell land is currently in pasture and is used for grazing sheep and cattle and occasional cropping.
8. The Applicant's land is already developed as a winery and has been operating as such since 1998. At the western end, the site is adjacent to Paynters Road and the Fairhall golf course. On the northern side, and across New Renwick Road, there are substantial areas of vineyard owned by Pernod Ricard. An aerial photo showing the winery in its current configuration is attached at Document 6. Access is provided off New Renwick Road.
9. The site has been extensively landscaped and the landscape features on the site include a mix of native and exotic plantings which is in keeping with the architecture of the building and the surrounding environment.
10. The site is within the Rural 3 Zone under the Wairau Awatere Resource Management Plan (WARMP) and the Rural Environment Zone under the PMEP (see Map 85). The land is within the Wairau Plain Overlay of the PMEMP (see Map 6).

THE FULL NAME AND ADDRESS OF EACH OCCUPIER OF THE SITE

11. The subject land is owned and occupied by Villa Maria Estate Limited. Some the land to which winery waste water is currently discharged under U071369 is owned by Caythorpe Trustees Limited.

A DESCRIPTION OF ANY OTHER ACTIVITIES THAT ARE PART OF THE PROPOSAL TO WHICH THE APPLICATION RELATES

12. The Proposal is an extension in scale of some of the activities for which the Applicant already holds resource consent. In terms of the WARMP, these



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activities are generally categorised as being consents for Rural Industry, Commercial Activity and for a Winery, in terms of Rule 30.4.1 of the WARMF. These are land use consents and the operation of the relevant land use rules in the WARMF have not been affected by the notification or content of the PMEP. Certain of the buildings will exceed the 10m permitted activity restriction in the Rural Rules of the WARMF so resource consent is, therefore, sought in terms of Rule 30.3.1 to permit buildings (including tanks) with a maximum height of 12.6m.

13. The Proposal will, over time, involve the production of increased volumes of Winery Waste Water which will need to be disposed of and which are able to be managed in terms of both the rules of the WARMF and the PMEP. The Applicant currently has resource consents for the discharges of waste water onto its land and the Bishell land and because improvements within its management systems have enabled compliance with the rules would surrender those resource consents. The resource consent for the Bishell land was obtained to permit the discharge of waste water up to ten metres of the Fairhall river bed but this extra area is no longer needed and the discharges are proposed to be undertaken within the 20m restriction in the WARMF and PMEP rules.
14. Stormwater will continue to be disposed of in terms of the existing land use consent U071135.
15. Effluent, other than produced by processed product, is presently disposed of by way of a 9,100 litre per day capacity system for which consent was obtained in 2008 under U071135.
16. The Applicant has water supply to the winery from a combination of 150,000 litres of rain water collection, a well with a capacity of 100m³ per day of underground water and contractual arrangements with adjacent landowners. No consent is sought or required for additional water.
17. Solid wastes (such as grape marc) will be collected and transported for disposal offsite.

A DESCRIPTION OF ANY OTHER RESOURCE CONSENTS REQUIRED FOR THE PROPOSAL

18. None. The Applicant considers that it holds all the other resource consents needed to give effect to the Proposal.



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AN ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF PART 2

19. The Proposal will enable the Applicant to continue to grow and achieve its commercial objectives. The Applicant's growth contributes to the regional and national economies in significant ways and the Proposal is broadly consistent with the purpose and principles of the RMA as set out in Part 2. There are no particular provisions of Part 2, other than the broad sustainable management imperative, which the Applicant considers are engaged by the Proposal.

AN ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN S104(1)(B)

20. The documents referred to in s104(1)(b) are:
- (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.
21. Of these documents only (v) and (vi) are relevant here as there are no relevant national environmental standards, regulations or national policy statements.
22. The first Marlborough Regional Policy Statement was adopted on 27 July 1995. Its adoption predates the dominant period of development of the viticulture industry in Marlborough. The RPS does not deal specifically with issues relevant to this Application but does set out some broad principles which largely reflect the principles set out in Part 2 of the RMA. The following is an example of the general direction which the RPS sets for management of the natural resources of Marlborough.

The Marlborough Regional Policy Statement recognises that local communities have a legitimate expectation of being able to harvest crops and to work the land in a productive way to produce income. This is reflected in Objective 7.1.9 and the supporting text which states:



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Fundamental to the existence of the community is the ability to produce, process, manufacture, harvest, distribute and retail to extract economic benefit from natural and physical resources. For the community to remain viable the use and development of resources must be allowed to continue in a way which is managed sustainably. The basic principles of sustainability must guide all activities which are undertaken.

The overall thrust of the RPS is to enable primary production in appropriate areas, subject to the broad principle that such continued production must be undertaken sustainably and responsibly.

23. On 9 June 2016, Council notified the PMEP which proposes to replace the RPS, the WARMP and the Marlborough Sounds Resource Management Plan in one document. To the extent that there is a proposed RPS in terms of Rule 104(1)(b)(v) it is contained within the relevant provisions of the PMEP.

24. The Objectives, Policies and Rules of the WARMP continue to be of central importance to the consideration of this Proposal (although they were developed without any great emphasis on the importance of viticulture and the wine industry to Marlborough). The Applicant summarises the relevant provisions in paragraphs 44 – 53 below.

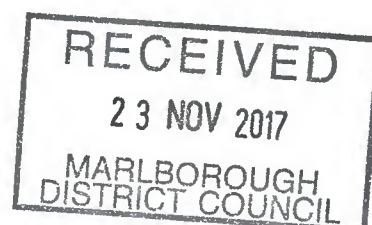
25. The Subject Land is zoned Rural 3 under the WARMP. Wineries are a discretionary activity in the Rural 3 Zone. A winery is defined as follows:

Premises for the retail sale of wine, associated wine promotional material and associated dining facilities.

26. The Applicant already holds consent for winery activities under U071135 and is not seeking any variation to the terms and conditions under which the winery aspects of the consent operate. However, the industrial aspect of wine production is outside of the term winery in the WARMP and, therefore, the increase to the processing component of winery production requires consent as a Rural Industry. Rural Industry means:

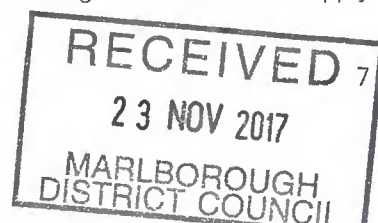
An industry, constructional engineers and roading and cartage contractors workshops or yards where either:

- (a) 75% of the total business is within the rural sector and/or coastal marine area;
- (b) The nature of the industry is such that it is inappropriately located within an urban or industrial zone.



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27. Discretionary land use consent is, therefore, sought for the processing and related facilities as Rural Industry in terms of the Plan to allow a total throughput of 35,000 tonnes of grapes. Some of the proposed extensions exceed the height requirement of 10m for a permitted activity. The maximum height of the extensions will be 12.6m. On an overall basis, therefore, the Proposal should be bundled together as a discretionary activity.
28. Rural industry remains a discretionary activities under the PMEP as it is under the WARMP. The PMEP does not, however, identify any particular assessment criteria to these activities and the WARMP does. Those are set out at Rule 30.4.2.1. The Applicant submits that of all the criteria set out in Rule 30.4.2.1:
- (a) It will consider the operative objectives and policies of the WARMP in paras. 44 – 53 below above in terms of 30.4.2.1.1.
 - (b) Many of the assessment criteria are irrelevant or not applicable, particularly 30.4.2.1.2, 5, 6, 7, 8, 9, 10, 11, 12 and 13.
 - (c) The balance which remain relevant are 30.4.2.1.3 (the RPS which is addressed below) and 30.4.2.1.4 (likely effects of the locality and neighbourhood) which is addressed below.
29. Assessment Criteria 30.4.2.1.4 requires consideration of:
- The likely effects of the proposal on the locality and wider community and in particular:
- (a) Whether the proposal will enhance or maintain the amenity values of the surrounding area.
 - (b) Whether the proposal will inhibit or disadvantage existing activities.
 - (c) Whether the proposal creates any demand for services or infrastructure at a cost to the wider community.
 - (d) Whether the proposal contributes to the character of the surrounding area and helps maintain the cultural values of the community.
 - (e) Whether the proposal has or may have any adverse effects on roading, traffic movement or road safety.
30. The Applicant can say, unequivocally, that the Proposal will not create a demand for infrastructure or services at the cost of the community. The Applicant will use all of its own infrastructure and will make its own arrangement for water supply



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and storm water and effluent disposal. The only area in which the Applicant will be dependent on community infrastructure is in respect of roading and that is addressed separately. In these circumstances, the Applicant proposes to address only the assessment criteria of (a), (b), (d) and (e).

Whether the proposal will enhance or maintain the amenity values of the surrounding area

31. The establishment and operation of wineries is an established feature of the amenity of the rural environment in Marlborough. The cellar door operation of the Applicant and other companies like it is an integral part of the tourism based attractions which Marlborough has developed and markets in New Zealand and throughout the world. The Applicant's winery is already established and is a feature of the Marlborough Wine Trail. This Proposal involves an extension to the industrial component of the winery only and one which is easily able to be absorbed into the immediate and broader environment without any discernible impact beyond the boundary of the property. In these circumstances, the Proposal at the very least maintains the amenity values of the surrounding area of which the Applicant's operation forms a part (in a positive way).

(a) Whether the proposal will inhibit or disadvantage existing activities.

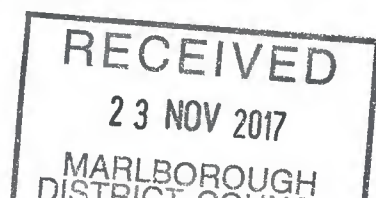
32. The Applicant cannot conceive of any possible way in which existing activities will be inhibited or disadvantaged by its Proposal.

(d) Whether the proposal contributes to the character of the surrounding area and helps maintain the cultural values of the community.

33. The operation of wineries in the rural environment is an integral part of the character of the Marlborough environment. The Applicant's operation already contributes in a positive way to the character of the immediate and broader environment. The Applicant does not apprehend cultural issues to arise in this context.

(e) Whether the proposal has or may have any adverse effects on roading, traffic movement or road safety.

34. The Applicant has commissioned an assessment of traffic effects from Traffic Design Group Limited which is attached at Document 7. The assessment concludes that the traffic related aspects of the Proposal meet the relevant provisions of the WARMP, including the specific rules which relate to loading



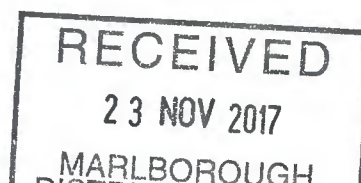
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(27.2.2.2), vehicle parking, site access (22.2.4) access design 27.2.4.7 and the general assessment criteria in 27.2.8.2. In particular, TDG notes:

1. The expanded activity will not impact on the proper functioning of the traffic hierarchy.
2. There are no existing traffic problems in the immediate area, and as described, the traffic flows to and from the winery are relatively light. Furthermore, the regular users associated with the winery will be well familiar with the winery driveways. With the relatively modest increase in traffic generated by the winery expansion, the excellent inter-visibility sightlines, wide spacing from neighbouring driveways and the familiarity of staff and commercial operators with the existing winery driveways, it is not expected that the expanded activity will have any effect on the existing safe local driving environment.
3. The expanded activity is not expected to have any adverse effects on any existing and probably future traffic volumes on adjoining roads.
4. The number of existing pedestrians and cyclists in this rural locality is minimal as it is remote from centres of population. It is considered that the expanded activity will have no effect on the ability of the existing roading system to accommodate cycle and pedestrian movements safely.
5. The activity will have no adverse transportation effects on the local amenity.
6. The activity will have no adverse effects on traffic safety and is assessed to be neutral because the existing arrangements are already designed to safe standards in accordance with the highest expectations of the WARMP and of good practice.

Overall, the actual or potential effect of this expanded winery on the road network will be minimal, and is not expected to be noticeable to other road users from the day to day traffic variations with which they are already familiar.

35. In addition to the general assessment criteria for all discretionary activities, there are also specific assessment criteria for Rural Industry in Rule 30.4.3.9.2.
36. These criteria require an assessment of the extent to which the scale of the activity and any buildings will be compatible with the scale of other buildings and activities in the surrounding area. The Proposal is an expansion of an existing winery processing facility. The scale of expansion is not significant in the context of the existing development. The existing Villa Maria Winery is part of the existing environment and part of the amenity of the Fairhall area. The location of the buildings within a central location on the site ensures that there is sufficient land area available to absorb any visual effect of the additional built structures.



Taking into account that the wider rural area is now dominated by the viticulture industry, the nature of the proposed expansion is in keeping with other major wineries in the region.

37. The proposed expansion is to be undertaken in the same style as the existing facility. The buildings, while housing processing activities, are buildings appropriate to the rural environment in terms of layout and building materials.
38. The Rural Industry assessment criteria require consideration of the extent to which landscape character will remain dominated by open space rather than by buildings and areas of hard surfacing. In this regard, the Applicant notes that the landscape character for this part of the Rural 3 zone is dominated by a working rural environment. The proposed expansion reflects a landscape which is a working rural and viticultural environment. The location of the facilities on the site ensure that the view from public roads is over rural open space with a mix of vines and park-like landscape adjacent to the road. The buildings are well set back from the roads and from neighbouring properties, which allows the view to remain one of open rural character within which the buildings are located.
39. The Rural Industry Assessment Criteria require consideration of the extent to which materials or equipment associated with an activity needs to be stored or operated outside. The storage external to the main buildings is mostly restricted to the external tank farms. Other than the tank farm area, storage is generally within buildings and the view over the site and around the site is one which is laid out and maintained in a very tidy state, with a high standard of landscaping softening the effect of both the buildings and the tank farm area.
40. Consideration is also required to be given to the extent of noise or visual impact, and the degree to which materials or equipment associated with an activity are visible from any public road or place. The increase in scale of the building will have a visual impact but this is mitigated by the design of the building and the materials used which will reflect the existing materials of the existing building which provides a high quality of design reflecting the rural character. The types of materials incorporated into the winery are not dissimilar to the materials used in buildings within the adjoining rural residential zone.
41. The Rural Industry Assessment Criteria require consideration of the extent to which the activity requires a rural location in terms of scale, use of or relationship to rural resources. The Subject Land is the base for Villa Maria's winery and processing activities. The winery takes grape crop grown in the rural area either, by Villa Maria, or grown on contract for Villa Maria in Marlborough. The



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expansion of the capacity of the processing facilities needs to be on the Subject Land, otherwise the processing facilities will be fragmented.

42. Consideration is required of the effect of the activity on the long term availability of soils for primary productive use. There will be a limited effect on the availability for soils for primary productive use as expansion of the facilities will be over small areas of versatile soils. However it is simply not possible to have an increase in the use of soils for primary production (by the growing of grapes) without having a subsequent increase in the processing facilities to enable the sustainable growth of the wine industry. Overall the loss of soils is minor, as the facilities will be concentrated into the existing location which has existing access and infrastructure available thereby minimising the loss of soils for productive use.

OBJECTIVES AND POLICIES OF THE PLAN

43. The consideration of an application for a discretionary activity requires reference to the relevant Objectives and Policies in the Plan. Of particular relevance are the Landscape Objectives and Policies (Chapter 5.0) and the Objectives and Policies of the Rural Environment (Chapter 12.0).
44. The Subject Land is not within an area of outstanding natural features or landscapes. It is a working landscape typical of the rural landscape utilised for primary production and, in this case, the significant activities are vineyards with a range of pastoral production in the vicinity. The other key activity at this location is the golf course and the associated lifestyle areas on the periphery of the golf course.
45. Objective 5.2 seeks to provide for appropriate development practices within areas not identified as outstanding natural landscapes. Policy 5.2.3 is one of the more relevant supporting policies which seeks to maintain an open character to the rural zones and, in particular, the more intensively developed Rural 3 Zone. The proposed buildings, including those facilities that will be external to the main building, such as the extension of the tank farm, will extend the existing building footprint. However, the approach to the expansion of the winery seeks to concentrate the built development and the tank farm in and around the development of the existing facilities. The footprint therefore is maintained in a relatively central position on the Subject Land. This location of the facilities is set well back from New Renwick Road and Paynters Road and from neighbouring properties.



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46. The overall appearance of the site will still be predominantly one of open rural space with the vineyard plantings adjacent to New Renwick Road. All land to the south and west of the expanded facilities will remain in parkland with screen plantings as shown on the landscape plan. The proposed development is consistent with the landscape objectives, as the expansion of facilities will maintain an open rural character in the context of working rural environment, which environment has a heavy emphasis on vineyard production and associated facilities. The explanation section to this set of objectives at 5.5, notes the following:

Elsewhere in the Wairau/Awatere the landscape is less sensitive to change. For both residents and visitors these modified landscapes contribute significantly to the identity of Marlborough. The best known examples are the vineyard landscapes of the Wairau and Awatere valleys.

47. Vineyard landscapes are now a significant part of the modified landscape. The vineyard landscape throughout Marlborough includes significant built development for winery and processing facilities associated with vineyard production.
48. Section 12.0 provides for the relevant Objectives and Policies under the heading of Rural Environment. Objective 12.2.2 seeks to maintain or enhance the life supporting capacity of the versatile soils of the Rural 3 Zone. With the expansion of viticulture throughout Marlborough, it follows that there has to be expansion of the production and processing facility. In this case, it is an efficient use of the land and existing building resources to expand at the existing site, rather than fragment the production and processing facilities for Villa Maria. Taken on a regional basis, the proposal is in an overall sense, a sustainable management of the versatile soils in the region, given the existing location of Villa Maria's processing and winery facilities.
49. The Objective and Supporting policies have an emphasis on Rural Amenity. Objective 2 states the following:

To protect rural amenity values of the Rural 3 Zone by encouraging the establishment of a range of activities which do not create unacceptably unpleasant living or working conditions for residents and visitors, nor a significant deterioration of the quality of the rural environment.



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