

**APPLICATION AS NOTIFIED**

**Martin Fine  
(RM200664)**

**Submissions Close 15 October 2020**

# FORM 12

File Number RM200664

## QUEENSTOWN LAKES DISTRICT COUNCIL

### PUBLIC NOTIFICATION

**Notification of an application for a resource consent under section 95A of the Resource Management Act 1991.**

**The Queenstown Lakes District Council has received an application for a resource consent from:**

Martin Fine

**What is proposed:**

The proposal seeks to undertake visitor accommodation activities from an existing residential unit at 9 Woods Lane, Queenstown for six (6) persons for up to 365 days per year. There are associated rule breaches being that the unit to be used is located within 4m of internal boundaries and for transport breaches.

**The location in respect of which this application relates is situated at:**

9 Woods Lane, Potters Hill, Queenstown (Legally described as Lot 10 Deposited Plan 534798 held in Record of Title 882776).

**The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:**

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown; and
- 47 Ardmore Street, Wanaka) during normal office hours (8.30am to 5.00pm).

**Alternatively, you can view them on our website when the submission period commences:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc>

The Council planner processing this application on behalf of the Council is Niamh Sheehy who may be contacted by phone at 03 450 0372 or email at [niamh.sheehy@qldc.govt.nz](mailto:niamh.sheehy@qldc.govt.nz).

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) Adversely affects the environment; and
- b) Does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:**

**15 October 2020**

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website

<https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees>

You must serve a copy of your submission to the applicant Martin Fine (C/- Hanna Afifi, Unity Planning Limited) as soon as reasonably practicable after serving your submission to Council:

C/- Hanna Afifi  
[hanna@unityplanning.co.nz](mailto:hanna@unityplanning.co.nz)  
Unity Planning Limited,  
PO Box 1815,  
Queenstown.

#### QUEENSTOWN LAKES DISTRICT COUNCIL



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(signed by Katrina Ellis pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

**Date of Notification: 17 September 2020**

#### Address for Service for Consent Authority:

Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Gorge Road, Queenstown 9300

Phone  
Email  
Website

03 441 0499  
[rcsubmission@qldc.govt.nz](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)

# APPLICATION FOR RESOURCE CONSENT VISITOR ACCOMMODATION

Under Section 88 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.

## APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

\*Applicant's Full Name / Company / Trust:  
(Name Decision is to be issued in)

All trustee names (if applicable):

Contact Name if Company or Trust:

\*Postal Address:

\*Post code:

\*Contact details supplied must be for the applicant and not for the agent acting on their behalf and must include a valid postal address

\*Email Address:

\*Phone Numbers: Day

Mobile:

The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify



Our preferred methods of corresponding with you are by **email** and **phone**.  
The **decision** will be sent to the Correspondence Details by **email** unless requested otherwise.

## CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company:

\*Phone Numbers: Day

Mobile:

\*Email Address:

\*Postal Address:

\*Postcode:

## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other, please specify:

Email:

Post:

\*Attention:

\*Postal Address:

\*Post code:

Please provide an email AND full postal address.

\*Email:



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires payment of development contributions, any related correspondence and invoices will be sent via email. Invoices will be addressed to the person responsible for paying development contributions (e.g owner, business owner, leaseholder...) but can be sent to another party paying on their behalf. For more information please see appendix 3 at the end of this form.

Please select a preference for who should receive any invoices.

Details are the same as above

Applicant:

Landowner:

Other, please specify:

\*Attention:

\*Email:

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

Address / Location to which this application relates:

Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



## SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

NO

If 'yes' please provide information below



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



## DESCRIPTION OF THE PROPOSAL // Include a brief description of the event

(Note: specify the type of visitor accommodation being applied for e.g. hotel / motel / backpackers / within an existing residential unit etc.)

Land use consent is sought to establish a Visitor Accommodation activity

at

(location)

for up to

nights per calander year, and up to

guests.

Any additional comments:



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

■ Any National Environmental Standards

Yes

N/A

Are any additional consent(s) required that have been applied for separately?

■ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

Yes

N/A



## PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



## INFORMATION REQUIRED TO BE SUBMITTED //

To be accepted for processing, your application to establish a Visitor Accommodation activity should include the following:

- Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants  
(Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>.)
- A plan or map showing the locality of the site
- A site plan at a convenient scale to show the building in relation to property boundaries, outdoor living area(s), car parking
- Floor plan for each level (including the location of fire alarms and any wood burners)
- Elevations or photos of existing buildings
- Landscape plan (if required e.g. for mitigation purposes or the relevant Zone rules require it)
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- Proposal details about the activity and operations including how the property will be used/managed and the type of guest accommodation (see Appendix 2 which details the type of information needed with your application)
- An Assessment of Effects (AEE).  
An AEE is a written document outlining how the potential effects of the proposed Visitor Accommodation Activity have been considered and addressed. Outline all details about the potential and actual effects from the activity and operations (as described in your proposal details) on any person and the wider environment, and how these effects will be managed.



We prefer to receive applications **electronically** – please see Appendix 3 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date** – whichever is earlier.

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

**MONITORING FEES** – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

**DEVELOPMENT CONTRIBUTIONS** – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



## PAYMENT // An initial fee is payable upon lodging this application.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to reference any banking payments correctly. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZLN22)  
Use the reference RM and the first 5 letters of applicant name (e.g RMJONES)- if paying prior to submitting application  
Use the RM# reference provided by Planning Support (e.g RM170123) - if paying after submitting application

Cheque payable to Queenstown Lakes District Council attached

Manual Payment at reception (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

\*Reference

\*Amount Paid

(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

\*Date of Payment

## APPLICATION & DECLARATION

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

If lodging this application as **the Applicant:**

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

OR:

If lodging this application as **agent of the Applicant:**

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

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

PLEASE TICK

Signed (by or as authorised agent of the Applicant) \*\*

Full name of person lodging this form

Firm/Company

Dated

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

### 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.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

### 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));

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 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.

### CLAUSE 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.

### The Proposal Details and Assessment of Effects should cover the following details:

- The maximum number of nights per calendar year sought that visitors may stay;  
Notes: (1) Consents for up to 180 days - rates increase will be between 25-50% plus a development contribution and a possible change in use Building Consent; (2) Consents allowing visitors for 365 days - rates increase will be between 50% to 80% plus a development contribution and a possible change in use Building Consent.
- The maximum number of guests per site / room;
- Type of Visitor Accommodation activity and how the property will be let (e.g. hotel, within existing residential unit and let to only one (1) group of people at a time);
- Details of who will manage the property (e.g. owner / agent) and how. This should include details about who neighbours are to contact in case of complaints and how this information will be distributed (particularly in residential areas)
- House rules / management plan for the activity (see the example Visitor Accommodation Management Plan – link below)
- How rubbish collection from the site will be managed
- How outdoor areas will be managed, particularly in the evening
- If there is a wood burner on site, under which Building Consent it was legally established if existing
- The access arrangements and available car parking onsite, and how this will be managed including; the number of onsite carparks for guest/employee use, and any available coach access (if required by the District Plan). Note this may require a Traffic Assessment from a suitably qualified expert depending on the scale of the activity proposed.
- When the visitor accommodation activity shall commence (e.g. once consent is granted, already operating, or a specified date). This information is needed to determine when your development contribution is payable, and for rates.
- The Gross Floor Area for the Visitor Accommodation unit (Meaning the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings) - required for the assessment of the Development Contribution.

### Useful Guidance Documents to read and reference when considering the use of your property for fee paying guests:

- *"Visitor Accommodation; High & Low Density Residential" (this will help to guide your assessment of effects particularly in any Residential zone or site*
- *"A General Guide to Using Your Residential Property for Paying Visitors and Guests in the Queenstown Lakes District, June 2017"*
- *"Example Visitor Accommodation Management Plan, June 2017"*

### Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request



While it is not essential that your documents are named the following or that those listed are essential, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

Landscape Report

Engineering Report

Geotechnical Report

Traffic Report

Urban Design Report



# Unity Planning

RESOURCE MANAGEMENT CONSULTANTS

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## Assessment of Effects on the Environment

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Land use resource consent under Section 88 (1) of the Resource Management Act 1991 to undertake visitor accommodation activities from an existing residential unit at 9 Woods Lane, Queenstown

Applicant:

Martin Brett Fine

Prepared by:

Hanna Afifi, Unity Planning Limited

Report Date:

September 2020

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Unity Planning Limited

021 159 0114 | PO Box 1815, Queenstown, 9348

[www.unityplanning.co.nz](http://www.unityplanning.co.nz)

## 1.0 INTRODUCTION

1. This Assessment of Effects on the Environment (AEE) is provided in accordance with the requirements of Section 88 (2) of the Resource Management Act 1991 (the Act). It is prepared to enable the AEE to be adopted.
2. Martin Fine, the “applicant”, applies for land use resource consent under Section 88 (1) of the Act to undertake visitor accommodation activities from an existing residential unit at 9 Woods Lane, Queenstown, for up to 365 days a year.
3. The application site and the residential unit were created as part of a 12-unit comprehensive residential development approved by resource consent RM160718 (and associated variations). RM160718 was granted on 24 January 2017. The consent approved the construction and subdivision of a comprehensive residential development with 12 residential units on Lot 10 DP 490069, with breaches of building height and outdoor living space rules. Twelve lots were created, each to contain a residential unit.
4. Two additional residential units were added to the development under resource consent RM170614 which included a variation to conditions of RM160718. A subsequent variation was then approved by way of RM180834 as resource consent was required for a road boundary infringement which arose via the vesting of an approved right of way as Council road.
5. Section 88 of the Act sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

*"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment"*.

The following assessment of environmental effects is made in accordance with these requirements.

## 2.0 DESCRIPTION OF THE APPLICATION SITE AND LOCALITY

6. The application site is located at 9 Woods Lane, Queenstown, within the Tiers development. The site has an area of 331m<sup>2</sup> and is legally described as Lot 10 DP 534798, held in Record of Title (RT)882776. A copy of the RT is provided as Attachment 1.
7. With reference to Figure 1 below, the application site is part of Potters Hill which is an urban residential hillside area which sits above (in elevation) State Highway 6A (the Frankton Road) on the north side of the road, overlooking Lake Wakatipu to the south. The site and surrounding land are zoned Low Density Residential (LDR) under the Operative Queenstown Lakes District Plan (ODP) and Lower Density Suburban Residential (LDRS) under the Proposed Queenstown Lakes District Plan (PDP).





Figure 1. Application site and surrounds -  (Lower Density Suburban Residential Zoning)

8. The site contains a three-bedroom residential unit comprising a double garage on the ground level, a laundry. Two bedrooms and two bathrooms are located on the first floor level. The kitchen/dining areas, one bedroom and one bathroom are located on the second floor level. Outdoor living space is provided by a deck accessed off the second floor bedroom and living room, in addition to a private patio approximately 55m<sup>2</sup> in area located at the rear of the unit. To the rear of the patio area is a steep concreted slope which covers approximately half of the lot area. Access is provided directly off Woods Lane to the south. Figure 2 below identifies the application site and the immediate locality.



Figure 2. Application site (shaded blue) and immediate locality

9. Figure 2 above shows the location of the site in relation to the comprehensive residential develop that it is part of. Neighbouring residential units are located to the east and west and sit at the same street level as the application site. The residential units located across Woods Lane to the south sit at a lower elevation at or below street level and are overlooked by the application site which sits at a higher elevation on the hillside. All units are sited to have an outlook to the south towards Lake Wakatipu and the mountains that surround the lake, in addition to having north facing courtyards. The land to the north of the subject site is undeveloped and consists largely of established trees. It is also noted that ten further residential units are to be established further along Woods Lane to the east.
10. There are two consent notices and a consent notice variation, none of which are affected by the proposal. A copy of the consent notices is provided with the RT as Attachment 1.

### 3.0 DESCRIPTION OF THE PROPOSAL

11. Martin Fine, the “applicant”, applies for land use resource consent to undertake visitor accommodation activities for up to six (6) people and for up to 365 nights per calendar year within an existing residential unit at 9 Woods Lane, Queenstown.
12. The visitor accommodation will be operated in accordance with the Visitor Accommodation Management Plan (VAMP) provided as Attachment 2. The key elements of the VAMP apply the following to the operation of the activity:



- A Noise Management Plan (NMP) designed to assist in achieving compliance with the relevant visitor accommodation noise standards of the Operative and Proposed District Plans (as of February 2020).
  - Property manager responsibilities
  - Houses rules for guests
  - Complaint procedures, and
  - A provision to review the NMP.
13. The unit will be rented to a single group at any one time. No minimum or maximum stay will apply. No changes to the building or site are required.
14. Car parking is proposed with the double garage on site. The double garage measures 6.2m in width by 6.3m in length and therefore provides two car park spaces of minimum dimension for both a Class 2 user and a mobility park. As car parking is provided in the garage, the cars will be screened when viewed from outside the site.
15. As the Council's residential waste management service will no longer be available for the unit, the applicant will contract private waste management services to collect both refuse and recycling from the unit. The collection will be on a weekly basis or more frequent if demand requires. Collection bins will be put out either on the evening prior to the collection day or the morning of the collection day. A communal bin collection area is located adjacent to the cul-du-sac head to the west where an easement exists for the right to store rubbish in an area screened by a block wall. The bins will be removed from the collection area by the end of the collection day and brought back to the application site, where they will be stored in the rear courtyard which is adequately screened from outside the site.

#### 4.0 STATUTORY CONTEXT

Queenstown Lakes District Operative District Plan (ODP)

The application site is zoned Low Density Residential under the ODP and the proposed activity requires resource consent for the following reasons:

*Residential Areas – Section 7*

- A restricted discretionary activity resource consent pursuant to Rule 7.5.3.4 (i) for the operation of visitor accommodation in the Low Density Residential zone. Council has restricted its discretion in respect to:
  - a) The location, external appearance and design of buildings;
  - b) The location, nature and scale of activities on site;
  - c) The location of parking and buses and access;
  - d) Noise, and
  - e) Hours of operation
- A restricted discretionary activity resource consent pursuant to Rule 7.5.6.2 (iii)(f) for the operation of visitor accommodation in the Low Density Residential zone where no part of any building which is to be used for visitor accommodation shall be permitted to be located within 4 meters of an internal boundary, where the site(s) adjoining that internal boundary is zoned residential. As the unit is part of Block B of a comprehensive residential development comprising three separate blocks of townhouses, there is no

setback between the unit and the internal boundary with 11 Woods Lane to the east, which is also part of Block B. Block C is located to the west of the unit, where a setback of approximately 0.7m is provided from the western internal boundary. A setback well in excess of 4m is provided from the northern internal boundary. **Council's discretion** is in respect to this matter.

#### *Transport – Section 14*

- A restricted discretionary activity pursuant to Rule 14.2.4 as the proposal breaches site standard 14.2.4.2(iv) with regard to the sight distance that applies to a vehicle access for a non-residential activity. The proposal does not provide for a minimum sight distance of 80 metres for the proposed non-residential activity as Woods Lane is located at the head of the cul-du-sac at the end of Potters Hill Drive. A sight distance of approximately 47m is achieved in the direction towards Highland Road. The sight distance to the east is approximately 70m. **Council's discretion is restricted** to this matter.

#### Queenstown Lakes District Proposed District Plan (PDP)

Council notified its decisions on Stage 1 of the Proposed District Plan (Stage 1 Decisions Version 2018) on 7 May 2018 and decisions on Stage 2 of the Proposed District Plan (Stage 2 Decisions Version 2019) on 21 March 2019.

Council notified Stage 3 of the Proposed District Plan (Stage 3 and 3b Notified Version) on 19 September 2019 (Stage 3) and 31 October 2019 (Stage 3b). The application does not trigger any rules that have immediate legal effect under these stages.

The application site is zoned Lower Density Suburban Residential under the PDP. Resource consent is required under the following rules:

#### *Transport – Chapter 29*

- A restricted discretionary activity pursuant to Rule 29.5.18 with regard to the sight distance that applies to a vehicle access for a non-residential activity. The proposal does not provide for a minimum sight distance of 80 metres for the proposed non-residential activity as Woods Lane is located at the head of the cul-du-sac at the end of Potters Hill Drive. A sight distance of approximately 47m is achieved in the direction towards Highland Road. The sight distance to the east is approximately 70m. **Council's discretion is restricted to a) Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling movement.**

#### *Lower Density Suburban Residential – Chapter 7*

- A non-complying activity pursuant to Rule 7.4.14 with respect to Visitor Accommodation not otherwise identified as the proposal seeks to operate visitor accommodation up to 365 days a year, which may not include a residential component.

#### Summary of Application Status

Operative District Plan - Overall, the proposal is a restricted discretionary activity.

Proposed District Plan - Overall, the proposal is a non-complying activity.

Resource Management Act 1991 - s95-95E, s104-104C and s106

16. The following matters are noted in consideration of sections 95A-95E of the:
  - i. The applicant requests public notification of the application;
17. As a non complying activity, the provisions in sections 104, 104B an 104D direct the substantive determination of applications. These provisions are addressed below.

## 5.0 ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

18. As a non-complying activity, where Council's discretion or control is not limited, the following assessment of actual and potential effects on the environment is guided by the requirements set out by clause 7 of the fourth schedule of the RMA with respect to matters that must be addressed by an assessment of environment effects, in addition to the matters of discretion listed under rules triggered by this proposal, where specific matters of discretion are provided (as listed under Section 4.0 *Statutory Context*, above). The assessment includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment. The matters specified under Clause 7 include:
  - (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.*

### *The Existing Environment*

19. Of relevance to the assessment of the proposal is the existing environment, particularly the extent of visitor accommodation and residential visitor accommodation consented in the immediate locality, which is addressed below:
20. To address the matters above, specifically, any effect on those in the neighbourhood, a summary of the land use activity in the surrounding hillside neighbourhood of Potters Hill is provided. Figure 3 below identifies the location of the application site and the

land use activities of neighbouring properties, as well as those of properties further afield, but with the vicinity of the site.



Figure 3. Application site and surrounding visitor accommodation activities (consented or proposed)

- Blue Shading – Application Site.
- Green Shading – Vacant, undeveloped land (N.B. same zoning as the application site).
- Yellow Shading – Sites containing residential units consented to operate visitor accommodation for up to 365 days a year (all approved on a non-notified basis), more specifically detailed as:
  - 2 Woods Lane – approved by RM181920
  - 6 Woods Lane - approved by RM181921
  - 8 Woods Lane - year approved by RM181922
  - 10 and 12 Woods Lane –approved by RM190542
  - 11 and 17 Woods Lane - approved by RM180470
  - 13 Woods Lane - approved by RM180800
  - 15 Woods Lane - approved by RM180782
  - 9A & 9B Potters Hill Drive - approved by RM180468
  - 1 & 3 Highlands Close - approved by RM181501
- Red Shading – Resource consent applications lodged for visitor accommodation or residential visitor accommodation, with a decision yet to be made, being (these consents are yet to be issued, and therefore the effects of these applications are unable to be assessed):

- RM190636 – 4 Woods Lane – Proposal to undertake residential visitor accommodation for up to 180 days per year. The application has been notified on a limited basis to the neighbours at 2 and 6 Woods Lane. At the time of writing this report, the submission period had not ended.
- RM191267 – 1, 3, 5 and 7 Woods Lane and 4A, 4B, 6A and 6B Rocha Lane. Proposal to undertake visitor accommodation for up to 365 days per year. The application was publicly notified. At the time of writing this report, the submission period had ended and the application was on hold.
- No shading – Residential development (developed or under construction/consented).

### *Permitted Baseline*

21. There are operative rules under the ODP as well as rules that have legal effect under the PDP with respect to the operation of visitor accommodation at the application site. Therefore, to enable the application of a non-fanciful permitted baseline, such a baseline would be required to meet a permitted activity status under both plans. It would be fanciful to apply a permitted baseline under one plan where another plan includes rules that would require resource consent for the activity.
22. The permitted baseline would include the following activities:
  - The use of the unit as a residential rental property for up to six tenants, with a potential changeover of tenants every three months or more. Such use would include on-street car parking demand (up to six cars at the unit), traffic generation (potentially day and night depending on the type of employment gained by the tenants), unmanaged noise and reduction of privacy that is generally anticipated in residential areas where units/dwellings are located in close proximity to each other.
  - Use of the unit for residential activity as outlined above, in addition to a home occupation on site.
  - Use of the unit as a holiday home for the owner and/or friends and family members of the owner who do not pay a fee to use the unit for short term holiday accommodation.

While the use of the site for visitor accommodation activities will result in some different effects to the permitted activities listed above, there are also effects generated that are similar such as traffic type effects (traffic generation, carparking demand), noise and nuisance generation, and loss of residential cohesion or residential housing stock by the use of the property as the owner's holiday home (including family and friends). Therefore, the application of the permitted baseline activities listed above are relevant to the assessment and are taken into consideration below.

*Assessment of any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects*

23. The application site is not located within an area of cultural significance and does not contain any identified items of cultural value on site. In addition, there are no economic effects that are relevant to the consideration of the effects on the environment and persons. The key effects are those related to social effects on the neighbourhood and the wider community, namely the loss of residential cohesion as a result of the use of a residential unit for year-round visitor accommodation activities. In addition, the matters of discretion under Rule 7.5.3.4 (i) of the ODP with respect to the operation of visitor accommodation in the Low Density Residential zone provide useful guidance as to additional relevant effects to consider. These include:

- a) *The location, external appearance and design of buildings;*
- b) *The location, nature and scale of activities on site;*
- c) *The location of parking and buses and access;*
- d) *Noise, and*
- e) *Hours of operation.*

*The location, external appearance and design of buildings:*

24. The application site has been created by subdivision and the residential unit exists as one of the townhouses established in Block B of the comprehensive residential development approved by resource consent RM160718 and subsequent variations. There will be no change to the location, external appearance or design of the building. The development will continue to appear as a townhouse regardless of the type of use within the building. There will be no adverse effects on the environment or persons in this regard.

*The location, nature and scale of activities on site*

25. The unit will be rented out to a single group of up to six persons for visitor accommodation activities. The group will be able to rent the property for a single night or longer. As the unit is a three-bedroom unit, the maximum guest number proposed is a similar occupation rate to a reasonable permitted residential use of the unit as six persons can be accommodated comfortably within the unit. The unit will be cleaned at the end of each booking by persons contracted to provide such services. No on-site staff or services are provided to guests during their stay.

26. The activity will be undertaken in accordance with the VAMP which forms part of the proposal. The VAMP has been compiled to comply with the range of management measures that Council seek to be implemented in cases where resource consent is sought to use a residential unit in the zone for visitor accommodation or residential visitor accommodation activities. The VAMP also provides for noise management measures discussed further below.

27. ~~As the site will no longer have access to Council's residential waste management/collection service, waste management/collection will be provided through a private contractor. A designated area is provided off the adjacent cul-du-sac for refuse/recycling bins to be placed for collection on collection days. This area was assessed under RM160718 as an appropriate resolution for the collection of refuse/recycling from the townhouses and avoids the need for collection vehicles to enter Woods Lane. As with the Council service, the bins will only be put out in the collection area the night before or the morning of the collection day and will be brought back to the site on the day of collection.~~

28. Overall, the scale and nature of activities are appropriate to the location and will not result in any in appropriate adverse effects on the environment.

#### *The location of parking and buses and access*

29. The proposal provides for the car parking requirement of two on-site car parks for Class 2 users within the double garage. Given the dimensions of the garage, a car park sized as a mobility park is available. The VAMP outlines that coaches are not permitted to pick-up, drop-off or park at the site.
30. Access to the site is established as a safe and efficient vehicle access. While the sight distances of 80m for non-residential activities are not provided in either direction, the development has been established to comply with sight distances required for residential use of the site. **In this case the proposed 'non-residential' activity will not be dissimilar in scale and intensity to residential activity with respect to traffic generation to and from the site.** The Council has been satisfied in the previous applications sought for visitor accommodation in the vicinity that the traffic generation that will result from visitor accommodation activities of the scale proposed will be no more than that of a permitted residential use of the site. As the access is considered safe for residential use, it is therefore also considered safe for the proposed visitor accommodation use.
31. The provision of car parking and access will result in insignificant adverse effects on the environment and persons in consideration of the existing environment and the limited scale and nature of the proposed activity.

#### *Noise and Hours of Operation*

32. As there will be no staff or on-site services provided to guests, no hours of operation are required on site except for the management of the use of outdoor living areas and check-in. An NMP is included in the VAMP which imposes hours of operation for the use of the two outdoor areas, the rear courtyard and the balcony off the street façade. The use of these areas will not be permitted between the hours of 10pm and 7am. The noise management measures also include restrictions on the use of amplified music. On site guidance signage measures is also proposed to assist guests in complying with the noise management measures. Check-in will not be permitted after 10pm.
33. A key component to the NMP is a review procedure to enable review of the NMP, including the provision for an annual letter drop to nearby neighbouring properties (comprising the other units that form part of the comprehensive residential development) to ensure that the owners/occupiers of the properties have the contact details of the property manager should any issues arise.
34. Overall, the proposed management of noise on site is consistent with that generally accepted as appropriate for resource consent applications of the type proposed i.e. the use of a residential unit in the zone for visitor accommodation activities. The implementation of the VAMP will ensure that noise nuisance is managed in a far stricter capacity than potential noise nuisance associated with permitted residential use of the site. Any adverse effects on the environment and persons with regard to noise generation will less than minor.



## Residential Cohesion

35. When assessing the effects related to the loss of residential cohesion, the degree of coherence in the area is relevant to consider as it forms a baseline against which the adverse effects can be evaluated. In this case the following factors are considered relevant to the degree of coherence applicable to the application site:

- As outlined above, resource consents have been approved for visitor accommodation up to 365 days a year in a number of residential units off Woods Lane as identified in Figure 3 above. As seen in Figure 3, out of the 15 established residential units off Woods Lane (identified as 1 to 13, 15, and 17), nine are consented to undertake visitor accommodation up to 365 days a year. The area is one which comprises a mixed-use of residential and visitor accommodation activities. This mixed use is not one which contributes to a strong degree of residential cohesion but is a level that the Council have considered to be appropriate to the specific area.
- Whether the character of the area, including built form, displays a strong residential character is another matter that is relevant to consider. In this case, the site and surrounding developments have been established as residential developments, predominantly townhouse and/or apartment type configurations designed as comprehensive developments. Access, parking, built form, external appearance of buildings, outdoor living space and landscaping have been comprehensively designed as single block developments or multi block developments. Therefore, while variation is provided between the development blocks (due to topography and/or variations or the developer's desire to provide units of variable sizes and capacities) the individual units do not display a notable sense of individuality. The locality displays the character of an urban residential area that has been developed comprehensively and predominately of a high degree of quality of built form.

The use of the unit for VA activities will not result in a noticeable physical change to the character of the application site in so far as that character contributes to residential cohesion or a strong cue to the presence of residential/domestic use. This is because the development, which comprises the general layout, landscaping, outdoor living, use of garaging for car parking etc; will remain unchanged when viewed from outside the site. The units within the comprehensive residential development that the application site forms part of have been designed as high quality, low maintenance, lock and leave units, where little room is provided or required to create individuality between units. The proposal will result in little or no change to the physical attributes of the site that contributes to the character of the neighbourhood as a component of the level of residential cohesion realised.

- The extent and/or area of the neighbourhood that the application site shares a sense of place with is the final matter that has been taken into consideration. In this case, the hillside residential area of Potters Hill is very much disjointed by the steep topography of the locality where residential developments, including roads and accessways that cut across the side of the hill, have been developed. The variation in topography has led to development being established at various elevations leading to physical separation of units and blocks of units not only by distance but by distinct building platforms at those various elevations. In addition, there are no communal sites of interest or value in the immediate residential

locality (identified in Figure 3) that contribute to a sense of place as there are no communal living spaces, neighbourhood parks or recreation areas specific to these developments as provided in other neighbourhoods.

36. In consideration of the factors above, Figure 4 below has been compiled to illustrate the extent of the neighbourhood that may reasonably be impacted to a minor degree by a loss of residential cohesion if the application site is utilised for visitor accommodation purposes with no residential component. The area identified is that considered to contribute the highest degree of residential cohesion between the application site and the identified properties and vice versa. Properties beyond the identified properties may be affected but to a less than minor degree, being sufficiently separated from the application site by steep topography/elevation, distance, and/or not sharing the sense of place that living on the same road/street may assist in creating.



Figure 4. Application site and potentially affected neighbours due to loss of residential cohesion

37. The loss of residential cohesion is not significant when compared to the loss that could occur by permitted use of the unit as a holiday home by the owners of the site, including friends and family of an owner or owners. The property is a high quality, low maintenance property that lends itself well for use as a second home/holiday home. Such use would result in the coming and going of people to and from the application site who are unfamiliar to nearby residents and who would not contribute to the sense of community that a resident may contribute to. In addition, the loss of residential cohesion does not adversely affect the wider environment, being an effect specifically felt by neighbouring properties.

*Assessment of any physical effect on the locality, including any landscape and visual effects*

38. As outlined above there will be no physical changes to the application site. The visual effects have been addressed above in consideration to the change to the physical character of the site when viewed from neighbouring properties. As concluded, there will be no notable visual change between residential use of the site and visitor accommodation use of the site.
39. While the change of use technically triggers an internal setback breach due to a change in use from residential to visitor accommodation, any effects in this regard will be limited to immediately adjacent properties to the east and west. Given that the building is already existing, any resultant effects of dominance, impact on views and outlook or privacy are part of the existing environment. In addition to the provisions for the management of noise and use of outdoor areas, any residual adverse effects will be less than minor.

*Assessment of any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*

40. The proposal does not involve the disturbance of any habitats.

*Assessment of 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:*

41. These matters, if applicable, have been addressed in the preceding assessment of effects.

*Assessment of any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*

42. The application site is fully serviced with connections to Council reticulated services for the disposal of wastewater and stormwater. Any refuse or recycling will be disposed of appropriately as previously addressed in the assessment above as have the effects related to the emission of noise.

*Assessment of any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

43. There is no use of hazardous substances or installations associated with the proposal. The change in of the property will not exacerbate any risk related to natural hazards.

## Summary of Actual and Potential Effects on the Environment

44. Overall, adverse effects of the proposal on the environment and persons will be no more than minor. The scale and nature of the visitor accommodation activity and any loss of residential cohesion is compatible with the character and amenity values of the local environment and the level of cohesion appropriate to the Woods Lane environs. Additionally, the activity be managed in accordance with the VAMP and in way which will ensure that adverse effects on residential neighbours will be avoided, remedied or mitigated to a less than minor degree.
45. The applicant has identified potentially affected properties, being those identified in Figure 4 above. The adverse effect on these specific properties being a potential minor effect due to a loss of residential cohesion in the vicinity of these properties. It is noted that a number of these properties are consented to be used for visitor accommodation activity year-round, which would not have the same impact on residential cohesion, due to the absence of residents in those units. However, a resource consent to undertake visitor accommodation activities within a residential unit does not restrict the owners to occupying the site for residential purposes. Therefore, these properties have been considered as potentially affected.

46. In accordance with section 104(1)(b) of the Act, the application has been assessed against the relevant objectives and policies of the ODP and PDP. Weighting of the plans has not been undertaken as the consideration of relevant objectives and policies concludes that the proposal is not contrary to the relevant objectives and policies of both plans.

### Operative District Plan

47. The relevant objectives and policies of the ODP are contained in Section 7 (Residential Areas) and Section 14 (Transport).

### *Chapter 7 – Residential Areas*

#### District Wide Residential Objectives and Policies

48. Objective 3 and associated policies seek to ensure pleasant living environments within which the adverse effects of activities are minimised while still providing the opportunity for community needs. Objective 4 and associated policies seek that non-residential activities meet community needs and do not undermine residential amenity located within residential areas.
49. As outlined in the assessment of environmental effects above, there will be no inappropriate adverse effects on the amenity of the surrounding residential area and no impact on social well-being or residential cohesion, subject to the imposition of conditions of consent, which include the proposed VAMP.
50. Policy 4.1 seeks to enable non-residential activities in residential areas, subject to compatibility with residential amenity. The proposal is considered to be compatible with residential amenity values in the locality. This will be achieved as an occupation rate of no more than six persons is proposed to match a permitted and non-fanciful occupation rate of six residential tenants. In addition, the VAMP proposed which includes a NMP will ensure the strict management of guests and thus the minimisation of nuisance effects that can potentially disturb residential amenity.

#### Queenstown Residential and Visitor Accommodation Areas

51. The relevant objective (2) and associated policies seek residential development is organised around neighbourhoods separate from areas of predominately visitor accommodation development. Of particular relevance is Policy 7 which seeks to provide for non-residential activities in residential areas providing they meet residential amenity standards and do not disrupt residential cohesion. Policy 8 seeks to ensure that the scale and extent of any new visitor accommodation in residential areas does not compromise residential amenity values by adversely affecting or altering existing neighbourhood character.
52. As addressed in the assessment of effects on the environment, the proposal will be undertaken in accordance with the proposed VAMP. Adherence to the approved VAMP will ensure that residential amenity values are maintained and are therefore not

compromised. Residential cohesion will not be disrupted to an inappropriate degree as previously discussed under the assessment of effects on the environment.

53. Policy 8 seeks to ensure that the scale and extent of any new visitor accommodation in residential areas does not compromise residential amenity values by adversely affecting or altering existing neighbourhood character. The proposal will not adversely affect or alter the existing neighbourhood character to the extent that residential amenity would be compromised as the nature of the day to day operation of the visitor accommodation activity on site will be limited to six guests and managed in accordance with a VAMP appropriate to the scale and nature of the visitor accommodation proposed.
54. Given the above, the proposal is not contrary to the objectives and policies of the ODP.

#### *Section 14 – Transport*

55. The relevant objectives and policies seek to ensure that on site parking is commensurate with the scale of the proposed development (Objective 1, Policy 1.9). In this case, the proposal provides the required off-road car parking spaces for the proposal.
56. With respect to access, Policy 2.6 (Objective 1, Safety and Accessibility) seeks to ensure accessways are designed and located so good visibility is provided, they can accommodate vehicle manoeuvres, they prevent reverse manoeuvring onto arterial roads and are separated so as not to adversely affect the free flow of traffic on arterial roads. The site gains access off a local road and is well separated from the nearest arterial road being State Highway 6A (Frankton Road). The vehicle crossing, while it does not achieve a sight distance of 80m for non-residential activities, provides appropriate sight distances for the level of traffic generation anticipated without inappropriately affecting traffic or pedestrian safety.
57. In conclusion, the proposal is not contrary to the relevant objectives and policies of Section 14 of the ODP.

#### *Proposed District Plan*

58. The relevant objectives and policies of the PDP are contained in Chapter 7 (Lower Density Suburban Residential), Chapter 29 (Transport) and Chapter 36 (Noise).

#### *Chapter 7 (Lower Density Suburban Residential)*

59. Objective 7.2.8 and associated policies seek that visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency that maintain the residential character and amenity values of the zone.
60. Policy 7.2.8.2 seeks to restrict the establishment of visitor accommodation in locations outside the visitor accommodation sub-zones to ensure that the zone maintains a residential character.
61. As discussed in the assessment of effects on the environment, the proposal will maintain an appropriate level of residential character and amenity in the neighbourhood as the nature and scale of the proposal is appropriate to the size and layout of the site and

the impacts on residential cohesion in this particular area are not significant. The existing character of development will not change and the maintenance of the amenity values of the neighbourhood will be achieved through the management of the activity in accordance with the proposed VAMP.

62. Given that the proposal is one of an appropriate scale and nature and that residential character and amenity values can be maintained without a significant impact, the visitor accommodation activity proposed is not considered to be one that Policy 7.2.8.2 seeks to restrict.

#### *Chapter 29 (Transport)*

63. With respect to the provision of Chapter 29, the relevant objective and associated policies is 29.2.2 which seeks the provision of parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward: a. providing a safe and efficient transport network; b. compact urban growth; c. economic development; d. facilitating an increase in walking and cycling and the use of public transport; and e. achieving the level of residential amenity and quality of urban design anticipated in the zone. As outlined in the AEE above, compliant on-site car parking is provided for each of the activity and the design of the vehicle access which is existing will not adversely impact traffic safety or the quality of the streetscape to an inappropriate degree.

#### *Chapter 36 (Noise)*

64. Objective 36.2.1 seeks to ensure that the adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities. Policy 36.2.1.1 specifically seeks to avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development, while Policy 36.2.1.2 seeks to avoid, remedy or mitigate adverse noise reverse sensitivity effects.
65. The management of noise by way of the VAMP and specific NMP will ensure that any noise associated with the activities will comply the District Plan standards and in addition, will be managed to avoid, mitigate or remedy any adverse effects on potentially affected neighbours. The type and levels of noise generated by residential activity and visitor accommodation activity are not dissimilar. No reverse sensitivity issues are anticipated as the guests staying at the unit will be aware that they are staying in an urban area. If any guests are unhappy with the level of noise in the neighbourhood, the only effect that may arise is that they would not return for a subsequent booking at the site.
66. For the reasons outlined above, the proposal is not contrary to the objectives and policies of the PDP.

#### *Summary*

67. In summary, for the reasons set out above, and otherwise having regard to the assessment effects, the proposal is not contrary to the relevant objectives and policies of the ODP or the PDP.



## 7.0 OTAGO REGIONAL POLICY STATEMENT

68. The Partially Operative Regional Policy Statement for Otago 2019 (RPS) sets the direction for future management of Otago's natural and physical resources. It provides the foundation for the development of regional plans and district plans.
69. Given both the ODP and PDP have been drafted with regard to the RPS, and that the proposal is considered to be aligned with the objectives and policies of both the district plans, the proposal can also be considered to be aligned with the relevant matters of the RPS with respect to the built environment.

## 8.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

70. In considering an application for resource consent, pre-eminence must be given to Part II, the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 imposes a duty on consent authorities to promote sustainable management while avoiding, remedying or mitigating adverse effects of activities on the environment.
71. In this respect, the proposal is consistent with the enabling provision of section 5 in that the proposal will provide for the efficient and sustainable use of the site and for the social, economic and cultural wellbeing of the applicant and community, providing benefits of the provision of short term accommodation and employment associated with the operation of the visitor accommodation activity. The activity will not result in any adverse effects that would be in conflict with section 5(2)(a) – (c).
72. Section 7 lists various matters to which regard shall be had in achieving the purpose of the Act. The matters of particular relevance to this application are:
  - (b) *the efficient use and development of natural and physical resources;*
  - (c) *The maintenance and enhancement of amenity values;*
73. In respect of subsection (c), based on the assessment of effects provided earlier in this assessment, the proposal will maintain amenity values in a residential area which displays a mixed-use character of both residential and visitor accommodation activity. In terms of subsection (b), the proposal is an efficient use and development of the physical land resource, which is developed as a high quality, low maintenance property, which will operate efficiently and appropriately for the purpose of visitor accommodation.
74. In summary, the proposal is in keeping with Part II of the Act.

## 9.0 CONCLUSION

75. In conclusion, the proposal is consistent with the purpose and principles of the Act in that it will enable the applicant to provide for their economic and social and cultural well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding, remedying or mitigating unacceptable adverse effects.



76. In terms of section 104 of the Act, the proposal will be consistent with the relevant provisions of both the ODP and PDP and will have actual or potential effects on the environment which are less than minor and consistent with the environmental outcomes envisaged by the relevant statutory planning framework.
77. Section 104D of the Act outlines particular restrictions for non-complying activities. Section 104D states that a consent authority may grant consent for a non-complying activity only if it is satisfied that either (a) the adverse effects of the activity on the environment will be minor or (b) the application is not contrary to the objectives and policies of the relevant plan and any proposed plan.
78. The assessment above has determined that the proposal is not contrary to the objectives and policies of both the ODP and PDP, and the effects on the environment will be no more than minor. Therefore, the proposal meets the requirements of s104D and consent may be granted.
79. Accordingly, it is concluded that the Council can grant consent to the activity in accordance with sections 104, 104B and 104D, and Part II of the Act, subject to appropriate conditions of consent.

*Attachments:*

- Attachment 1 – Record of Title (RT)882776 and Consent Notices
- Attachment 2 - Visitor Accommodation Management Plan
- Attachment 3 – Plans of Residential Unit



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 882776  
**Land Registration District** Otago  
**Date Issued** 21 April 2020

**Prior References**

855650

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**Estate** Fee Simple  
**Area** 331 square metres more or less  
**Legal Description** Lot 10 Deposited Plan 534798

**Registered Owners**

Martin Brett Fine

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**Interests**

Appurtenant hereto is a right of way, right to convey water, electricity and telecommunications and rights to drain stormwater and sewage created by Easement Instrument 5558569.6 - 17.4.2003 at 9:00 am

The easements created by Easement Instrument 5558569.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage and water created by Easement Instrument 6829297.3 - 19.4.2006 at 9:00 am

The easements created by Easement Instrument 6829297.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a pedestrian right of way created by Easement Instrument 10097957.2 - 13.8.2015 at 5:56 pm

The easements created by Easement Instrument 10097957.2 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10097957.3 - 13.8.2015 at 5:56 pm

Appurtenant hereto are rights to drain stormwater and sewage created by Easement Instrument 10154387.5 - 2.10.2015 at 3:30 pm

The easements created by Easement Instrument 10154387.5 are subject to Section 243(a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media and a right to drain sewage and stormwater created by Easement Instrument 10449745.16 - 2.6.2016 at 1:40 pm

The easements created by Easement Instrument 10449745.16 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over parts marked WD on DP 534798 in favour of Queenstown Lakes District Council created by Easement Instrument 10449745.22 - 2.6.2016 at 1:40 pm

The easements created by Easement Instrument 10449745.22 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10449745.27 - 2.6.2016 at 1:40 pm

Land Covenant in Easement Instrument 10449745.28 - 2.6.2016 at 1:40 pm

**Identifier****882776**

10449745.29 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.6.2016 at 1:40 pm

10436055.1 Surrender of the easement created by Easement Instrument 10097957.2 as to Lot 100 DP 490067-13.7.2016 at 3:27 pm

Appurtenant hereto is a right of way (pedestrian) created by Easement Instrument 10436055.6 - 13.7.2016 at 3:27 pm

The easements created by Easement Instrument 10436055.6 are subject to Section 243 (a) Resource Management Act 1991

10497110.3 Variation of Consent Notice 10449745.29 pursuant to Section 221(5) Resource Management Act 1991 - 7.11.2016 at 3:10 pm

Appurtenant hereto is a right to park created by Easement Instrument 11234710.2 - 8.11.2018 at 1:55 pm

The easements created by Easement Instrument 11234710.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked AE on DP 534798 in favour of Aurora Energy Limited created by Easement Instrument 11234710.4 - 8.11.2018 at 1:55 pm

The easements created by Easement Instrument 11234710.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 11234710.7 - 8.11.2018 at 1:55 pm

11400022.1 Revocation of Land Covenant created by Easement Instrument 10097957.3 as to Lot 200 DP 534798 - 21.4.2020 at 3:24 pm

11400022.2 Revocation of Land Covenant created by Easement Instrument 10449745.28 as to Lot 200 DP 534798 - 21.4.2020 at 3:24 pm

Subject to a party wall easement over part marked PA and PO, a right to drain water over part marked SC, SD and SE and a right to convey telecommunications over part marked AA and AE all on DP 534798 created by Easement Instrument 11400022.10 - 21.4.2020 at 3:24 pm

Appurtenant hereto is a party wall easement, a right to drain water, right to convey telecommunications and a right to convey electricity created by Easement Instrument 11400022.10 - 21.4.2020 at 3:24 pm

The easements created by Easement Instrument 11400022.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part marked AE and AA on DP 534798 in favour of Queenstown Lakes District Council created by Easement Instrument 11400022.11 - 21.4.2020 at 3:24 pm

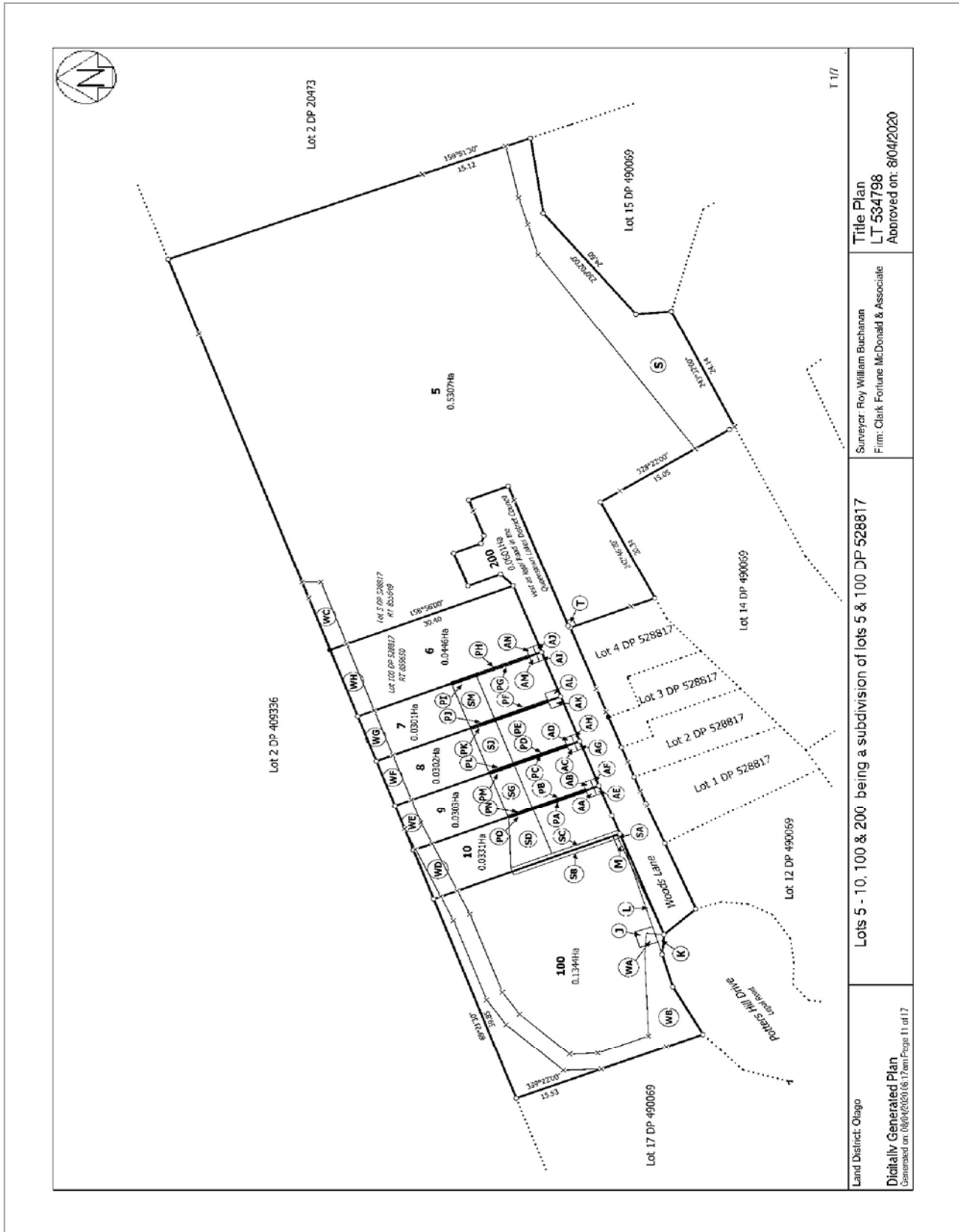
The easements created by Easement Instrument 11400022.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11400022.12 - 21.4.2020 at 3:24 pm

Land Covenant in Covenant Instrument 11400022.13 - 21.4.2020 at 3:24 pm

11400022.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.4.2020 at 3:24 pm

11745294.3 Mortgage to Bank of New Zealand - 8.5.2020 at 4:41 pm





# View Instrument Details

**Instrument No.** 10449745.29  
**Status** Registered  
**Date & Time Lodged** 02 Jun 2016 13:40  
**Lodged By** Sherry, Mark Daniel  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
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706710	Otago
706711	Otago
706712	Otago
706713	Otago
706715	Otago
706716	Otago
706717	Otago
706718	Otago
706719	Otago
706720	Otago

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**Annexure Schedule:** Contains 3 Pages.

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## Signature

Signed by Amy Melissa Hyland as Territorial Authority Representative on 13/05/2016 04:53 PM

\*\*\* End of Report \*\*\*

**IN THE MATTER** of Section 221  
of the Resource Management Act  
1991

AND

**IN THE MATTER** of an  
application for Subdivision  
Consent by Albatross QT Limited

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**CONSENT NOTICE**

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**TO:** The District Land Registrar  
Otago Land Registration District

**BACKGROUND**

- A. Albatross QT Limited has applied to the Queenstown Lakes District Council (**Council**) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land currently comprised and described in Computer Freehold Register 688943 ("**the land**").
- B. Council has granted RM050520, which was subsequently varied by RM130069, RM050520.01, RM150928 and RM160038 ("**Resource Consent**"), to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions specified in the Operative Part of this Consent Notice.
- C. RM050520 provides for the subdivision in three stages.
- D. This consent notice relates to Stages 2 and 3 and affects Lots 7- 10 & 12 -17 DP 490069.

QLDC01168 4890144.2 AH-397989-4-265-V1

**OPERATIVE PART:**

1. No building shall be constructed within areas PA, CA, CB & CC DP 490069 without a comprehensive geotechnical report being prepared by a suitably qualified geotechnical engineer. Subsurface investigations will be required and the report must confirm suitability of the site for the proposed build. No building consent will be issued for any proposed building within areas PA, CA, CB & CC without the Council's approval of the geotechnical report. Council may require that this report is peer reviewed.
2. At the time a dwelling is erected on Lots 7 - 10 & 12 - 17 the owner for the time being of the Lot shall construct a vehicle crossing that complies with relevant Council standards applicable at that time.
3. The owners of Lots 7, 9, 10, 13, 14, 15 16, & 17 are advised that these lots may contain significant geotechnical constraints and that further development of these lots is subject to building setbacks and/or lot-specific geotechnical requirements outlined in the Geosolve Ltd Schedule 2A "*Statement of professional opinion as to suitability of land for building construction*". Refer to the Geosolve Ltd "*Geotechnical Completion Report, Lots 2, 7-17 & 200 being a subdivision of Lot 2 DP 305274, Frankton Road Queenstown*" (Geosolve Ref 140412, dated April 2016), for full details of geotechnical constraints and lot-specific geotechnical requirements for future development.  
  
***Refer to Councils files RM050520 for the Geosolve Ltd Schedule 2A certificate and report in regard to the geotech constraints.***
4. Prior to any construction work (other than work associated with geotechnical investigation) on Lots 7, 9, 10, 13, 14, 15 16, & 17, the owner shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works required to address geotechnical constraints outlined in the Geosolve Ltd Geotechnical Completion Report (Geosolve Ref 140412, dated April 2016) and the owner shall be required to implement all such measures prior to occupation of any building.
5. A geotechnical report and design shall be provided by a suitably qualified geotechnical engineer for any building within Lots 10 or 17 that falls within Areas PB, PC, PD & L DP 490069 (refer Zone D on Tonkin & Taylor report,

QLD001168 4890144.2 AH-397989-4-265-V1

"Albatross QT Subdivision – Supplementary Geotechnical Investigations", Job no: 890815, June 2007). This report and design shall be submitted with the building consent application.

6. In the event of future subdivision of any of the lots or in the event that more than one residential unit is built on each lot, the owner for the time being shall pay the Council the required additional headworks fees of any additional residential units on the property greater than one.
7. At such a time where a high level reticulated water pressure zone is provided by the Council that can serve the subdivision, the private water storage scheme shall be decommissioned and all lots shall connect to the high pressure reticulation.
8. All the owners of Lots 7 – 10 & 12 -17 are advised that the internal access road (and associated stormwater disposal), the pedestrian link marked B on DP 485139, and water supply infrastructure are privately owned and are the responsibility of the management company created at the time of subdivision. Council is not responsible for any part of the water infrastructure or roading to any lot within any stage of this subdivision. This condition shall not include the internal access road if the internal access road is vested in Council. For the avoidance of doubt, the internal access road is the area shown marked as "Road to dedicate in the Queenstown Lakes District Council" on the Clark Fortune McDonald & Associates plan dated 15 January, 2014, titled "Potters Hill subdivision – Access Road Overall Plan View" (Drawing no. E\_001).

Dated this 13<sup>th</sup> day of May 2016

**SIGNED** for and on behalf of  
**QUEENSTOWN LAKES DISTRICT**  
**COUNCIL** under Delegated Authority  
by its Manager, Planning Practice  
Blair Jeffrey Devlin



QLD001168 4890144.2 AH-397989-4-265-V1





# View Instrument Details

**Instrument No.** 11400022.14  
**Status** Registered  
**Date & Time Lodged** 21 Apr 2020 15:24  
**Lodged By** Hyland, Amy Melissa  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
882772	Otago
882773	Otago
882774	Otago
882775	Otago
882776	Otago

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**Annexure Schedule** Contains 4 Pages.

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## Signature

Signed by Amy Melissa Hyland as Territorial Authority Representative on 24/02/2020 05:15 PM

\*\*\* End of Report \*\*\*

**IN THE MATTER** of Lots 5 – 10, 100 &  
200 DP 534798 being a Subdivision of  
Lot 5 & 100 DP 528817

AND

**IN THE MATTER** of Resource Consent  
RM160718 (as varied by RM170614,  
RM180834 & RM190845) issued  
Queenstown Lakes District Council

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**CONSENT NOTICE PURSUANT TO  
SECTION 221 OF THE RESOURCE  
MANAGEMENT ACT 1991**

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**BACKGROUND**

- A. Alpha Properties Limited have applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of title 855650 (Otago Registry).
- B. Council has granted subdivision consent RM160718 (as varied by RM170614, RM180834 & RM190845) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

QLD002421 8185868.1

## OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:

Lot 6 DP 534798 comprised in record of title 882772

Lot 7 DP 534798 comprised in record of title 882773

Lot 8 DP 534798 comprised in record of title 882774

Lot 9 DP 534798 comprised in record of title 882775

Lot 10 DP 534798 comprised in record of title 882776

## Conditions

- a) All owners/occupiers of any Residential Unit shall ensure that rubbish and recycling bins are located in immediate proximity to their residential units and on their own sites, or within the *'right to store rubbish'* easement identified on the scheme plan, on all days except for those when refuse/recycling by Council is scheduled. Bins may however be taken to the collection points on the evening of the day preceding the scheduled collection.
  
- b) Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building

|

QLD002421 8185868.1

**DATED** this 7<sup>th</sup> day of February 2020

**SIGNED** for and on behalf of  
**QUEENSTOWN LAKES DISTRICT**  
**COUNCIL** under delegated  
authority by its Acting Team  
Leader – Subdivision,  
Development Contributions &  
Property

  
Keri Anne Garrett

QLD002421 8155008.1





# View Instrument Details

**Instrument No.** 10497110.3  
**Status** Registered  
**Date & Time Lodged** 07 Nov 2016 15:10  
**Lodged By** Hyland, Amy Melissa  
**Instrument Type** Variation of Consent Notice Condition under s221(5) Resource Management Act 1991




---

## Affected Computer Registers    Land District

706710	Otago
706711	Otago
706712	Otago
706713	Otago
706715	Otago
706716	Otago
706717	Otago
706718	Otago
706719	Otago
706720	Otago

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**Affected Instrument**                  Consent Notice under s221(4)(a) Resource Management Act 1991 10449745.29

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**Annexure Schedule:** Contains 2 Pages.

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### Signature

Signed by Amy Melissa Hyland as Territorial Authority Representative on 14/09/2016 10:26 AM

**\*\*\* End of Report \*\*\***

**IN THE MATTER** of Resource  
Consent RM160479 Queenstown  
Lakes District Council

AND

**IN THE MATTER** of an  
application to Vary Consent Notice  
10449745.29

**VARIATION TO CONSENT NOTICE**

**BACKGROUND**

- A.** **ALBATROSS QT LIMITED** has applied to the Queenstown Lakes District Council pursuant to the provisions of the Resource Management Act 1991 for its consent to vary Consent Notice 10449745.29 registered against the land described as Lots 7-10 and 12-17 DP 490069 and comprised in Computer Freehold Registers 706710, 706711, 706712, 706713, 706715, 706716, 706717, 706718, 706719, 706720 ("the Land").
- B.** Council has granted consent to the proposed variation pursuant to Section 221(3) of the Resource Management Act subject to certain conditions which are required to be complied with on a continuing basis by the registered proprietors and their successors in Title of the Land or part(s) thereof being those conditions specified in the Operative Part hereof.

AH-397989-14-8-V1

**OPERATIVE PART**

The following conditions pertaining to this Consent Notice are to be registered against the Land, the legal descriptions and Certificates of Title of which are set out below:

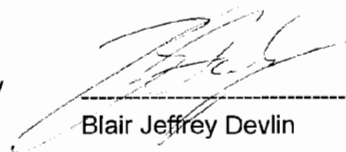
- Lot 7 DP 490069 comprised in CT 706710
- Lot 8 DP 490069 comprised in CT 706711
- Lot 9 DP 490069 comprised in CT 706712
- Lot 10 DP 490069 comprised in CT 706713
- Lot 12 DP 490069 comprised in CT 706715
- Lot 13 DP 490069 comprised in CT 706716
- Lot 14 DP 490069 comprised in CT 706717
- Lot 15 DP 490069 comprised in CT 706718
- Lot 16 DP 490069 comprised in CT 706719
- Lot 17 DP 490069 comprised in CT 706720

**CONDITIONS:**

1. Conditions (7) and (8) of Consent Notice 10449745.29 as registered on the Computer Freehold Registers noted in the Operative Part above are cancelled.
2. All other conditions as contained in Consent Notice 10449745.29 shall continue to apply.

**DATED** this *5<sup>th</sup>* day of *September* 2016.

**SIGNED** for and on behalf of  
**QUEENSTOWN LAKES DISTRICT**  
**COUNCIL** under delegated authority  
by its Manager, Planning Practice

  
Blair Jeffrey Devlin



# Visitor Accommodation Management Plan

RM200xxx

9 Woods Lane, The Tiers, Queenstown

Resource consent has been granted by way of land use resource consent RM200xxx for the use of the residential unit at 9 Woods Lane, The Tiers, Queenstown, for visitor accommodation activities for up to 365 days a year in accordance with this Visitor Accommodation Management Plan (VAMP). This plan also contains a Noise Management Plan (NMP), designed to assist in achieving compliance with the relevant Visitor Accommodation noise standards of the Operative & Proposed District Plans (as of February 2020), being:

## xii Noise

(a) Sound from visitor accommodation activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i)	daytime	(0800 to 2000 hrs)	50 dB L <sub>Aeq(15 min)</sub>
(ii)	night-time	(2000 to 0800 hrs)	40 dB L <sub>Aeq(15 min)</sub>
(iii)	night-time	(2000 to 0800 hrs)	70 dB L <sub>AFmax</sub>

and of the Proposed District Plan, which are the same noise limits as above, except the night-time LAFmax is 75 dB L, and applicable within any site (not limited to within the same zone).

## PROPERTY MANAGER DETAILS

Property Management Business (if applicable): xxx

Contact Person: xxx

Address: xxx

Phone Number: xxx

Email: xxx

## PROPERTY MANAGER RESPONSIBILITIES

The Property Manager is responsible for the following matters:

*On Booking and Prior to Check-In:*

- Advising guests of the sleeping configuration/bed availability for the dwelling.
- Advising guests how to safely access the site and where to park.
- Advising guests that coaches cannot pick-up, drop-off, or park at the site.

### *On Check-In*

- To provide the guests with a copy of the "House Rules" (as set out below);
- To check that the number of guests does not exceed six (6).
- To check that the on-site compendium contains a copy of the House Rules, and a copy of the conditions of resource consent.
- To ensure guests are familiar with the car parking arrangement for the site.
- Check-in shall not be permitted after 10pm.

### *On Servicing & Other Visits*

- To ensure that waste management services are engaged to collect rubbish and recycling waste from the property and that the rubbish and recycling bins do not remain on the street for more than a 24 hour period;
- To ensure the maximum number of guests staying within the residential unit does not exceed six (6) at any time.

### HOUSE RULES

- 1) There shall be no more than six (6) guests present at any one time.
- 2) There shall be no use of any outdoor living areas between 10 pm and 7 am.
- 3) Be courteous of neighbours. There shall be no undue nuisance or noise to neighbours or the local community.
- 4) Any noisy activities should only occur inside after 8 pm with windows and doors closed.
- 5) All vehicles, including those used by visitors are to be parked on the site and not on the street.
- 6) Rubbish/recycling bins are to go out on the evening prior to the collection day or the morning of collection day and be brought back in as soon as possible after being emptied.
- 7) There shall be no sleeping on sofas.
- 8) There shall be no use of illegal substances or conduct of illegal activities at the property.

### NOISE MANAGEMENT PLAN:

This NMP will set out specific methods and procedures to be undertaken by the owner/manager of the Visitor Accommodation.

#### *Noise Management Procedures*

- 1) The manager of the Visitor Accommodation shall advise guests prior to moving in that the building is located within a residential area and request that they respect this by keeping noise levels to a reasonable level, especially between the hours of 8.00 pm to 8.00 am.
- 2) The manager of the Visitor Accommodation shall provide their phone contact number to all guests and be contactable within a reasonable period of time.

### *Specific Noise Mitigation Measures*

- 3) The manager of the Visitor Accommodation shall advise guests that they are not to play amplified sound from the outdoor living area between the hours of 8.00 pm – 8.00 am, and that the outdoor living areas are not to be used between 10.00 pm – 7.00 am. Amplified sound includes but is not limited to amplified speakers (musical or otherwise) and musical instruments. The outdoor living areas are the rear courtyard and the deck located off the second floor of the unit. Outdoor living areas do not include the interior of the residential unit.
- 4) The consent holder shall ensure that signs (minimum A4 size) are erected on site to remind guests that they are in a residential area and to keep noise to a reasonable level, especially between the hours of 8.00 pm to 8.00 am. One sign shall be installed in the kitchen and one weatherproof sign (i.e. laminated or plastic) shall be installed within each outdoor living area. The outdoor signs shall also state that no amplified sound/music is to be played from the outdoor living area between the hours of 8pm – 8am, and that those areas are to be vacated between 10pm – 7am.

### *Complaint Procedures*

- 5) Should a complaint be received in relation to the Visitor Accommodation activity on the site, including from the Council or an Enforcement Officer of the Council, neighbours, or any other party, the Visitor Accommodation manager shall take the following steps:
  - Take written note of the complaint.
  - Investigate the complaint and update the complaints register.
  - Decide on any actions, if necessary, that need to be taken to prevent further complaints of the same nature.
  - Review the Noise Management Plan to ensure the specified noise mitigation methods remain the best practice to avoid future noise complaints.
  - Respond to the complainant and advise them of the outcome of the above processes.
  - Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding 5 years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within 48 hours of the complaint being received.
  - The complaint register shall be made available for inspection by the Council within a reasonable timeframe following a request for inspection.

### *Review of Noise Management Plan*

- 6) This NMP shall be reviewed by the consent holder on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise remain best-practice.

- 7) This review shall be completed no later than 30 December of each year.
- 8) Should any changes to this NMP result from the review process, the amended NMP shall be submitted to the Council's Monitoring Planner for certification.
- 9) As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red 'X' in Figure 1 below. This letter shall advise each neighbouring unit owner of the contact details of the current manager of the Visitor Accommodation activity and invite neighbours to contact the manager should they have any questions or complaints.



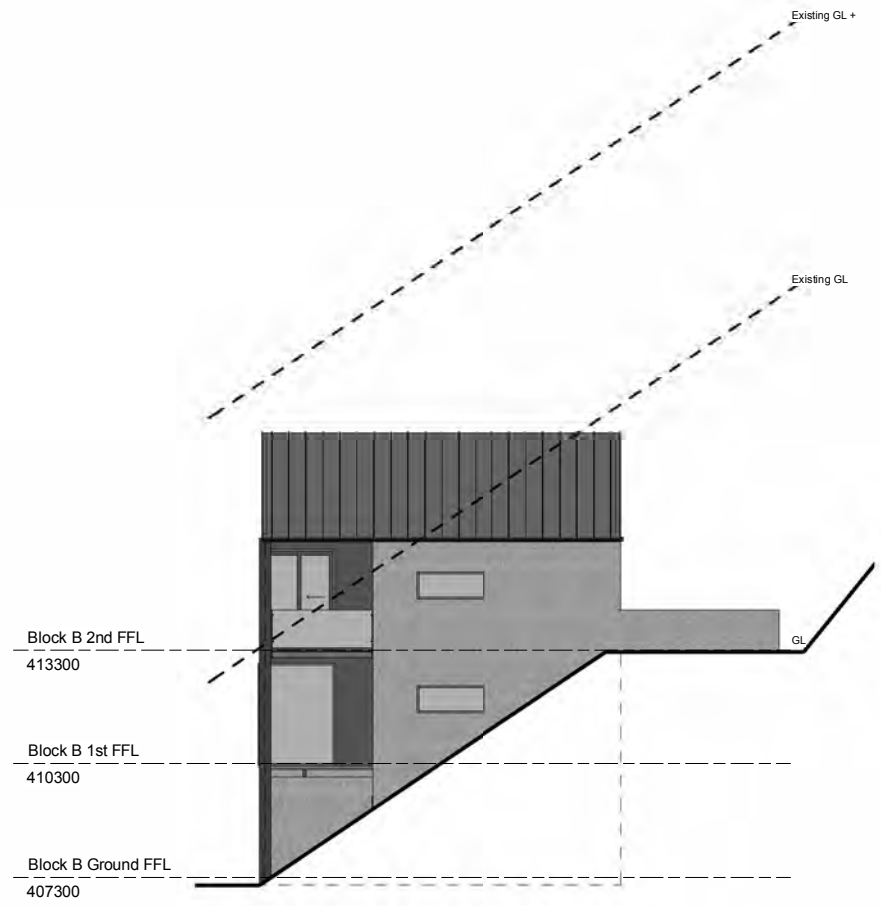
Figure 1. Neighbours to receive an annual letter (Application site – red outline)



**QUEENSTOWN LAKES DISTRICT COUNCIL**

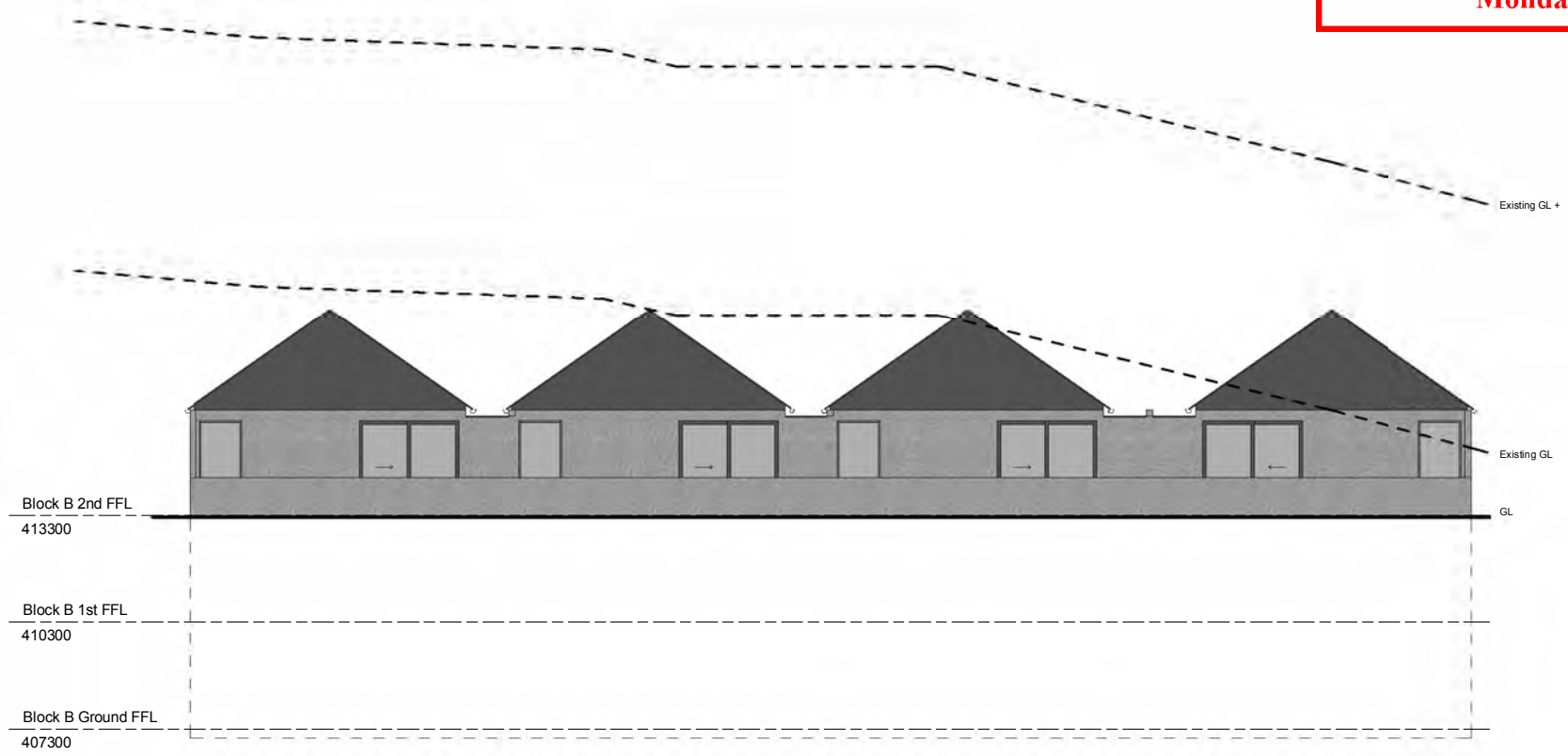
**APPROVED PLAN:  
RM160718**

**Monday, 23 January 2017**



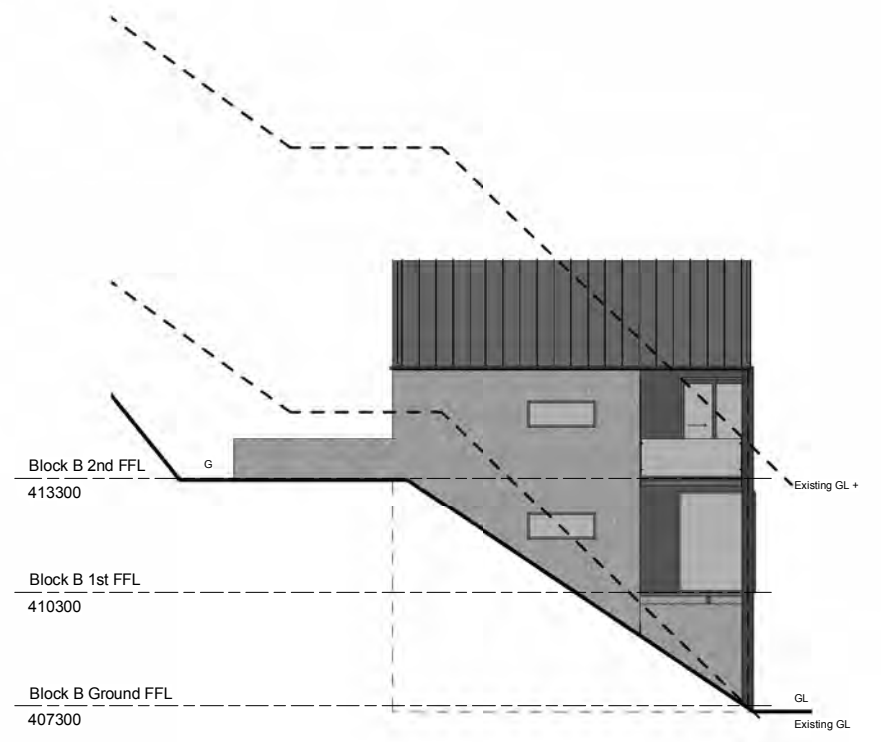
**Block B East Elevation**

1 : 100



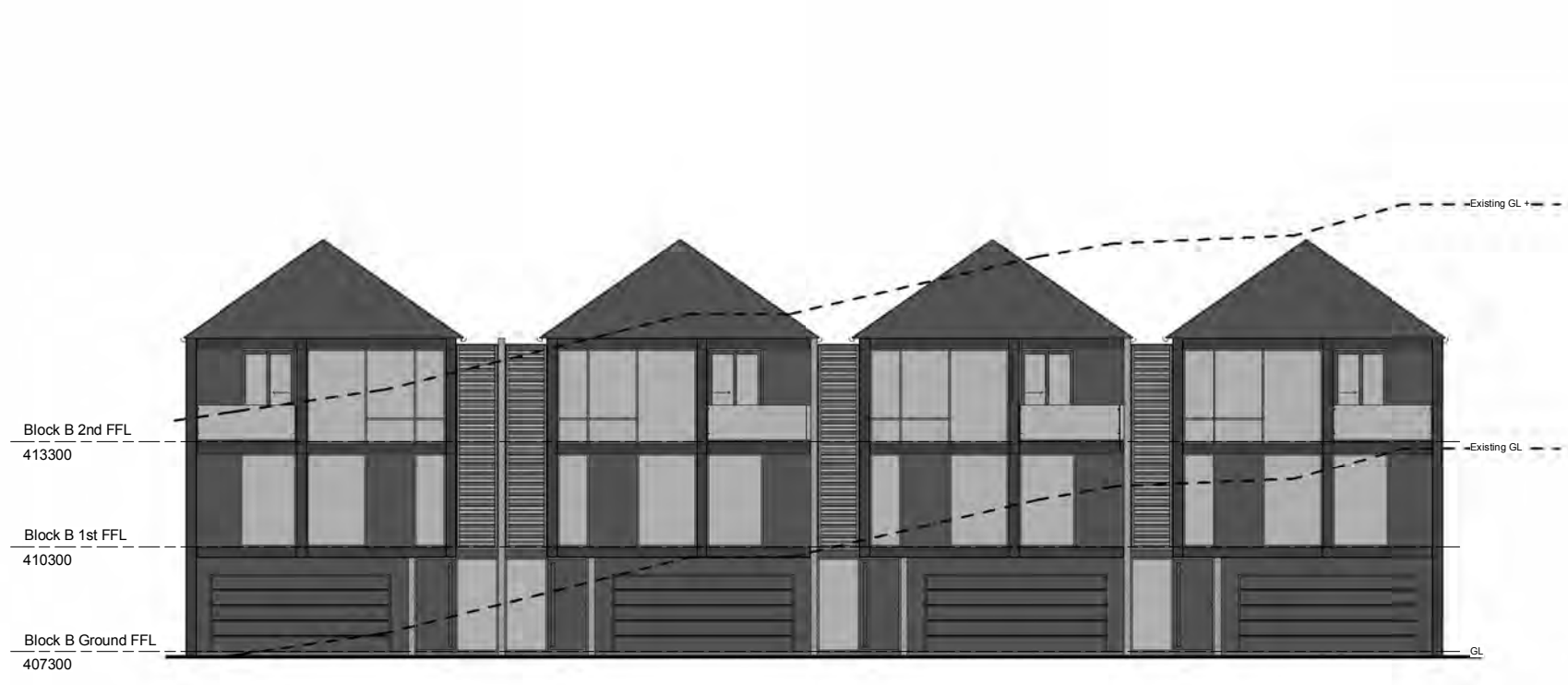
**Block B North Elevation**

1 : 100



**Block B West Elevation**

1 : 100



**Block B South Elevation**

1 : 100



Date	Revision Description	No.

Do Not Scale From These Drawings.  
Use Figured Dimensions Only.

Contract:  
**THE PAVILION VILLAS**  
For : ALPHA PROPERTIES NZ LTD  
658a Frankton Road  
Queenstown

Drawn : <b>PH</b>	Date: 07/07/16
A1 Scales: <b>1 : 100</b>	A3 Scales: <b>1:200</b>

Sheet Title:  
**Block B - Elevations**

Contract: <b>16010</b>	Sheet: <b>RC-B-03</b>
CAD File Name:	Revision:

**PRELIMINARY  
RESOURCE CONSENT**





**DRAWING INDEX**

Sheet Number	Sheet Name	Current Revision Date	Current Revision
A0-01	Part Site Plan		
A0-02	Block B - Block & Grid Layout Plans		
A0-03	Block B - Drainage Connection Plan		
A1-061	Unit 6 - Typical Plans		
A1-062	Unit 6 - Typical Plans		
A1-063	Unit 6 - Concrete Plans		
A1-064	Unit 6 - Concrete Plans		
A1-065	Unit 6 - Reflected Ceiling Plans		
A1-066	Unit 6 - Roof Plans		
A1-071	Unit 7 - Typical Plans		
A1-072	Unit 7 - Concrete Plans		
A1-073	Unit 7 - Reflected Ceiling Plans		
A1-074	Unit 7 - Roof Plans		
A1-081	Unit 8 - Typical Plans		
A1-082	Unit 8 - Concrete Plans		
A1-083	Unit 8 - Reflected Ceiling Plan		
A1-084	Unit 8 - Roof Plans		
A1-091	Unit 9 - Typical Plans		
A1-092	Unit 9 - Concrete Plans		
A1-093	Unit 9 - Reflected Ceiling Plans		
A1-094	Unit 9 - Roof Plans		
A1-101	Unit 10 - Typical Plans		
A1-102	Unit 10 - Concrete Plans		
A1-103	Unit 10 - Reflected Ceiling Plans		
A1-104	Unit 10 - Roof Plans		
A1-110	Second Floor Deck Plans		
A2-01	Elevations		
A3-01	Sections		
A3-02	Sections		
A3-03	Sections		
A3-04	Stairs Section & Details		
A3-05	Patio Sections		
A4-01	Construction Details		
A4-02	Construction Details		
A4-03	Construction Details		
A4-04	Construction Details		
A4-05	Deck Structure		
A4-06	Deck Structure		
A6-01	Window Details		
A6-02	Window Details		
A6-03	Window Details		
A6-04	Window Details		
A6-05	Window Details		
A6-06	Door Details - Deck		
A6-07	Door Details - Patio		
A6-08	Door Details - Entry		
A6-09	Door Details - Garage		
A7-01	Unit 6 - Door/Window Schedule		
A7-02	Unit 7 - Door/Window Schedule		
A7-03	Unit 8 - Door/Window Schedule		
A7-04	Unit 9 - Door/Window Schedule		
A7-05	Unit 10 - Door/Window Schedule		
A8-02	Isometric Views		
A8-03	Isometric Views		
A8-04	Isometric Views		
A8-05	Isometric Views		

**QUEENSTOWN LAKES DISTRICT COUNCIL**

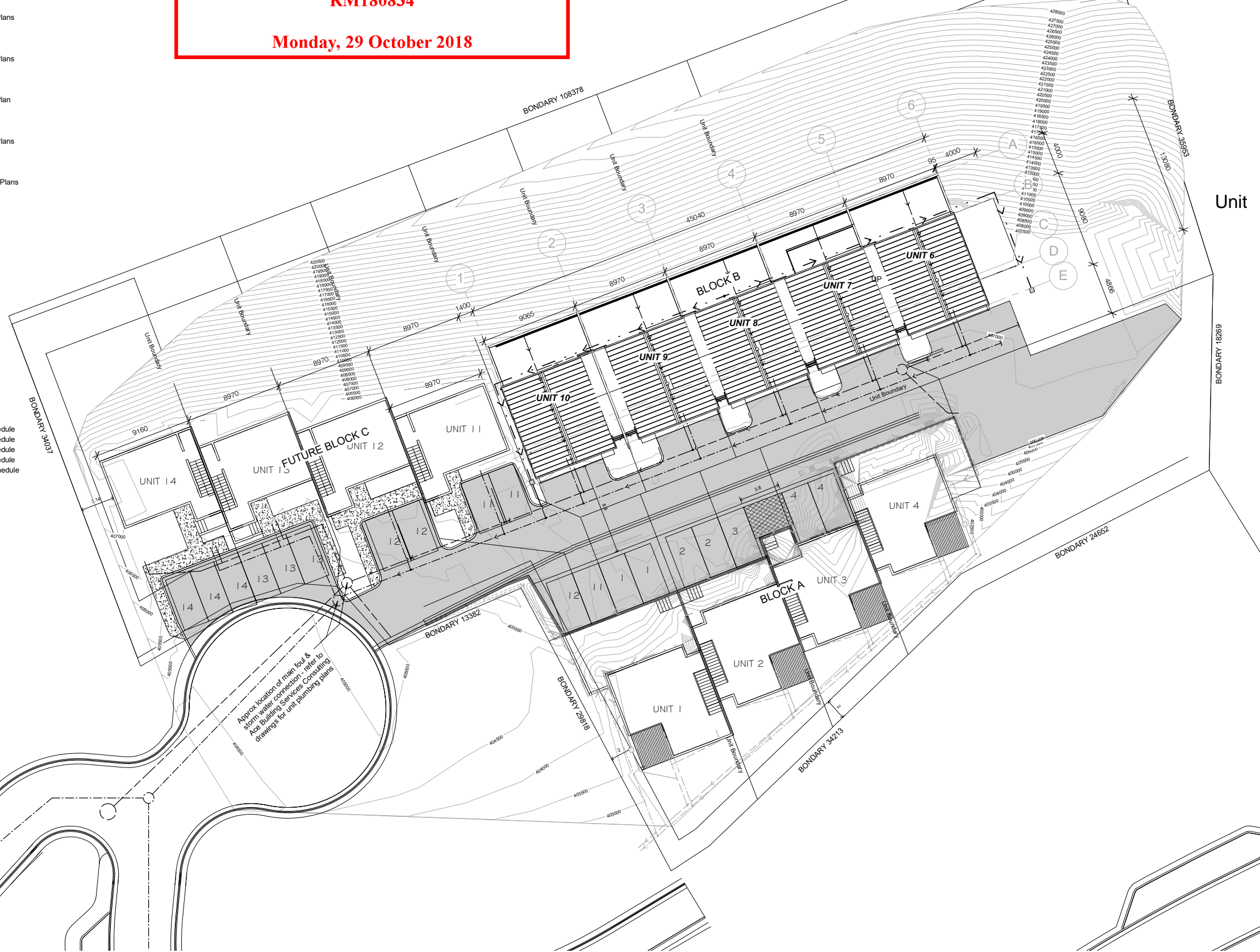
**APPROVED PLAN:**  
**RM180834**

**Monday, 29 October 2018**

**LEGAL DESCRIPTION**

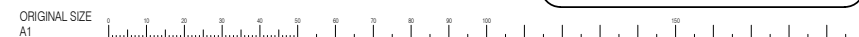
658a Frankton Road, Frankton  
 Lot 3&4 DP 490069  
 Site Area: 5426m<sup>2</sup>  
 Building Footprint: 495m<sup>2</sup>  
 Site Coverage: 12%  
 Wind Zone: VERY HIGH  
 Altitude: 408m (sub-alpine)

**NOTE:**  
 Drawings to be read in conjunction with Clark Fortune McDonald & Associates Engineering Design plans.  
 Refer to CFM design plans for Foul Drainage layout, Stormwater Drainage layout, Water Reticulation Layout & Gas Reticulation layout.



**Site Plan -**  
1 : 200

**PRELIMINARY**  
**FOR APPROVAL**  
 20/02/2018 9:44:37 AM



Date	Revision Description	No.

Do Not Scale From These Drawings.  
 Use Figured Dimensions Only. - COPYRIGHT © -

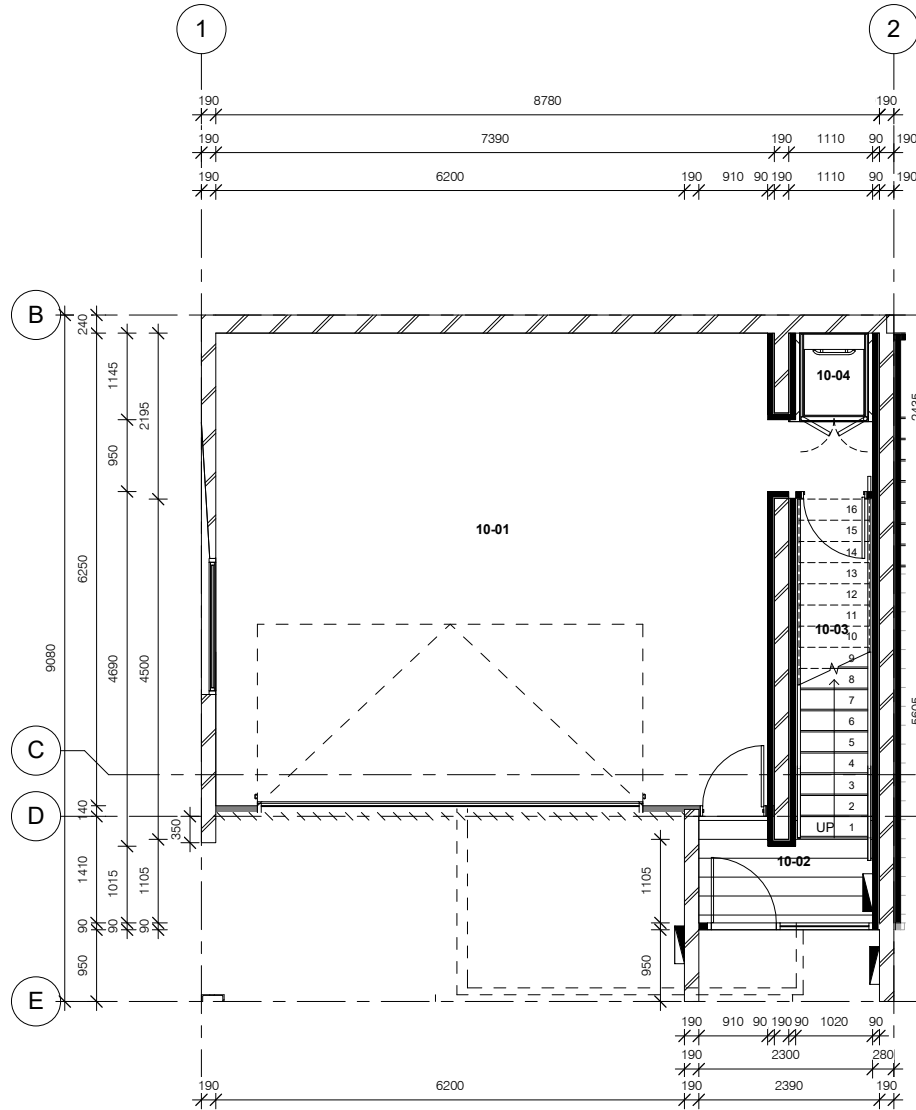
Contract: **THE TIERS VILLAS - Block B**  
 For: **ALPHA PROPERTIES NZ LTD**  
 658a Frankton Road  
 Queenstown

AT Scales: **As indicated** Date: 03/04/14

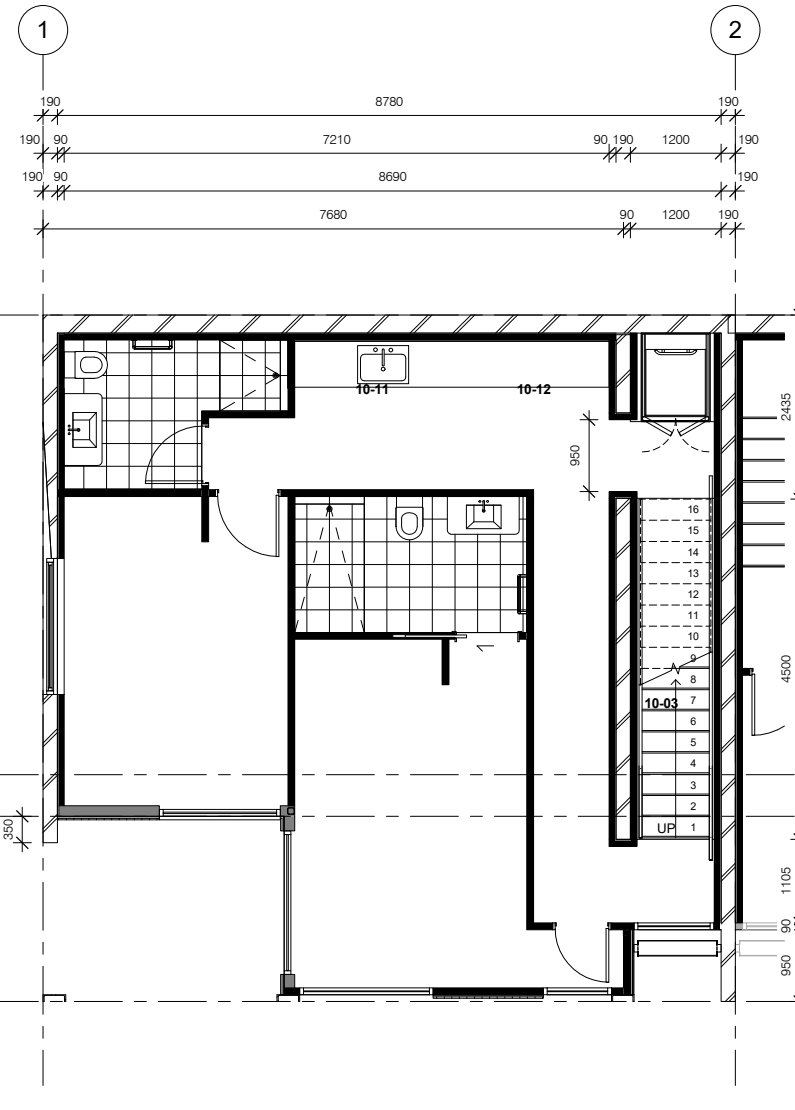
Sheet Title: **Part Site Plan**

Contract: **17030** Sheet: **A0-01**  
 CAD File Name: \_\_\_\_\_  
 Revison: \_\_\_\_\_

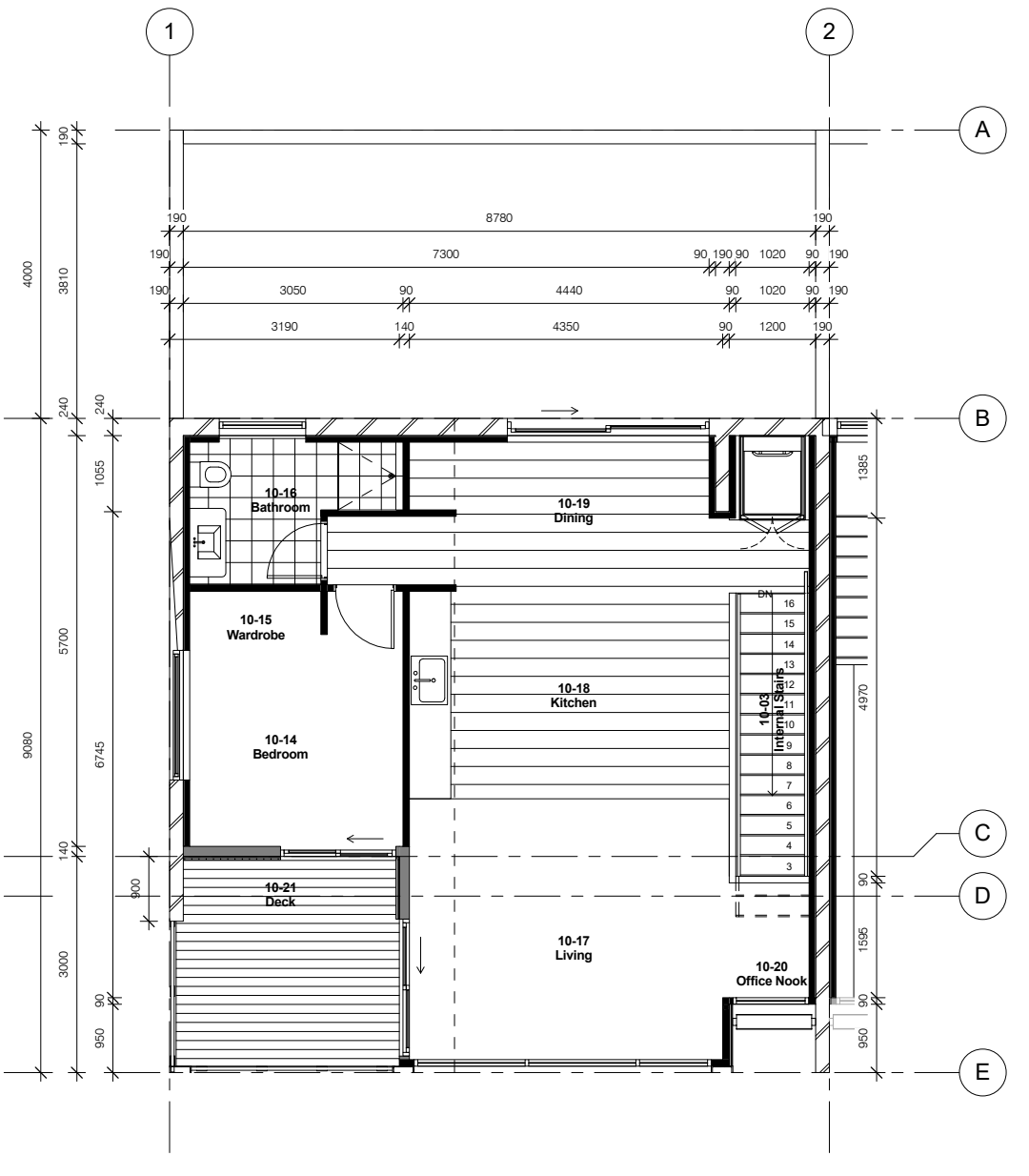
**FOR APPROVAL** **A1**



**Unit 10 Ground Floor Plan**  
1 : 50



**Unit 10 First Floor Plan**  
1 : 50



**Unit 10 Second Floor Plan**  
1 : 50

**GENERAL NOTES**

1. Stud spacings to all exterior framed walls to be 400mm, unless noted otherwise
  2. Stud spacings to all interior non-loadbearing walls to be 600mm unless noted otherwise
  3. All bottom plates to exterior wall framing to be fixed to concrete slab with M12 galvanised anchor bolts @ 800mm c/s max. Bolts to be complete with 50x50x3mm washers
  4. All bottom plates to internal framed walls to be fixed to concrete slab with M12 Trubolts @ 800mm c/s max
  5. All bottom plates to have a minimum of two fixings per plate
  6. All top plates to be fixed to all studs in accordance with Table 8.18 NZS3604:2011, Fixing Type B (2/90x3.15 end nails + 2 wire dogs)
  7. All timber lintels to top storey to be fixed in accordance with Fig. 8.12 NZS3604:2011 for concrete slab and with strap to lintel / stud connection
  8. All trimmer studs to lintels to be in accordance with Fig. 8.15 and Table 8.5 of NZS3604:2011
  9. All trusses to be fixed to top plates in accordance with Table 10.14 Fixing Type E (2/90x3.15 skew nails + 2 wire dogs)
  10. All putins to be fixed to trusses in accordance with Table 10.10 NZS3604:2011 fixing Type T (1/10g self drilling screw, 80mm long)
  11. All other timber frame construction to comply strictly in accordance with NZS3604:2011
  12. All timber framed external walls to be wrapped with James Hardie 6mm RAB Board.
  13. All timber topplates to internal non-loadbearing walls to be shot fixed to underside of floor system at 800mm c/s
  14. All wet areas to have approved non-slip flooring tiles, walls shall be lined using selected wall tiles over 9mm James Hardie Villaboard fixed to manufacturers specifications
  15. All showers to be wet floor tiled showers. Provide shower floor falls to floor waste gully.
- Refer to Engineers Drawings & Specifications for slab & foundation details, sizing, location & lintel sizes.

**WALL LEGEND**

- New 90x45mm H1.2 SG8 framing Studs @ 400mm c/s max. 10mm Gib Standard to interior
- New 140x45mm H1.2 SG8 framing Studs @ 400mm c/s max. 10mm Gib Standard to interior
- 20 Series Concrete block Ardex Shelterseal 5000HD tanking system to exterior 70x45mm H3.1 timber battens over Thermakraft Covertex 403 building wrap 70mm Expol Platinum Board insulation 10mm Gib Standard to interior
- Interconnected Smoke Detection System - go to NZS4514:2009. Refer fire report
- Electrical Meter Board
- Electrical Main Switch Board to each Unit
- Gas Meter Board (Location TBC)

**FLOOR FINISHES**

- Selected ceramic flooring tiles with slip resistance of 0.3 to all Bathrooms, Ensuite, Laundry's & Kitchen areas
- Selected timber strip flooring overlay on backing
- Second Floor Grid E Deck - Selected 19mm Hardwood decking on Outdoor Quickbuild Deck Frame and Support System
- All other areas, including stair, to be selected carpet

**WET AREAS**

1. Tiled Bathroom & Ensuite walls shall be lined using selected wall tiles over 9mm James Hardie Villaboard fixed to manufacturers specifications.
2. Bathroom & Ensuite floors to be finished using selected ceramic tiles. Prepare floor surfaces using Mapei Mapegum WPS membrane system to comply with NZBC - E3 - AS1 Figure 4 & 5. Provide 100mm tiled upstand to comply with NZBC - E3 - AS1 Figure 1.
3. Showers to be wet floor tiled showers fitted with toughened safety glass screens & doors.
4. All joinery units including vanities to be sealed around perimeter to floor.

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:  
RM180834**

**Monday, 29 October 2018**

**LOWER LEVEL 58m<sup>2</sup>**  
**MID LEVEL 61m<sup>2</sup>**  
**UPPER LEVEL 61m<sup>2</sup>**  
**DECK 9m<sup>2</sup>**  
**PATIO 34m<sup>2</sup>**  
**TOTAL 223m<sup>2</sup>**

**Unit 10 Room Names**

10-01	Double Garage	47 m <sup>2</sup>
10-02	Entry	3 m <sup>2</sup>
10-03	Internal Stairs	4 m <sup>2</sup>
10-04	Lift	1 m <sup>2</sup>
10-05	Master Bedroom	14 m <sup>2</sup>
10-06	Wardrobe	1 m <sup>2</sup>
10-07	Ensuite	6 m <sup>2</sup>
10-08	Bedroom 2	11 m <sup>2</sup>
10-09	Wardrobe	1 m <sup>2</sup>
10-10	Bathroom	5 m <sup>2</sup>
10-11	Laundry	2 m <sup>2</sup>
10-12	Storage	2 m <sup>2</sup>
10-13	Passage	14 m <sup>2</sup>
10-14	Bedroom	9 m <sup>2</sup>
10-15	Wardrobe	1 m <sup>2</sup>
10-16	Bathroom	5 m <sup>2</sup>
10-17	Living	16 m <sup>2</sup>
10-18	Kitchen	14 m <sup>2</sup>
10-19	Dining	10 m <sup>2</sup>
10-20	Office Nook	2 m <sup>2</sup>
10-21	Deck	8 m <sup>2</sup>
10-22	Patio	35 m <sup>2</sup>
		211 m <sup>2</sup>

**PRELIMINARY  
FOR APPROVAL  
20/02/2018 9:44:47 AM**



Date	Revision Description	No.

Do Not Scale From These Drawings.  
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Contract: **THE TIERS VILLAS - Block B**  
For: **ALPHA PROPERTIES NZ LTD**  
**658a Frankton Road**  
**Queenstown**

AT Scales: 1 : 50 Date: 07/07/16

Sheet Title: **Unit 10 - Typical Plans**

Contract: **17030** Sheet: **A1-101**  
CAD File Name: \_\_\_\_\_  
Revision: \_\_\_\_\_  
**FOR APPROVAL A1**

