

Dear Neighbour,

My name is Joe O'Brien and I am looking to build my new house at 24 Towne Place, Queenstown.

I am also a qualified Physiotherapist and I would like to operate a small clinic from the Ground Floor of my new House.

Please see **attached** the architectural plans of my new Dwelling. You will see my plan to include a few treatment rooms on the ground floor, and my small apartment of the first floor.

Initially it would just be myself & 1 other staff member operating out of the clinic. In the long term, I see my clinic providing for up to a maximum of 6 staff (one receptionist, and 5 physiotherapists) they would be split across the week and never all at once, We are proposing for our clinic to operate as follows:

- Monday to Friday: 7.30am to 7.00pm;
- Saturday: 8.00am to 2.00pm; and
- Sunday and Public Holidays: Closed

I will live here with my partner in the small apartment on the first floor and we aim to run a high end, and highly regarded practice for the Queenstown Community. Our practice will not be noisy as we provide a professional and intimate service to our customers and will fully respect the amenity and peace of our neighbours. We think our practice will make a good neighbour to you.

We are looking to obtain resource consent and we would like to reach out to you and see if you would be comfortable with providing us with your written approval. If so, please may we ask that you sign the following documents:

- This letter (your initials at the bottom will be fine);
- The APA form attached; and
- Initial each page of our plans.

We appreciate this may be a big ask, and so we fully invite you to have a coffee or cup of tea with us if you have any questions. My contact details are:

- 021 280 3338
- Joe932@gmail.com

If possible, I would be keen to get my build underway and so I would like to ask if you could let me know by no later than **20 June 2023** if you are happy to provide

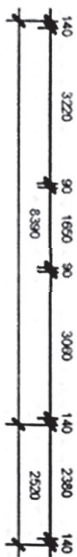
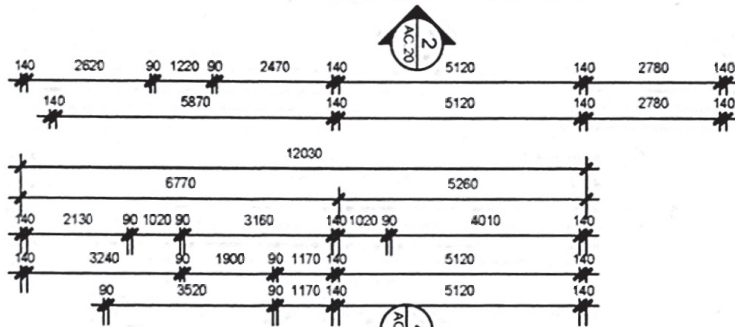
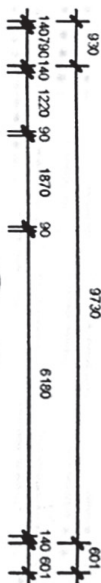
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I thank you for your time in reading my letter and if you would like to discuss my plans further, please call me or send me an email.

Yours sincerely,

Joe O'Brien
24 Towne Place, Queenstown

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2 APARTMENT LEVEL
1 : 100

57

**PEAK
ARCHITECTURE**

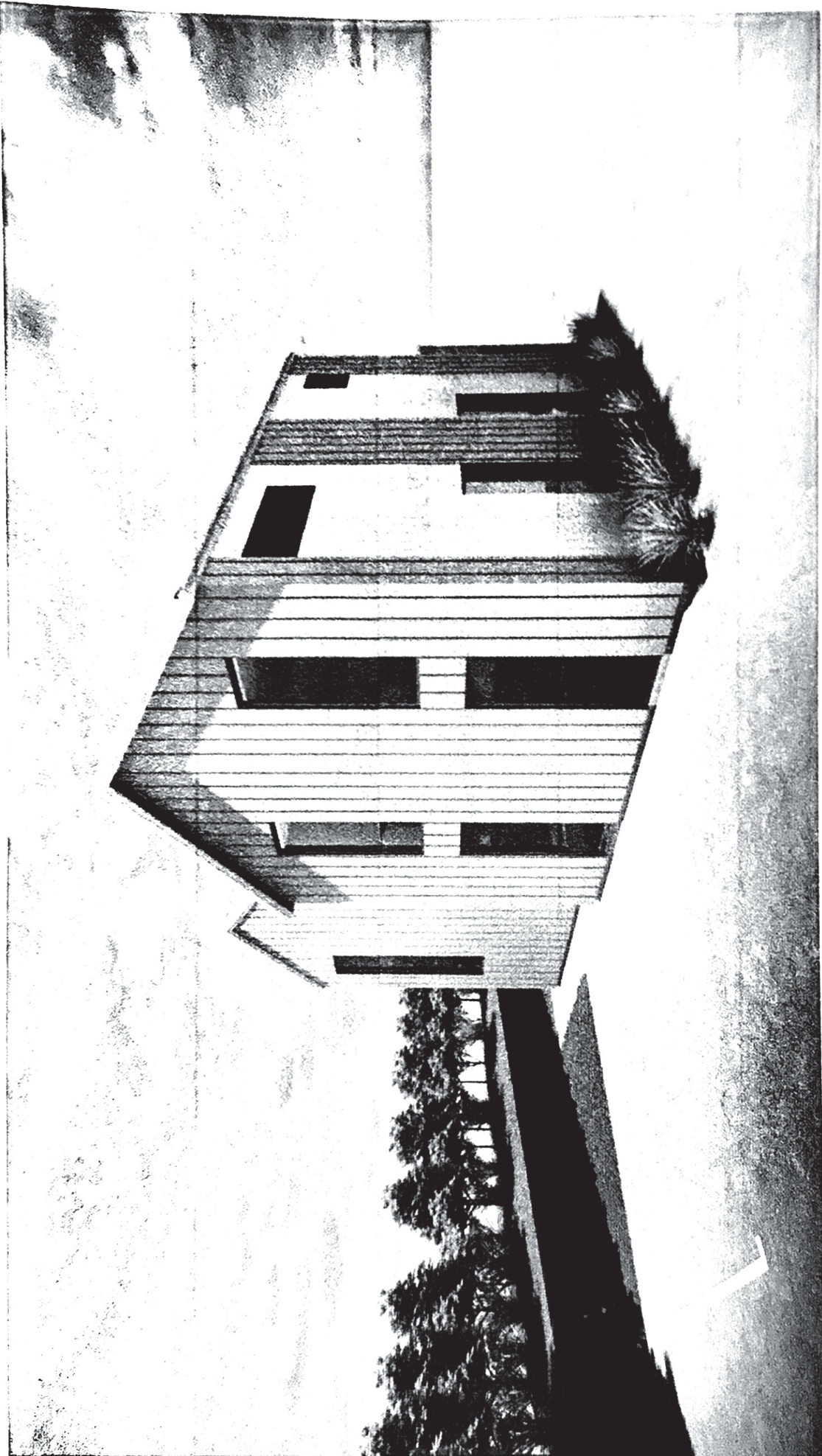
P

A 308 HOON HAY ROAD, CHINESE TOWN
SINGAPORE 069554
TEL: 6342 7343

**TOWNE PLACE CLINIC
FLOOR PLANS**

PROJECT NO. AD-11

Document Set ID: 7765202
Version: 1, Version Date: 20/09/2023



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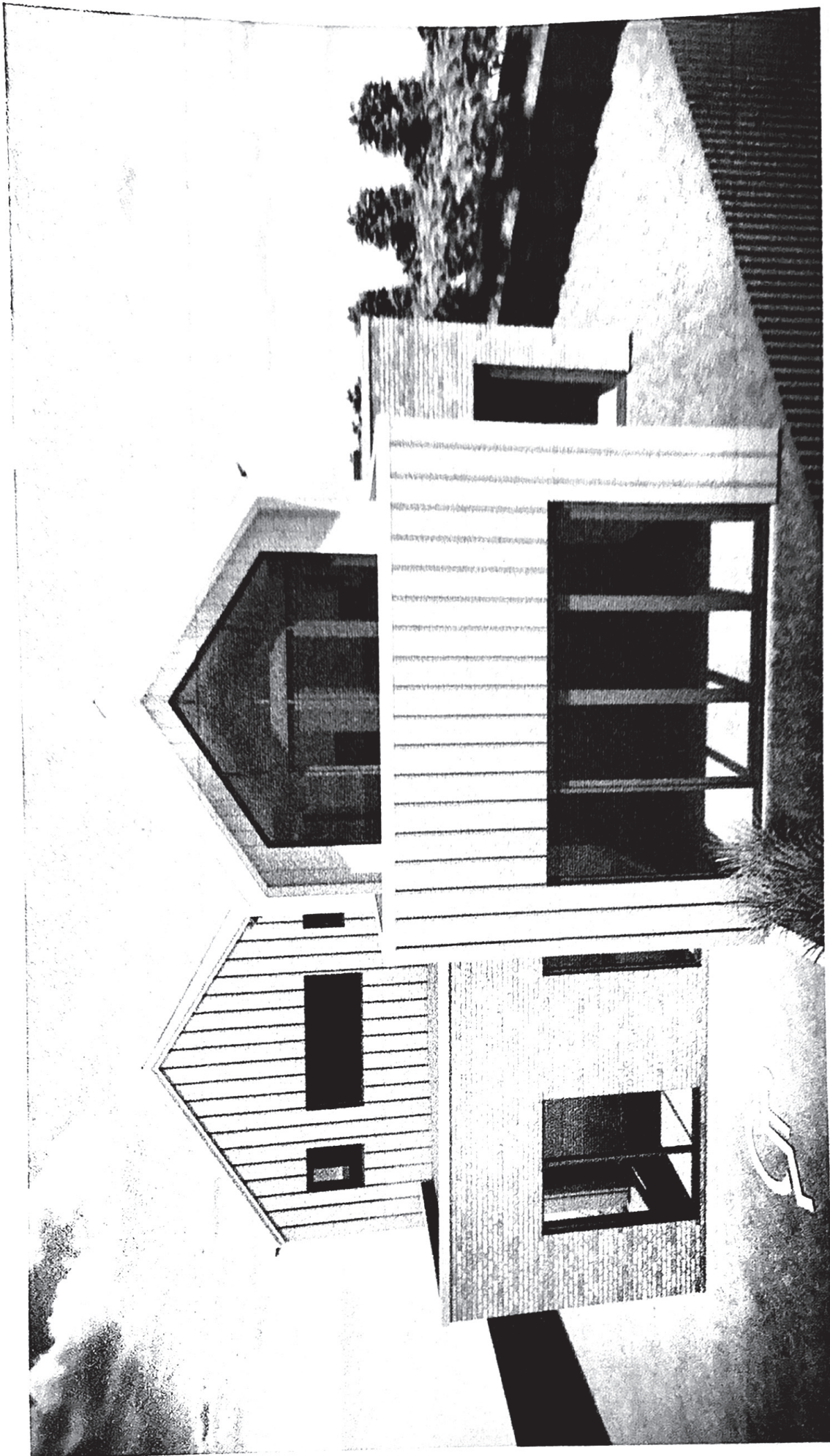
TOWNE PLACE CLINIC

RENDERS



2000 N. HOLLAND AVE. SUITE 100
ANN ARBOR, MI 48106-1500
734.769.1234

SHEET NO. 101 SCALE 1/4"



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TOWNE PLACE CLINIC

RENDERS



100% SATISFACTION GUARANTEED

No	SHEET NAME
AC 00	TITLE
AC 02	RENDERS
AC 03	RENDERS
AC 04	RENDERS
AC 10	SITE PLAN
AC 11	FLOOR PLANS
AC 20	ELEVATIONS
AC 21	SECTIONS
AC 30	SECTION



PEAK ARCHITECTURE
A: 3024 HODON HAY ROAD, CHRISTCHURCH
E: ADMIN@PEAKARCHITECTURE.CO.NZ
P: 03 108873480

PROJECT

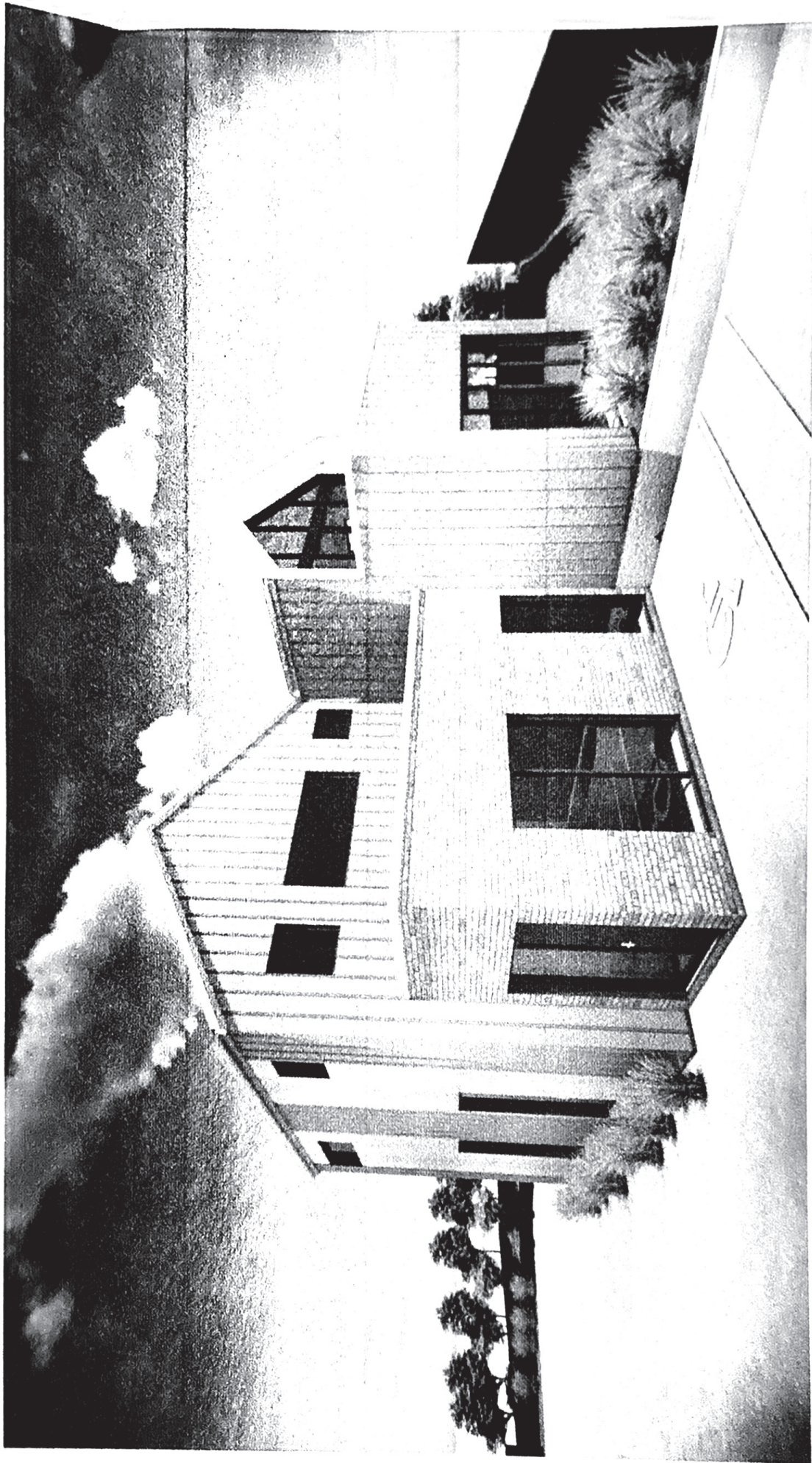
TOWNE PLACE CLINIC
JOE OBRIEN
24 TOWNE PLACE

TITLE

TITLE

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RESOURCE CONSENT



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TOWNE PLACE CLINIC

RENDERS

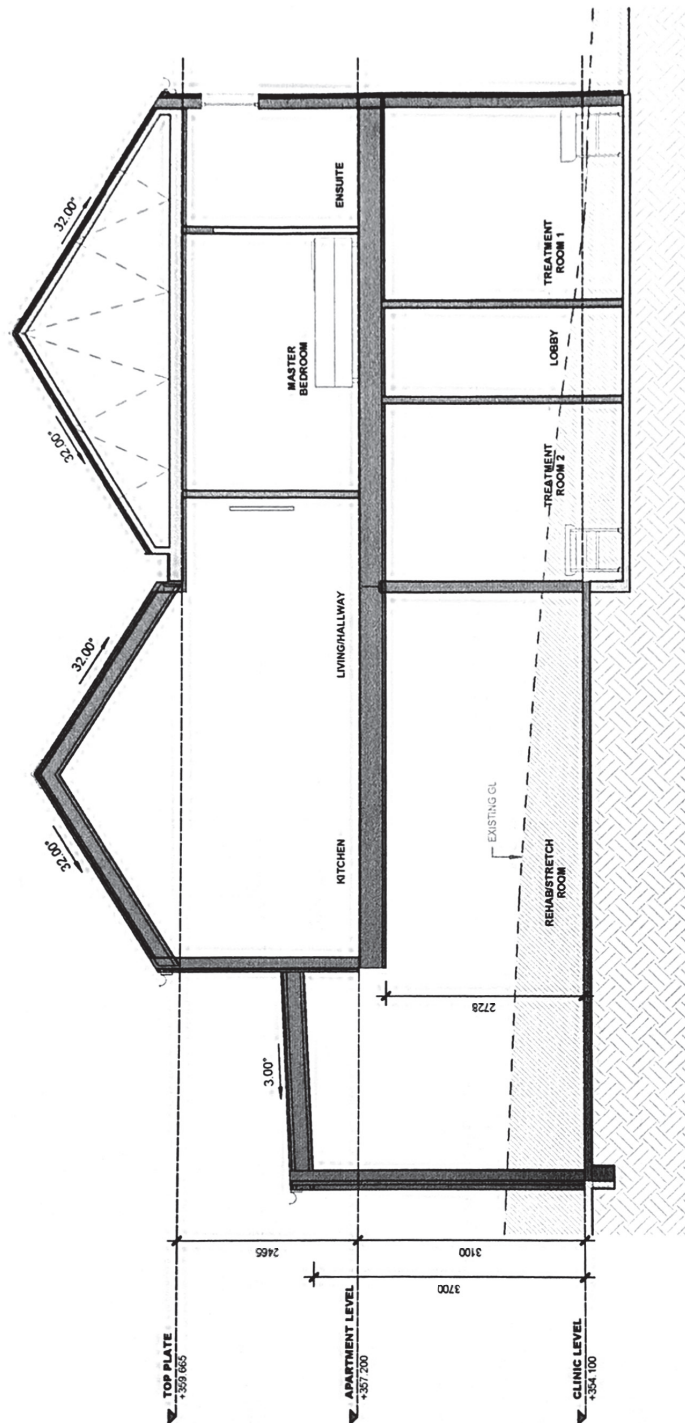


PEAR ARCHITECTURE
A 7001 TOWN WAY ROAD, SUITE 100
C ALPHARETTA, GA 30004
P 404.477.7481

SHEET NO. A11.02

SCALE

1/1

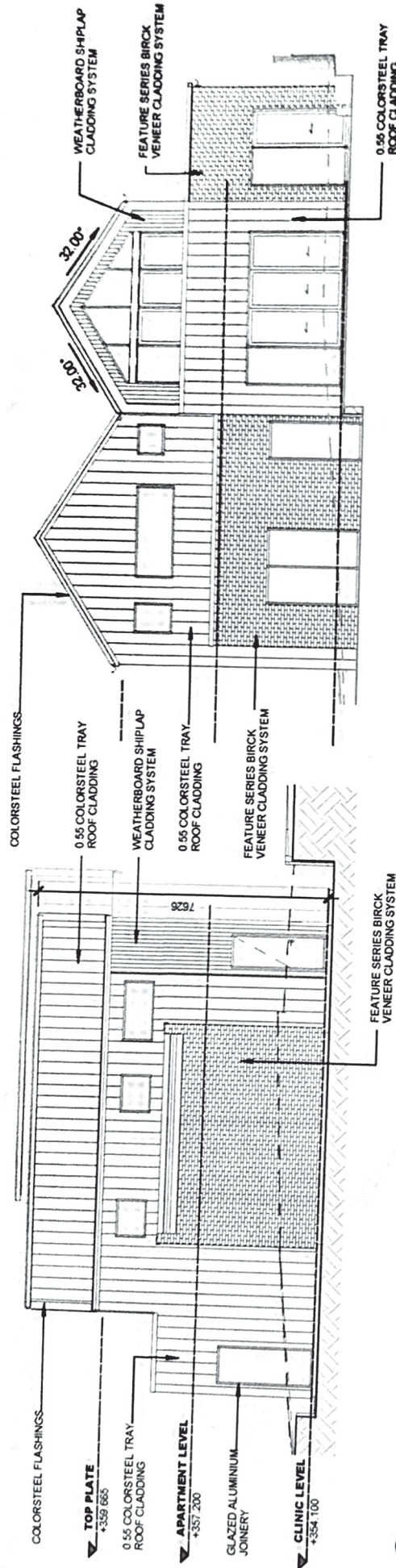


SECTION A
AT11
1:50

5/1

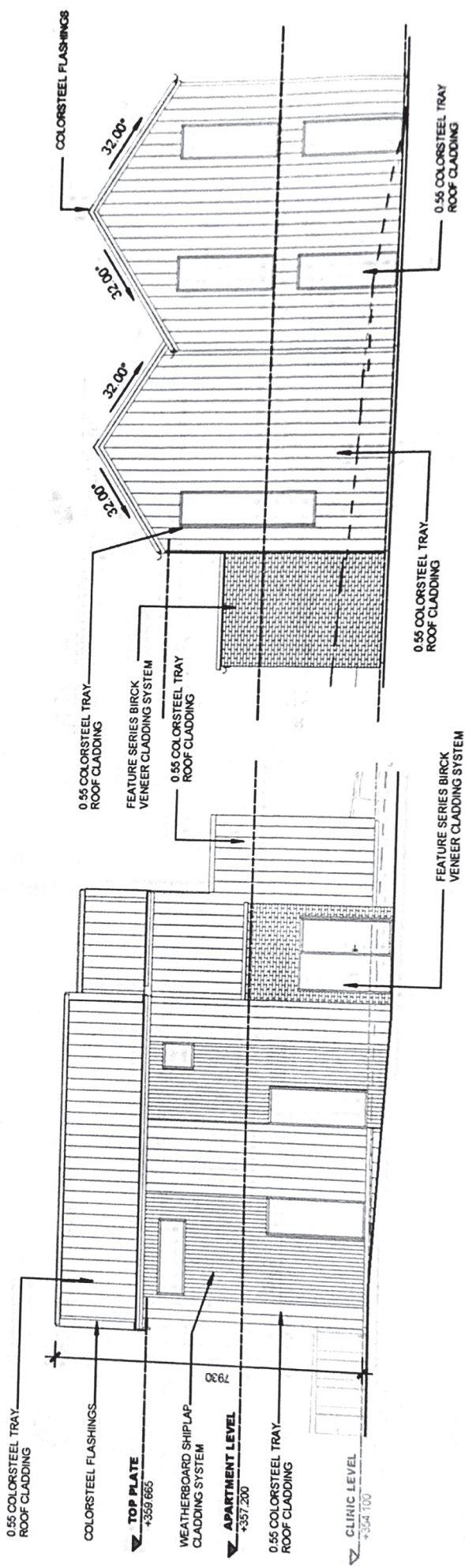
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SECTION	
PROJECT NAME	PROJECT NO.
DATE	SCALE
1:50	

754



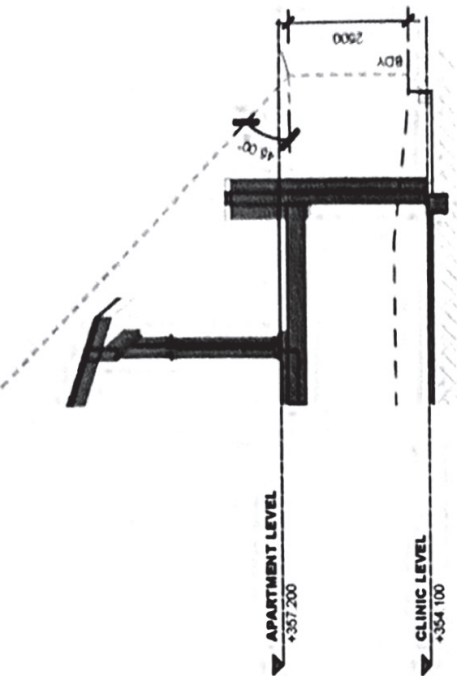
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A1.11 1:100

2 SOUTH EAST ELEVATION
A1.11 1:100

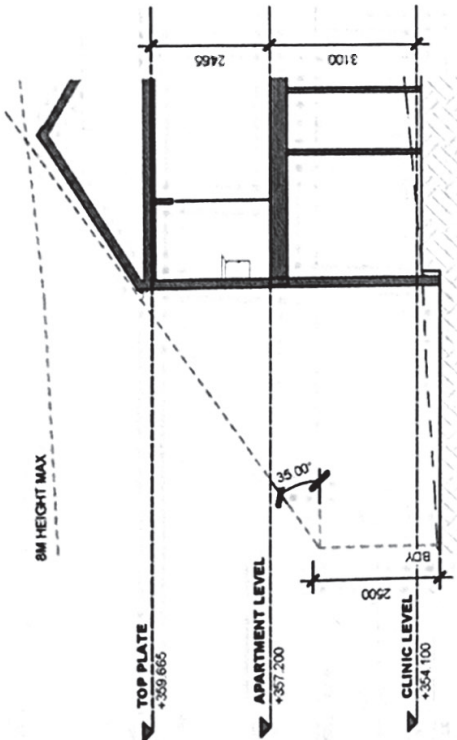


3 SOUTH WEST ELEVATION
A1.11 1:100

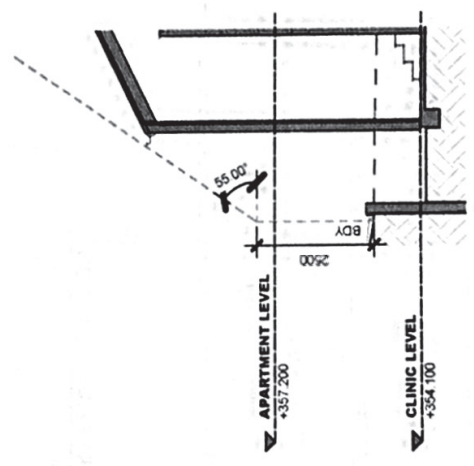
4 NORTH WEST ELEVATION
A1.11 1:100



2 SOUTH EAST RECESSION PLANE
A1.11 1:100



1 SOUTH WEST RECESSION PLANE
A1.11 1:100



3 NORTH EAST RECESSION PLANE
A1.11 1:100

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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Joe O'Brien - 24 Towne Place, Queenstown



AFFECTED PERSON'S DETAILS

I/We Sam Kelly

Are the owners/occupiers of

26 Towne Place



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Resource consent to build a dwelling as per the Plans prepared by Peak Architecture Ltd and to utilise the dwelling as a Physio for up to 6 staff, from 7.30am to 7pm Mon-Fri and 8am to 2pm Saturday. Closed on Sunday.

at the following subject site(s):

24 Towne Place (Lot 1 DP568184)



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) <i>Sam Kelly</i>	
	Contact Phone / Email address <i>021254 075 office@geterdone.co.nz</i>	
	Signature <i>[Signature]</i>	Date <i>18/06/23</i>

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Jake Woodward

From: Sam Kelly <office@geterdone.co.nz>
Sent: Tuesday, 22 August 2023 5:45 pm
To: Jake Woodward
Subject: Fwd: Re 24 Towne place

----- Forwarded message -----

From: **Info @ Kerb Central** <info@kerbcentral.co.nz>
Date: Tue, Aug 22, 2023 at 4:35 PM
Subject: Re 24 Towne place
To: <office@geterdone.co.nz>
Cc: Samuel Kelly <office@geterdone.co.nz>

Hi

We would like to confirm that we as Trustees of The Sam Kelly Trust are happy for Samuel Kelly to act on our behalf regarding 24 Towne Place, Frankton Queenstown

Mark & Theresa Kelly

09 August 2023

Our Reference: JW23025

Waka Kotahi
Environmental Planning
PO Box 5245
Dunedin 9058
New Zealand

Attention: Environmental Planning

via email only: EnvironmentalPlanning@nzta.govt.nz

RE: 24 Towne Place, Queenstown – Proposed physiotherapist activity

1. I have been engaged by the landowner of 24 Towne Place, Queenstown to prepare a resource application to Queenstown Lakes District Council to enable the use of a proposed dwelling to be used as a physiotherapist.
2. Architectural plans of the proposed dwelling are included in **Appendix [A]** and will consist of a two-storey dwelling with the first-floor providing a two-bedroom apartment for the applicant, and the ground-floor consisting of four treatment rooms and rehab gym. The applicant will reside onsite.
3. The physiotherapist will employ five staff (six in total being the applicant). Five of the staff members will be qualified physio professionals. One staff member will be for an administration/reception manager.
4. The hours of operation will be:
 - a. Monday to Friday: 7.30am to 7.00pm;
 - b. Saturday: 8.00am to 2.00pm; and
 - c. Sunday and Public Holidays: Closed
5. The maximum number of customers will be 28 per day (based on a Monday to Friday scenario).
6. Parking onsite will be provided to Clients only. Staff will be required to park offsite and walk to work.
7. In order to inform the effects assessment, we have commissioned Mr Nick Fuller, Novo Group to undertake a traffic analysis of the proposal and to advise on the potential traffic effects at the intersection of the State Highway. Mr Fuller's assessment is included in **Appendix [B]**. Plans detailing the access arrangement is included in Mr Fuller's assessment and details that the degree of traffic generated from the proposal is able to be absorbed into the receiving environment.
8. We are in the process of preparing a full resource consent application however we would like to reach out to Waka Kotahi now and ascertain your position on the proposal as described herein.

9. Please may we request a letter outlining whether the proposal can be supported in terms of effects on the State Highway. Should you have any questions regarding this letter, you are welcome to contact me for further advice.

Yours sincerely,



Jake Woodward
Resource Consent Planner

022 315 8370

jake@jakewoodward.co.nz

Appendices

Appendix [A] Architectural Plans

Appendix [B] Traffic Assessment

Jake Woodward

From: Shana Dooley <Shana.Dooley@nzta.govt.nz>
Sent: Thursday, 17 August 2023 10:47 am
To: Jake Woodward
Subject: Application 2023-1123 -24 Towne Place, Frankton - Physiotherapist/dwelling proposal - Feedback CRM:0303000294

Morena Jake,

I have discussed your proposal with safety and network engineers and one of our transport planners.

Waka Kotahi prefers the vehicle crossing to SH6A, or where Towne Place abuts the state highway is upgraded and maintained - i.e. sealed and extended about 3 metres further east. This is due the following:

- 1) The location of the vehicle crossing in a busy urban environment and stretch of state highway.
- 2) The high number of dwellings using the crossing in addition to the current proposal which also includes commercial use.
- 3) The current state of the vehicle crossing - i.e. obvious potholes, kerb damage, etc.
- 4) As demonstrated in the traffic assessment tracking curves, the space for vehicles entering and exiting at the same time is narrow. Further, it appears vehicles have already been driving over the space east of the crossing. Extending the crossing would ensure more space for manoeuvring and formalise what already appears to be occurring.

Finally, as mentioned previously, we would not agree to any signage by the state highway as part of this proposal.

I hope this helps.

Ngā mihi nui,

Shana

Shana Dooley (she/her)

Planner

Poutiaki Taiao | Environmental Planning

Email: shana.dooley@nzta.govt.nz

Phone: 64 3 741 4701

Mobile: 021 796 282

Waka Kotahi NZ Transport Agency

Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

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www.nzta.govt.nz

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