

APPLICATION AS NOTIFIED

Arawata Terrace Limited

(RM250206)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

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

Arawata Terrace Limited (RM250206)

What is proposed:

Use of the subject site (79 Arawata Terrace), which comprises two existing residential units and two corresponding residential flats, for a Residential Visitor Accommodation (RVA) activity for up to 365 days per calendar year for up to four (4) separate groups at any one time.

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

The subject site is situated at 79 Arawata Terrace, Sunshine Bay, Queenstown.

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM250206 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

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

The Council planner processing this application on behalf of the Council is Joshua Waterman, who may be contacted by phone at 09 212 5367 or e-mail at joshua.waterman@qldc.govt.nz

Any person who is notified of this 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:

Thursday 10th July 2025

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.

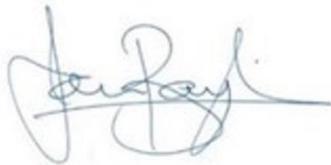
You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/apply-for-a-resource-consent/application-forms/>

You must serve a copy of your submission to the applicant (Arawata Terrace Limited - mike@pdgroup.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Hanna Afifi
hanna@unityplanning.co.nz
Unity Planning Limited

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Ian Bayliss Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 11th June 2025.

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
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 09-Jun-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8540400	1	31-Mar-2025
PUB_ACC	Assessment of Environmental Effects (updated May 2025)	8767485	1	09-Jun-2025
PUB_ACC	Appendix A - Record of Title OT2C/246	8540402	1	31-Mar-2025
PUB_ACC	Appendix B - Application Plans (updated May 2025)	8767484	1	09-Jun-2025
PUB_ACC	Appendix C - Guest Management Plan	8540404	1	31-Mar-2025
PUB_ACC	Appendix D - Volunteered Consent Condiitons (updated May 2025)	8767486	1	09-Jun-2025



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL **MANDATORY FIELDS*** OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



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): **Arawata Terrace Limited**

*Contact name for company or trust: **Mike Price**

*Postal Address:

C/o Fusion Tax Level 10, 15 Murphy Street, Thorndon, Wellington

*Post code:

6011

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

*Email Address: **mike@pdgroup.co.nz**

*Phone Numbers: Day

Mobile: **021 2840995**

*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: **Hanna Afifi, Unity Planning Limited**

*Phone Numbers: Day **0211590114**

Mobile: **0211590114**

*Email Address: **hanna@unityplanning.co.nz**

*Postal Address: **208 Fernhill Road, Fernhill, Queenstown**

*Postcode:

9300



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: **Mike Price**

*Postal Address:

See applicant details above

*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: See applicant details

Owner Address:

Owner Email:

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 development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:



Landowner:



Other, please specify:

*Attention: Mike Price

*Email: mike@pdgroup.co.nz

[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:

79 Arawata Terrace Sunshine Bay, Queenstown

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

Lot 6 Deposited Plan 10944

District Plan Zone(s): Low Density Residential (ODP); Lower Density Suburban Residential (PDP)



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:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land Use Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

Land Use Consent includes earthworks

s127 Change or Cancellation of Consent Condition

Land Use Consent combined with s127 and/or s221

s221 Change or Cancellation of Consent Notice

Subdivision Consent

Boundary / Marginal or Temporary Activity Notice

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Undertake residential visitor accommodation activities within two residential units and two residential flats up to 365 nights a year at 79 Arawata Terrace, Sunshine Bay, Queenstown.



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

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

To be accepted for processing, your application should include the following:

Record of Title 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, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An AEE (Assessment of Effects).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



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 of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

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. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are 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.

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent 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. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

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

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$2426 - Restricted Discretionary Activity (overall consent status)

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 within 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 / Agent whose details are in the invoicing section 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 within the Fees Information section.



PLEASE TICK

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.

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

Full name of person lodging this form **Hanna Afifi**

Firm/Company **Unity Planning Limited**

Dated **31 March 2025**

**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));



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.



UNDER THE FOURTH SCHEDULE TO THE ACT:

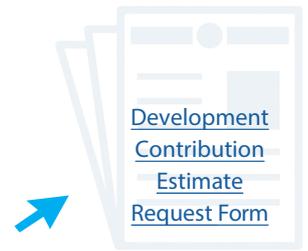
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas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

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 Rooding)

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

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that 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.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

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

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report

Wastewater Assessment



Assessment of Effects on the Environment

Arawata Terrace Limited

79 Arawata Terrace, Sunshine Bay, Queenstown

Land use resource consent under Section 88 (1) of the Resource Management Act 1991 to undertake residential visitor accommodation activities within two residential units and two residential flats up to 365 nights a year

Prepared by: Hanna Afifi, Unity Planning Limited

May 2025

Unity Planning Limited

021 159 0114 | PO Box 1815, Queenstown, 9348

www.unityplanning.co.nz



Land use resource consent application prepared for

Arawata Terrace Limited

Document date:

May 2025

Prepared by:

Hanna Afifi, Planning Consultant

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Unity Planning Limited

021 159 0114 | PO Box 1815, Queenstown, 9348

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- Appendix B** – Application Plans
- Appendix C** – Guest Management Plan
- Appendix D** – Volunteered Conditions of Consent

1.0 INTRODUCTION

- 1.1 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.
- 1.2 Arawata Terrace Limited, the “applicant”, applies for land use resource consent under Section 88 (1) of the Act to undertake residential visitor accommodation (RVA) activities up to 365 nights a year, within two residential units and two residential flats at 79 Arawata Terrace, Sunshine Bay, Queenstown.
- 1.3 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. It is noted that with respect to consultation, no written approvals are provided as the assessment concludes that adverse effects on persons will be less than minor.

2.0 APPLICATION SITE AND LOCALITY DETAILS

- 2.1 The application site is a relatively large developed residential lot located at 79 Arawata Terrace, Sunshine Bay, Queenstown.
- 2.2 The site has an area of 1513m² and is legally described as Lot 6 Deposited Plan 10944, held in Record of Title (RT) OT2C/246. The site has a net area of 1,366m² as the right of way area over this lot is 147m². A copy of the RT is attached as **Appendix A**.
- 2.3 The site highlighted in Figure 1 below, is located within the well-established residential suburb of Sunshine Bay. The site contains an existing 3-story residential building and a detached accessory building, both of which are currently undergoing renovations.



Figure 1. Application site and locality – 79 Arawata Terrace highlighted

- 2.4 The building is two-story off the northern elevation and 3-storey off the southern elevation. The existing buildings are being renovated to provide for a total of two (2) residential units and two (2) residential flats. It is within these units and flats that the RVA is proposed. Figure 2 and 3 below provide photos of the southern and northern building facades, prior to the recent painting of the exterior of the building.



Figure 2. Northern elevation of building and entrance to main dwelling



Figure 3. Southern elevation of building (facing reserve)

- 2.5 The site is zoned Low Density Residential (LDR) under the Operative Queenstown Lakes District Plan (ODP) and is zoned Lower Density Suburban Residential (LDSR) under the Proposed Queenstown Lakes District Plan (PDP). Refer to Figure 2 below.

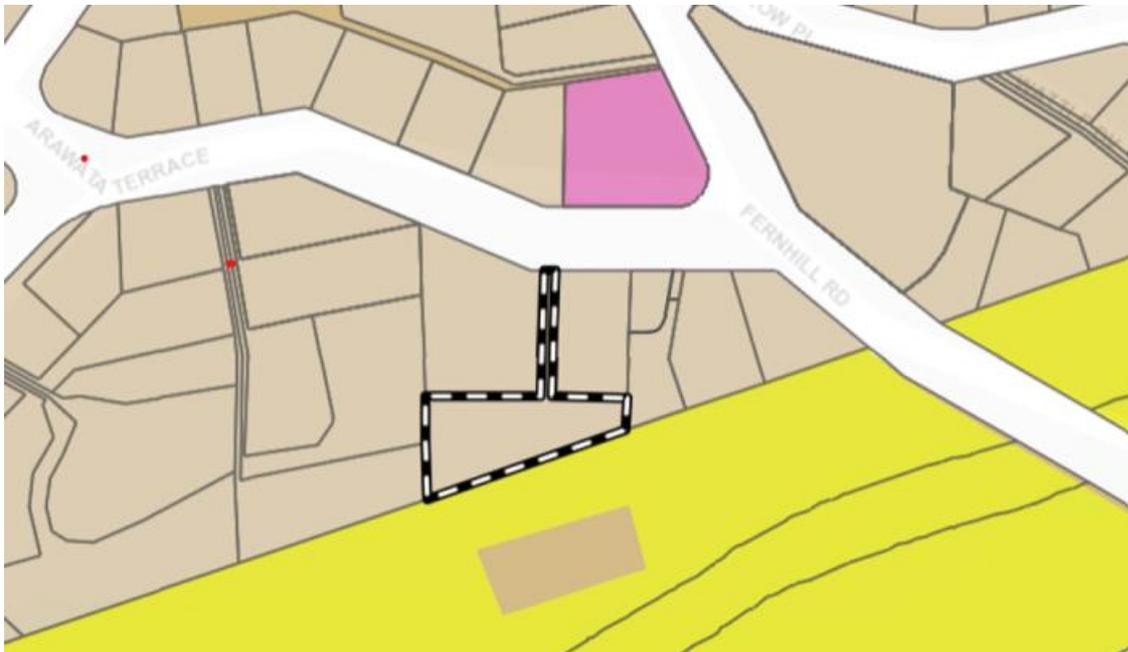


Figure 4. PDP zoning of application site and surrounds – LDSR Zoning light brown

- 2.6 The site comprises an unformed leg-in strip from Arawata Terrace. The remainder of the site contains the established residential buildings, curtilage, and vehicle maneuvering areas which are concentrated towards the eastern half of the lot, with a gully and natural water channel located through the western side of the lot. The route of the gully from Arawata Terrace toward the south, can be made out on Figure 1 above. The area of the site between the existing dwelling and the gully is heavily planted in established trees and shrubs.
- 2.7 The location of the gully and the associated natural landform has dictated the location of established development in the locality, such that residential activity and built form has been established well clear of the gully, including at 63 and 67 Arawata Terrace which both share part of the most western site boundary (Refer to Figure 1 and 2). Development on these sites is established on the western side of the gully. 75 Arawata Terrace, to the west of the leg-in of the site, is vacant. The gully is located over No. 75 and continues south over the westernmost area of the application site.

- 2.8 The southern site internal boundary is shared with QLDC reserve land. The site also shares an eastern boundary with 83/2 Arawata Terrace which contains a single residential unit. Other than the QLDC reserve land, these properties are all zoned LDSR. The reserve land is zoned Nature Conservation (yellow area) and Informal Recreation (darker brown colour).
- 2.9 The northern boundary of the leg-in of the site is a road boundary with Arawata Terrace. Arawata Terrace is classified as a Local Road under Schedule 29.1 of the PDP. There is an existing vehicle crossing at the boundary of No. 81 which is the entrance to the current formed access to both the application site and No. 81 via the established reciprocal rights of way. No other property has rights of way over this access.
- 2.10 The properties to the north of Arawata Terrace sit elevated above the road and as such are well separated from the development area of the application site by distance and the higher elevation. The sites on the northern side of Arawata Terrace are zoned LDSR and are established as residential properties other than the property at No. 258 Fernhill Road which is zoned as Local Shopping Centre reflecting the nature of the non-residential development that has historically established on site, including a holistic type health center.
- 2.11 There are limited RVA/visitor accommodation activities established by resource consent in the locality.
- 2.12 A review of the QLDC eDocs page for properties in the vicinity showed that there are no consented RVA, visitor accommodation or other non-residential activities recorded other than one residential unit at 8 McKerrow Place and one residential unit at 85 Arawata Terrace as follows:
- Unit 9, 8 McKerrow Place (accessed off the Fernhill Road) – RM210093 – Approved RVA for up to 90 nights a year (6 guests).
 - 85 Arawata Terrace - RM220517 - Approved RVA for up to 10 guests, for up to 90 nights a year.
- 2.13 Figure 5 below identifies the location of the above properties in relation to the location of the application site. All addresses in the aerial image fell within the eDocs search area. All areas of QLDC reserve land are identified by the yellow 'R' for information purposes.



Figure 5. Application site (red outline) and consented RVA activities – Yellow 'X' – QLDC Reserve Land identified by 'R'

3.0 DESCRIPTION OF THE PROPOSAL

- 3.1 Land use resource consent is sought to use each unit at 79 Arawata Terrace for RVA activities for up to 365 nights a year as follows:
- i) Main residential unit – 3-bedroom dwelling comprising the upper two levels of the building – hereon referred to as the Main dwelling – Up to a maximum of 6 guests.
 - ii) Ground floor residential unit (2-bedroom) – labelled Apartment A on plans – Up to a maximum of 4 guests.)
 - iii) Ground floor residential flat (2-bedroom) – labelled Apartment B on plans – Up to a maximum of 4 guests.
 - iv) Garage studio residential flat – 1 bedroom – Up to a maximum of 2 guests.
- 3.2 The occupancy rates above provide for up to two guests per bedroom.
- 3.3 A copy of the building plans is attached as **Appendix B**.
- 3.4 The RVA will be operated in accordance with the Guest Management Plan (GMP) provided as **Appendix C**. The key elements of the GMP 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 PDP
 - Property manager responsibilities
 - Houses rules for guests
 - Complaint procedures, and
 - A provision to review the NMP.
- 3.5 Each of the four units will be rented to a single group of guests in each unit at any one time, in that a residential flat can be rented to a separate group than a residential unit. No minimum or maximum stay will apply.
- 3.6 The proposal is for RVA for up to 365 nights a year. It is proposed that each of the units will be let to short-term (less than 90 nights per let) fee-paying guests. Where each of the units are not being rented by fee paying short-term guests, the units will be used for residential activity, which could comprise the rental of a unit for a lease period(s) of more than 90 consecutive days, or the occupation/use of a unit by the owner, or their family/friends, on a non-fee paying basis.
- 3.7 The proposal requires the provision of one mobility car parking space. No mobility parking space is provided.
- 3.8 A set of volunteered conditions of consent is attached as **Appendix D** and form part of the proposal.

4.0 CONSULTATION

- 4.1 No consultation has been undertaken as it is considered that there are no affected parties.
- 4.2 It is noted that the applicant is the owner/occupier of the vacant property at 81 Arawata Terrace, an adjacent site that shares a southern internal boundary and the eastern internal boundary of the right of way leg-in of the application site. Any effects on this property can therefore be disregarded.

5.0 MATTERS REQUIRING RESOURCE CONSENT

Queenstown Lakes District Operative District Plan (ODP)

- 5.1 The application site is zoned Low Density Residential under the ODP. The proposed activity does not require resource consent under the ODP.

Queenstown Lakes District Proposed District Plan (PDP)

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

- A **restricted discretionary** activity pursuant to Rule 7.5.18 as;
 - i) the proposal does not comply with Standard 7.5.18.1 as the nights of occupation by paying guests on site will exceed a cumulative total of 90 nights per annum as outlined in the proposal details.
 - ii) the proposal does not comply with Standard 7.5.18.2 as the residential flats will not be rented to the same group of guests as their associated residential unit. The rule allows a residential unit (inclusive of a residential flat) to be rented to a maximum of one group. Each residential unit (inclusive of a residential flat) will be rented to a maximum of two groups.

The proposed activity will be operated to comply with Standards 7.5.18.3 to 7.5.18.11.

Council's discretion is restricted to the following matters:

- a. *The location, nature and scale of activities;*
 - b. *Vehicle access and parking;*
 - c. *The management of noise, outdoor lighting, rubbish, recycling and outdoor activities;*
 - d. *Privacy and overlooking;*
 - e. *Outdoor lighting;*
 - f. *Guest management and complaints procedures;*
 - g. *The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and*
 - h. *Monitoring requirements, including imposition of an annual monitoring charge.*
- A **restricted discretionary** activity pursuant to Rule 29.5.4 with respect to mobility parking. As the activity is not a residential activity or a visitor accommodation activity with less than 6 guests, one mobility car park is required. No mobility car park is proposed.

Council's discretion is limited to *the number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and b. Effectiveness of the associated signage.*

5.3 Rule 7.5A.1 of the PDP states:

'For all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.'

The required statement is provided below:

The proposed RVA use is to be undertaken from a residential development that is already established on site. The built form, layout, external appearance of buildings is established. Therefore, there are no matters under the Residential Design Guide 2021 that are relevant to or affected by the use of the site for RVA.

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

5.4 The following matters are noted in consideration of sections 95A-95E of the:

- i. The applicant does not request public notification of the application;

5.5 As a restricted discretionary activity, the provisions in sections 104, and 104C direct the substantive determination of applications. These provisions are addressed below.

6.0 ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

6.1 As a restricted discretionary activity, Council's discretion is limited to the matters of discretion listed under the rules stated in Section 5 above. The following assessment of actual and potential effects on the environment addressed effects relevant to the matters of discretion, in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

The Environment

6.2 Of relevance to the assessment of the proposal is the environment within which the activity is assessed. In this case, the environment includes:

- The 3-storey residential building that provides for a 3-bedroom residential unit on the upper two levels, with a 2-bedroom residential unit and a 2-bedroom residential flat on the ground floor.
- The detached building containing a 1-bedroom residential flat (formally a garage).

6.3 The extent of visitor accommodation, RVA and other non-residential activities consented in the immediate locality is discussed under Section 2 *Application Site and Locality Details*, above.

Permitted Baseline

6.4 The permitted baseline includes the following activities:

- The use of each of the units as a residential rental property based on an occupancy of two persons per bedroom. The PDP rules would allow for a potential changeover of tenants every three months or more (no less than 90 days). This would enable up to 12 tenants on site.
- With respect to density of residential units, the establishment of a third residential unit with a third residential flat falls within the permitted baseline. The site has a large area in comparison to other neighbouring residential lots, having a gross area of 1,531m² and a net site area of 1,366m². The net site area allows for a third residential unit on site based on the

permitted density of one residential per 450m² net site area. A third residential unit and residential flat would further increase the potential number of on-site residents. For example, a 3-bedroom residential unit with a 2-bedroom residential flat would provide for up to 10 further tenants – a potential total of 22 tenants on site. Even if accounting for some single occupation of bedrooms, the potential number of tenants on-site would be in the range of 15 to 22.

- Use of the existing residential units for the purpose of a residential rental would include on-street car parking demand (potentially up to 12 vehicles based on one vehicle per tenant), traffic generation (potentially day and night depending on the type of employment of the tenants). Many residents in the Queenstown area are employed in hospitality businesses which include late night restaurant and bar work as well as working days that are not typical of a Monday to Friday work week. This means that movements of tenants arriving and departing the site for work could be unpredictable and during late night hours.
- Social gatherings and parties hosted by tenants may not be restricted to weekends and could occur during the weekdays due to variable hours and workdays. Tenants can generate unmanaged noise in an unpredictable manner on any day of the week and this includes the use of outdoor space with no restriction on hours of use or amplified sound outdoors.
- A reduction of privacy that is existing in residential areas where units/dwellings are located in proximity to each other when compared to other zones of lower densities such as rural or rural living zones.
- The establishment of a further residential unit and residential flat would further increase the intensity of activities and variables outlined above.
- Use of the units for a residential activity as outlined above, in addition to a home occupation within each of the residential units on site.
- Use of any of the units as holiday homes for the owners and/or friends and family members of the owners who do not pay a fee to use the unit for short-term holiday accommodation.
- Use of one of the ground floor apartments for short term guest accommodation for up to five (5) guests, 365 nights a year as a homestay.
- Permitted RVA activity on this existing site would include:
 - Occupation of paying guests for a cumulative total of 90 nights of the year. With respect to the application site, this could include renting all units on site for RVA on the same 90 nights per year. Or alternatively, it could result in any combination of renting units on different nights but for a cumulative total of 90 nights.

The proposal is for up to 365 nights per year.

- A single residential unit (inclusive of the associated residential flat) would be rented to a maximum of one group of guests at any one time. This would allow a total of two groups of guests on site.

The proposal seeks for each unit to be rented to a maximum of one group which results in a total of up to four (4) groups on site.

- Two adults per bedroom and a total number of adults and children that does not exceed nine (9) guests within one residential unit and six (6) guests within the second residential unit – providing for a total of **15** guests on site at any one time.

*The proposal would result in a total of up to **12** guests on site at any one time.*

- No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.

The proposal will provide for this requirement.

- Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed and visible from the outdoor space advising the permitted hours of use and bin collection.

The proposal will provide for these requirements.

- Communication to immediately adjacent properties regarding the RVA use, the provision of contact details for management and record keeping.

The proposal will provide for these requirements.

On subdivision of the two residential units to provide for their own 'site' the following would be permitted with respect to short term fee paying guest activity:

- (i) The use of each of the two residential units (inclusive of a residential flat) as a registered RVA activity as above but for 90 cumulative nights per year for each residential unit (180 total between the two residential units).
- (ii) The use of each residential unit for a homestay for up to five guests each in addition to tenants/residential within the residential units. This would result in a total of **10** short-term fee-paying guests on site, 365 nights a year, in addition to tenants/residents on site.

6.5 While the use of the residential units (inclusive of the residential flats) on the site for RVA up to 365 days for each unit will result in some different effects to the permitted activities listed above, there are also effects generated by similar permitted occupancies to that proposed on site and that could generate similar effects such as traffic effects (traffic generation, on-street carparking demand), noise generation and nuisance, privacy effects and overlooking of neighbouring properties, and loss of residential cohesion or residential housing stock by the use of a dwelling 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 where relevant to the matters of discretion.

Assessment of Effects on the Environment and Persons

The location, nature and scale of activities

- 6.6 The site description, the existing environment description and the permitted baseline analysis clearly outline the existing intensity of development on site which is commensurate with the relatively large site area that would provide for multi-unit development as a permitted activity. The permitted baseline, in fact, outlines that this site is underdeveloped with respect to permitted density of a total of three residential units (in addition to a residential flat each). Only two residential units and flats are provided for on site. The location, nature and scale of the RVA activity is commensurate with the existing environment and permitted baseline with respect to this matter of discretion.
- 6.7 The existing built form is established and forms part of the environment.
- 6.8 Each of the units will be rented out to a single group of guests comprising no more than two (2) guests per bedroom as outlined in the proposal details. Bookings will be managed online with a local manager engaged to manage the property and guests. Each group will be able to rent a unit for a single night or longer. The maximum guest numbers proposed (max two per room) is a similar occupation rate to a reasonable permitted tenanted residential use of each of the units and is typical for consented RVA activities in residential zones, whilst ensuring that the guests can

be accommodated comfortably within each of the units. All guests will be aware of maximum guest numbers permitted and house rules at the time of booking. Each 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.

- 6.9 The activity will be undertaken in accordance with the GMP which forms part of the proposal. The GMP 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 RVA activities. The GMP also provides for noise management measures discussed further below.
- 6.10 At the times of the year when a unit is not used for fee-paying short-term accommodation, the unit will be otherwise used by the owner of the unit or friends/family of the owner (non-paying guests). Alternatively, a unit can be made available as a tenanted residential rental property for a letting period(s) of no less than 90 consecutive days. With respect to residential tenancies, each unit could be rented under a separate tenancy agreement.
- 6.11 Overall, the nature and scale of the activity including the number of guests on site per night is appropriate to the location and reflects the potential residential occupation of the established residential units. In consideration of the nature and scale of various activities enabled by the permitted baseline there will be less than minor adverse effects on the environment and persons regarding the location, nature and scale of activities.

Vehicle access and parking including lack of mobility car park

- 6.12 With respect to access, the existing access to the property crosses over 81 Arawata from Arawata Terrace and then down the driveway which is partly formed within the legal right of way, leg-in area of the application site. 81 Arawata Terrace is the only property that has legal rights to this right of way. The existing vehicle access will be utilised by the RVA activity until such time as the right of way leg-in strip of 79 Arawata Terrace is formed to allow access directly from Arawata Terrace, without the need to traverse 81 Arawata Terrace.
- 6.13 The applicant is proposing to form the full length of the existing legal right of way over the leg-in strip of 79 Arawata Terrace such that access will be gained directly from Arawata Terrace. Resource consent has been lodged for the formation of the right of way under resource consent RM250146. The applicant volunteers a condition of consent which will require the RVA to be non-operational from the time that the existing access over 81 Arawata Terrace is discontinued until the new access over 79 Arawata Terrace is constructed.
- 6.14 With respect to car parking, no on-site car parking is provided on site. The applicant is the owner of 81 Arawata Terrace and intends to allow the use of three future car parks to be built on 81 Arawata Terrace as part of a wider development of 81 Arawata Terrace. However, these car parks are not yet established and are not secured by a right to park. Therefore, these parks will only be available for use when constructed and while there is permission to use the parks as both properties are in the ownership of the applicant. This application is proposed on this basis.
- 6.15 It is important to note that on booking, guests will be fully aware that there may not be car parking available for the unit they are looking to rent. Guests who require off-street car parking may choose not to book accommodation where none is provided. The accommodation, instead, will appeal to guests who seek to visit without a vehicle.
- 6.16 A key attraction to the accommodation provided will be the location of the site, being near the Queenstown town center and the location of the site on a frequent public bus route.
- 6.17 The site is serviced by the Orbus No 1 bus route between Sunshine Bay and the Remarkables Park in Frankton. This route services the Queenstown Airport and Queenstown town center, being two key locations that visitors are likely to want easy transport options to and from. Visitors seek access to the town center as visitor activities provide pick-up/drop-off services from the

Queenstown town center. The town center also includes many attractions for visitors, including dining and entertainment options.

- 6.18 The No 1 bus route also provides connections to the other four Orbus bus routes through bus interchanges in the Queenstown town centre and the Frankton Bus Hub. These routes provide access to areas around Arthur's Point, Arrowtown, Kelvin Heights, Quail Rise, Jacks Point and Lake Hayes Estate. The bus stop for the No. 1 route sits opposite the application site and the service runs every 15 minutes from 6.05am to 7.05pm and every 30 minutes from 7.05pm to 12.05am.
- 6.19 The excellent location will be a strong attraction to guests without private vehicles as they have the option of active transport modes (walking and cycling) as well as the Orbus Bus public transport service.
- 6.20 There are no minimum car parking requirements in the zone for any activities. There is currently no vehicle parking for the existing residential units and flats and so there is none. In this case, the on-street car parking demand of RVA use is likely to be less than that of residential tenants as guests with private vehicles are more likely to share a vehicle than individual tenant/flatmates in a residential/tenanted situation and therefore generate less demand for parking. for the RVA activity.
- 6.21 In this case there are four units to be offered for RVA activities. Allocating one private vehicle for no more than four guests would generate a car parking demand of five (5) vehicles between the four units. In a tenanted/flatmate situation, one car per bedroom would be easily generated, possibly understating potential demand. Regardless of a likely understatement, such an allocation would result in the demand for nine (9) car parks, a much great on-street car parking demand that falls within the permitted baseline.
- 6.22 The GMP outlines that passenger service vehicles capable of carrying more than 12 people cannot pick up, drop-off, or park at the site to comply with Standard 7.5.18.4 of the PDP.
- 6.23 Additionally, it is important to note that the PDP does not require the activity to provide any car parking for guests or visitors, other than a mobility park. This approach is consistent with the National Policy Statement on Urban Development, which has required the Council to eliminate minimum parking requirements. As a result, the PDP no longer mandates parking. Whether the site is used for residential purposes or RVA, no standard guest or visitor parking is required and as such, the proposal does not present any effect on the transport network.
- 6.24 With respect to the lack of mobility parking, it is noted that the existing development is established with no formal on-site car parking.
- 6.25 Potential guests will be informed of the parking arrangement through the online booking platform and will therefore be aware that a mobility park is not available on site. If the parking arrangement does not suit a potential guest(s), they would not book the property. No other persons will be allowed on site, other than those who are staying in the property. Therefore, there will be no visitors to the site that may anticipate the provision of a mobility park.
- 6.26 The accessibility of the units will not be suitable for all types of users as the units are not established as accessible units. There is no way of rectifying this matter. None of the units are constructed to be mobility compliant under the building act, and none are required to be under the building act or the PDP. Accessible units require wider doorways, specifically set-up bathrooms etc, for wheelchair access. As such, the site is not accessible friendly. That is one of the reasons as to why the lack of a mobility park will have an insignificant effect, as the accommodation is not likely to appeal to users who have mobility impairments. Additionally, the site is a private property, it is not a public place where drivers would arrive unexpectedly and expect a mobility park to be available. All guests will be aware of the absence of a mobility park at the time of booking.

- 6.27 As guests staying at the units will not be those seeking to utilise or expect a mobility parking on arrival, there will be no adverse effects associated with the lack of a mobility park.
- 6.28 Overall, there will be no adverse effects on the environment or persons with respect to the provision of access and car parking.

The management of noise, outdoor lighting, rubbish, recycling and outdoor activities;

- 6.29 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 GMPs which imposes strict hours of operation for the use of outdoor areas and a restriction for check-in times.
- 6.30 The layout and location of each of the units dictates the outdoor space areas. The areas maximise privacy on site between the units and neighbouring properties. Outdoor living space is provided in balcony/deck space of the existing dwelling building and within the garden space around both the existing dwelling and the detached residential flat. The areas are as follows:

Balcony and Decking of Building:

- Main residential unit – This two-storey dwelling has outdoor living areas at ground floor level within a courtyard space out off the northern elevation of the building at the front entrance to the main residential unit and balcony/decking at both the ground floor level and above ground floor level of the building.

The above ground floor balcony wraps around the southern elevation of the building facing the reserve and the western elevation of the building facing the undeveloped area of the application site to the west. This balcony can be seen in Figure 3 above, which is a photo of the northern elevation of the building (prior to painting and conversion of the basement level). The balcony is accessed off the lounge room. The balcony is wholly contained from or significantly separated by distance and established vegetation from neighbouring properties. The balcony is setback approximately 27+m from the closest neighbours to the west (63 and 67 Arawata Terrace), which sits across the gully and approximately 14.8m at its closest point to the neighbour to the north, 75 Arawata Terrace. This is the largest area of the balcony/deck outdoor space off the building and gains expansive views out over Lake Wakatipu and the mountains. It is the only balcony/deck space that would comfortably fit all six guests at any one time. As such the balcony is likely to be the most used outdoor area for this main residential unit.

An area of decking is located off the family room off the northern elevation of the building wrapping around to the east of that room which is at ground floor level. This deck is seen in Figure 2 above, which is a photo of the northern elevation. The deck is located at the right side of the photo at ground level. It is a smaller area of decking, that would not comfortably fit all six guests at any one time. It is not orientated to gain the southern lake and mountain views. Therefore, the use of the deck is likely to be of less intensity than the larger southern/western balcony space. The decking off the family room is setback from 75 Arawata Terrace to the north at the closest boundary point, by approximately 7.5m, 27+m from 63 and 67 Arawata Terrace to the west and 30m from 83/2 Arawata Terrace to the east. Established landscaping also assists to separate the space from these neighbours.

There is one deck at above ground floor level located off the living room off the northern façade of the dwelling. This deck can also be seen in Figure 2 above. This deck is well setback from neighbours being located approximately 8.75m from 75 Arawata Terrace to the north at the closest boundary point, 27+m and 25m from 83/2 Arawata Terrace. It is blocked from view from 63 and 67 Arawata Terrace to the west by the roofline of the building. It is also a smaller deck that would not comfortably accommodate all six guests and is orientated such that it does not get the southern

lake and mountain views. As such, this deck is also likely to have a lower intensity of use.

Ground Level Garden Space Areas (refer to Landscape Concept Plan):

- Ground floor residential unit – The outdoor living space for this unit is immediately outside the southern elevation of the building where access to the unit is gained. This area sits adjacent to the reserve and is wholly separated from any neighbouring residential properties.
- Ground floor residential flat - The outdoor living space for this unit is immediately outside the southern elevation of the building where access to the unit is gained. This area sits adjacent to the reserve and is wholly separated from any neighbouring residential properties.
- Garage studio residential flat – The outdoor living space for this unit is immediately outside the southern elevation of the building facing the reserve. This deck area is well contained away from all neighbours. The only neighbour who will be able to view this area is the adjacent property to the east being 83/2 Arawata Terrace. The outdoor living area of this unit will be well screened from view by the building itself and existing landscaping between the deck and the boundary, when viewed from the residential dwelling on that property. Additionally, this unit is proposed to cater for up to 2 guests only. As such, the restriction on hours of use of the outdoor area in addition to the low occupancy of the outdoor area will ensure it will not cause any adverse effects on 83/2 Arawata Terrace.
- Ground Level Main Residential Unit – Outdoor space is provided for the main residential unit in a ground level area in front of the northern façade of the building. This area is contained from adjacent neighbours by built form and established vegetation on site. In addition, a 1.8m high fence/screen is proposed to provide privacy from the closest neighbour at 75 Arawata Terrace.

- 6.31 The use of outdoor living areas on site will not be permitted between the hours of 10pm and 7am to minimise potential effects on the closest residential neighbours. The noise management measures also include restrictions on the use of amplified music. On-site guidance signage is also proposed to assist guests in complying with the noise management measures. Check-in will not be permitted after 10pm.
- 6.32 The residential units/flats will not be serviced by Council's weekly waste management collection services. Therefore, private waste collection services will be provided to collect waste and recycling. The GMP imposes requirements to ensure that the bins will only be put out and taken in on the collection day.
- 6.33 With respect to outdoor lighting, no lighting is established currently. Any outdoor lighting established will be limited to a standard residential type light/lamp at the entry door of each unit and possibly at the outdoor space. All lighting will be required to comply with Rule 7.5.13 of the PDP with respect to lighting and glare which are proposed as volunteered conditions of consent and requires that:
- (i) *All exterior lighting shall be directed downward and away from adjacent sites and roads;*
 - (ii) *No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.*
- 6.34 The volunteered conditions will also require that the outdoor lighting type will be set on a motion sensor timer to ensure that lights turn off when not in use.
- 6.35 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 commercial letting of residential properties as short-term accommodation for paying guests on a year-round

basis. The implementation of the GMP will ensure that noise nuisance is managed in a far stricter capacity than potential noise nuisance associated with permitted residential use of the site. All outdoor living spaces are either well contained and/or well separated from any adjacent residential neighbours. The combination of the reasonable separation distances achieved, screening and the containment of outdoor living space areas around the building and at ground floor level will further ensure that potential noise/nuisance effects on neighbours are avoided or mitigated to a less than minor degree. Outdoor lighting will be designed to ensure it is in keeping with requirements for the zone.

- 6.36 For the reasons discussed above, any adverse effects on the environment and persons regarding the management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling will be less than minor.

Privacy and overlooking;

- 6.36 Figure 5 details the location of the building in relation to the site and adjacent properties. The image shows how the site is well contained from neighbouring residential properties.
- 6.38 The original dwelling was established with a southerly outlook over Lake Wakatipu as the primary outlook via the southern building elevation (refer to Figure 3 above). The southern building elevation does not overlook any residential neighbours as it faces reserve land. As such there will be no effects on privacy as the land is public land. Whilst the reserve is not sensitive to the effects of overlooking, and overlooking is already established in the environment as the built form is existing.
- 6.39 The applicant is only proposing RVA within existing residential units/flats. They are not seeking consent to establish additional residential units or residential flats beyond that already on site. There are a total of four units on site, two residential units and two residential flats. This is the environment against which the effects of RVA are assessed.
- 6.40 The proposed RVA does not provide a significant increase in activity for the subject site when viewed from the reserve due to the existing environment and the level of activity that the permitted development of two residential units and two residential flats on site already provides for.
- 6.41 As outlined in the permitted baseline consideration above, the level of activity enabled by the existing environment is in fact potentially greater than that of the proposed RVA activity. Additionally, the RVA activity will be subject to strict management conditions. The existing situation is that permitted residential occupants/tenants can reside on site unmanaged and unfettered. The implementation of the GMP will ensure that guests are managed in a far stricter capacity than potential nuisance associated with permitted residential use of the site.
- 6.42 The reserve is not a land use sensitive to effects on privacy of users of the reserve. It is a public space which is overlooked by adjacent residential properties along Arawata Terrace and Fernhill Road. People who go to a public place to recreate, do not go there to expect privacy. The overlooking of the existing development to the reserve is existing and forms part of the environment.
- 6.43 The proximity of the built forms within the subject site providing limited setback to the reserve area, is an existing situation.
- 6.44 A fully- occupied subject site under the proposed RVA application would not in any way have much greater overlooking and privacy effects when compared to the existing residential use.
- 6.45 I note that overlooking of a public space assist to provide a safe environment where people are aware of the passive surveillance of the reserve by residential developments that border the reserve. Views over public places provide passive surveillance which enhances the safety of a public space as it discourages antisocial or potentially criminal behaviour. But as previously

noted, this is an existing situation in this case and the overlooking is already established in the locality. The proposal does not increase this.

- 6.46 There will be no adverse effects related to overlooking/privacy on the reserve land.
- 6.47 Given the large site area, together with the relatively low building coverage, the building facades provide for generous setbacks from neighbouring properties in consideration of permitted building setbacks for the zone. These larger setbacks assist to ensure that impact on privacy and overlooking is minimised. There are no immediate residential neighbours to the west (owing to the separation distance, 25m+, the gully landform and established vegetation between the built form on the application site and properties to the west), which will ensure no overlooking or impact on privacy of properties to the west will occur. There will be no adverse effects related to overlooking/privacy on the residential properties to the west of the application site.
- 6.48 The elevations of the building that face the residential neighbour to the east (83/2 Arawata Terrace) and to the north at 75 Arawata Terrace are largely single storey elevations with only limited above ground floor space of a dormer roof window and small above ground floor level deck located off the northern building façade. These facades are part of the existing environment, and they are setback well beyond the minimum building setback which will ensure that the proposal will not introduce any unacceptable adverse effects on 75 or 83/2 Arawata Terrace with respect to privacy or overlooking.
- 6.49 The detached residential flat is well separated from all neighbours except for 83/2 Arawata to the east as the building is located off the boundary with 83/2 Arawata Terrace, setback 1.52m. The maximum occupancy of the flat is two guests minimising, by capacity, any potential exchange between the two properties. As discussed above, the outdoor living space for this unit will be well screened from this neighbour by orientation and landscaping.

As a residential tenanted unit, the flat would provide comfortably for a couple or a couple with a small child/baby. There are no changes to the appearance of the building. The occupancy of this building as RVA will be restricted to a maximum of two guests, which is the same as the residential occupancy. As such, there is no change of significance to effects on character and amenity when viewed from 83/2 Arawata Terrace. The built form will still exhibit the character of a residential development.

With respect to residential amenity, the potential adverse effects, such as generation of noise and nuisance will be less with the proposed RVA, than in the case of a residential occupation. This is because the guests will be strictly managed in accordance with the GMP and will be subject to noise management measures at a far stricter capacity than a permitted and unmanaged residential activity. The use of the unit for RVA is also restricted to only 2 guests at any one time. In a residential activity, residents could have guests on site for gatherings, parties etc on any day of the week, including the use of outdoor areas (creating noise and potentially perceived nuisance) outside of the hours of operation restrictions proposed for guests under this application.

All windows on the eastern façade that face 83/2 Arawata Terrace exist and form part of the environment. As such, the impact on privacy because of the location of the windows also already forms part of the environment. Permitted activities can and do have adverse effects but you must disregard these effects of permitted activities. In this case, the impact on privacy is not an effect created by the proposed change of use to RVA. Whether an occupant is a tenant or a guest in the building, the privacy effect (being the ability of a person to look out of a window at a neighbouring property) exists in the environment in the same nature and scale and is unchanged.

Further, two of the windows on the eastern façade use obscure glazing which restricts views in or out of those windows as is typical of bathroom design. There are no privacy effects from these windows.

The central gable window on the eastern elevation is at the upper mezzanine level of the unit which is used as a bedroom. As outlined this window is adjacent to the stairwell which provides access from the ground floor of the building up to the mezzanine level of the building.

As such, any views out of this window will be limited to short transitory times when a guest is using the stairs going upstairs. Going downstairs, the view people will focus on out this window is to the reserve and to the mountains to the south. Views out of this window from the main area of the bedroom are restricted by both an internal wall and a door which provides a physical separation and screening of the bedroom sleeping area from the stairway and the upper landing area of the stairway.

These walls are shown floor plans in Appendix B. To clarify, on Drawing 16, the *Electrical/AC Mezz Floor* is the ground level floor plan and the *Electrical/AC Ground Floor* is the floor plan of the mezzanine level. Please also refer to Figure 5 and 6 that detail the wall layout at the top of the stairs which assists to demonstrate the how that internal wall acts to screen the window from the main area of the bedroom. At this mezzanine level, the primary viewing window is the dormer window off the southern elevation which provides views out to the reserve and the mountains to the south. This window does not overlook any residential neighbours.



Figure 5. Top of stairs landing at mezzanine level. Window to the left.

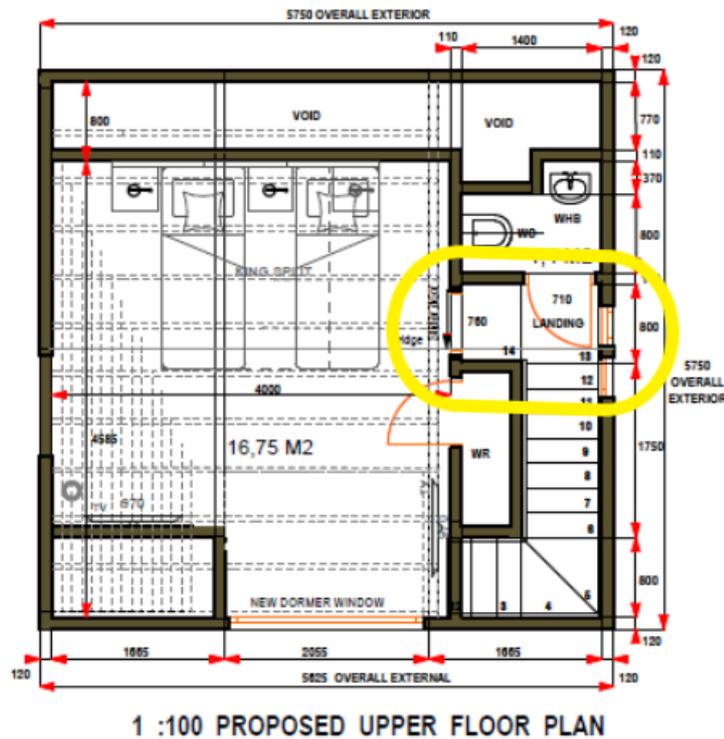


Figure 6. Mezzanine floor plan highlighting location of walls

Overall, any adverse effects on privacy or due to overlooking to adjacent properties will be no greater than what exists in the environment and will be less than minor.

- 6.50 As previously discussed all outdoor living spaces are well designed to maximise privacy of users both internally and externally, by way of separation and containment of the spaces (by built form, landscaping and fencing) which will maximise the privacy of the adjacent residential neighbours.
- 6.51 There will be no adverse effects on properties beyond those discussed above due to the added mitigating factor of further separation from the application site. Any effect on the property of 83/1 Arawata Terrace (which is not adjacent to the application site and does not share a site boundary) will be even further reduced by the separation distance of the site to the application site and the location of built form (on 83/2 Arawata Terrace) and future development on 81 Arawata Terrace providing further buffering and screening of potential effects.
- 6.52 Overall, the site provides for a high level of privacy between adjacent residential neighbours and any adverse effects on the environment and persons with respect to privacy and overlooking will be less than minor.

Guest management and complaints procedures;

- 6.53 The proposed GMP and volunteered conditions of consent provide appropriate measures to ensure the management of guests on site as well as procedures for any complaints that may be received. 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 immediately adjacent neighbouring properties (Identified in Figure 1 of the GMP as required by Standard 7.5.18.8) to ensure that the owners/occupiers of the properties have the contact details of the property manager should any issues arise. Any adverse effects on the environment and persons in this regard will be less than minor.

- 6.54 The GMP will also ensure that the guests are protected from any noise or nuisance effects of other guests on site at the same time. The intention is that the RVA will be of a high quality and as such will be strictly managed by the RVA management.

The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and monitoring requirements, including imposition of an annual monitoring charge.

- 6.55 The proposed GMP and volunteered conditions of consent provide for the keeping of records. Any monitoring required by Council can be ensured by way of conditions of consent.

Summary of Actual and Potential Effects on the Environment

- 6.56 Overall, adverse effects of the proposal on the environment and persons will be less than minor. The scale and nature of the RVA is compatible with the amenity values of the local environment as it is commensurate with the existing environment with respect to capacity of occupation of the existing units which form part of the environment and particularly given the isolated and well contained nature of the application site from both Arawata Terrace and residential neighbours.
- 6.57 Additionally, the activity will be strictly managed in accordance with the GMP and in a way which will ensure that adverse effects on residential neighbours will be avoided, remedied or mitigated to a less than minor degree.

7.0 OBJECTIVES AND POLICIES

- 7.1 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. While consideration of relevant objectives and policies concludes that the proposal is aligned with the relevant objectives and policies of both plans, the PDP can be afforded a higher level of weighting than the ODP, as all rule provisions of the PDP relating to the proposed development are treated as operative, and corresponding ODP rules as inoperative.

Operative District Plan

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

Residential Areas - Chapter 7

District Wide Residential Objectives and Policies

- 7.3 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.
- 7.4 For the reasons discussed in the assessment of environmental effects above, including the application of the permitted baseline and the acknowledgment of the existing environment, there will be no inappropriate adverse effects on the amenity of the surrounding residential area subject to the imposition of conditions of consent, which include the proposed GMP.
- 7.5 Policy 4.1 seeks to enable non-residential activities in residential areas, subject to compatibility with residential amenity. The proposal is compatible with residential amenity values in the locality. This will be achieved as an occupation rate of no more than and potentially less than that anticipated under the permitted and a non-fanciful occupation of residential tenants (within each residential unit and flat). In addition, the GMP proposed which includes an NMP will ensure the strict management of guests and thus the minimisation of nuisance effects that can potentially disturb residential amenity. Management of guests will be undertaken at a far stricter capacity than that of self-managed residential tenants.

Queenstown Residential and Visitor Accommodation Areas

- 7.6 The relevant objective (2) and associated policies seek residential development is organised around neighbourhoods separate from areas of predominately visitor accommodation development. Of 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.
- 7.7 As addressed in the assessment of effects on the environment, the proposal will be undertaken in accordance with the proposed GMP. Adherence to the approved GMP will ensure that residential amenity values are maintained and are not, therefore, compromised. Residential cohesion in the neighbourhood will not be disrupted to an inappropriate degree as the local street environs will still have a predominantly residential use.
- 7.8 In addition, the site does not provide the opportunity for a high level of residential cohesion being a rear site, physically separated from Arawata Terrace (and thus residential neighbours fronting the street), neighbouring a reserve along the southern boundary which is absent of residential neighbours and having no immediate residential neighbours to the west due to separation of the gully landform. Of the only two immediately adjacent residential neighbours, 75 and 83/2 Arawata, both properties all maintain other residential neighbours should they seek a higher level of residential cohesion than that provided by the proposed activity. 75 Arawata Terrace is located adjacent to the street providing the opportunity to engage with nearby streetfront properties. While 83/2 Arawata is not located adjacent to the street, it is unit title property which shares common property with 83 Arawata Terrace to the north providing more direct potential opportunity to engage positively with neighbours.
- 7.9 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 RVA activity on site will be limited in scale/occupancy and managed in accordance with a GMP appropriate to the scale and nature of the RVA proposed.
- 7.10 Given the above, the proposal is aligned with the objectives and policies of the ODP.

Section 14 – Transport

- 7.11 The relevant objectives and policies seek to ensure that onsite parking is commensurate with the scale of the proposed development (Objective 1, Policy 1.9). In this case, there are no car minimum parking requirements other than the provision of a mobility park. As outlined in the assessment of effects, the proposed units are not designed as accessible units and therefore will not be attractive to drivers who require a mobility park. Additionally, any person booking accommodation on site will be aware of the absence of a mobility park at the time of booking.
- 7.12 In conclusion, the proposal is consistent with the relevant objectives and policies of Section 14 of the ODP.

Proposed District Plan

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

- 7.14 Chapters 3 (Strategic Direction) and 4 (Urban Development) contain broad provisions that seek to ensure urban development occurs in appropriate areas of the region where adequate servicing is provided and establishes urban growth boundaries to assist in managing areas of urban growth. They also seek to ensure urban development provides for communities social, and economic wellbeing. The proposal is within the established Lower Density Suburban Residential Zone. The zone provides predominantly for residential development. It also allows for RVA and home occupations, subject to standards, as permitted activities.
- 7.15 As assessed below, due to the nature and scale of the proposal and proposed mitigation measures, the proposal is consistent with the relevant objectives and policies specific to the zone, and therefore the proposal is generally in accordance with the broader objectives and policies of Chapters 3 and 4.

Chapter 7 (Lower Density Suburban Residential)

- 7.16 Objective 7.2.6 and associated policies seek that development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.
- 7.17 The proposed RVA activity is on a developed residential lot which is adequately serviced with respect to the capacity of infrastructure, which aligns with Policy 7.2.6.2 (*Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water*).
- 7.18 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.
- 7.19 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. The proposed activity is not defined as visitor accommodation as it is defined as RVA.
- 7.20 Policy 7.2.8.3 specifically addresses RVA and seeks to ensure that RVA and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.
- 7.21 While the permitted standards for RVA are exceeded, the exceedance of PDP standards does not necessarily result in a proposal that is not compatible in the local environment. Resource consents are assessed on a case by case basis, taking into consideration the proposal, which includes volunteered conditions of consent with strict guest management objectives, the characteristics of the site and surrounding environment, which are unique in this instance and the existing environment in terms of scale and nature of activities on site that already contribute to effects on residential character and amenity.
- 7.22 The scale of the RVA reflects the scale of residential development established on site. Further, the scale of residential development on site forms part of the environment and is the reason for existing effects within the environment.
- 7.23 As previously mentioned, permitted activities have adverse effects too i.e. permitted residential buildings and activities can and do have adverse effects on the residential amenity of an environment through factors such as built form that causes shading or blocks mountain and lake views, overlooking between neighbouring properties and public spaces, diminishment of privacy from two story buildings with multiple windows that can overlook a residential neighbour, generation of noise and nuisance from residents and resident gathering/parties, including the potential for noise and nuisance from antisocial tenants, on-street car parking demand, traffic generation etc. These are all effects already in the environment that impact on residential amenity in an adverse manner. The Assessment of Effects describes the various permitted activities in detail.

7.24 However, it is only the change of use that are to be assessed. As such, there are no considerable effects on character and amenity introduced into the environment. This is because most of the effects are already existing in the environment or form part of the permitted baseline, and residual effects are compatible with the residential context of this specific locality and will be avoided or mitigated through strict management of the RVA activity. In summary, the following additional points are made:

1. There will be no change to built form on site. Therefore, the character and visual amenity values as derived by the built development on site will not change i.e. when the site is viewed from outside the application site, it will still appear as being in the character of a residential development.
2. For the reasons 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 location, size and development level of this particular site.
 - (i) Specifically, the occupation rates of the guest units reflect the potential occupation rates of permitted tenanted residential units, and in all cases will provide for a lesser occupation than residential use, as guests are not permitted to have visitors on site, which residential tenants would. The maximum number of guests on site are restricted, which translates to a restriction on effects generated by occupancy i.e. movements of people to and from the site, use of outdoor areas, generation of noise and nuisance, and impacts on privacy.
 - (ii) The factor of the unique characteristics of the site location will assist with the scale of the activity being absorbed on-site to ensure the RVA activity can be a scale and character compatible with the surrounding residential environment. The location enjoys a relatively high level of isolation from surrounding residential neighbours as:
 - It is a rear site, located down a right of way from Arawata Terrace, well separated from the street environs and is therefore not a noticeable part of the residential context at the street interface of Arawata Terrace.
 - The site is bordered by a vacant Council reserve to the south and located such that a gully landform physically separates the site from the residential neighbours to the west, which are located west of the gully.
 - The site has a relatively large site area (in consideration of the permitted minimum lot area of 450m² in the zone), which in planning terms provides for a greater density of use and activity on site. The large site area enables activities to be absorbed on site while still providing a very low site coverage and maintaining a large area of open space across the site.
 - The closest residential site to the main residential unit is 81 Arawata Terrace which is owned by the applicant. The main dwelling is otherwise separated from neighbouring residential properties to a significant degree beyond the permitted 2m building setback from internal boundaries. These setbacks and proximity to neighbours are detailed in the assessment of effects on the environment. They assist in minimising effects on the amenity of adjacent residential neighbours.

- The adjacent residential site to the east is at 2/83 Arawata Terrace sits adjacent to the detached 2-guest residential flat. As outlined above under Point 9, and within the assessment of effects on the environment, the effects on amenity and character from this site will not be affected to residential character and amenity values will be maintained.

- 7.25 For the reasons discussed above and 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 location, size and development level of the site.
- 7.26 There will be no change to built form on site. Therefore, the character and visual amenity values as derived by the built development on site will not change.
- 7.27 The objectives and policies of the PDP do not specifically address residential cohesion as referenced in the ODP. However, as a potentially related matter of residential character and amenity, the proposal may result in a loss of residential cohesion, effects of which would be restricted to the adjacent residential neighbouring property owners/occupiers. As discussed above, the proposal will ensure appropriate levels of residential cohesion are maintained for neighbouring properties. The impacts on residential cohesion in this location are not significant.
- 7.28 The character of the 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 GMP.
- 7.29 The proposal is one of an appropriate scale and nature and residential character and amenity values of the neighbourhood can be appropriately maintained. The RVA activity proposed is not one that Policy 7.2.8.3 seeks to restrict.
- 7.30 Overall, the proposal is consistent with the relevant objectives and policies of Chapter 7.

Chapter 29 (Transport)

- 7.31 With respect to the provision of Chapter 29, the relevant objective is Objective 29.2.2 and associated policies which seek 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.
- 7.32 The access to the site (current and proposed) is typical of a residential property and contributes to a safe and efficient transport network. As outlined in the AEE the site provides for a high level of connectivity beyond private vehicle use, with the opportunity for reliance on the Orbus public bus service and providing a connection to the Queenstown Town Centre by way of active transport methods such as walking and biking. The shortfall of a mobility park on site is considered appropriate in this case as previously discussed.
- 7.33 Overall, the proposal is consistent with the relevant objectives and policies of Chapter 29.

Chapter 36 (Noise)

- 7.34 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.

- 7.35 The management of noise by way of the GMP and specific NMP will ensure that any noise associated with the activity will comply the PDP 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 RVA are not dissimilar.
- 7.36 As there will be more than one group of guests on site, there will be an added element of management by the guests themselves knowing that there are other guest groups on site who will be aware and critical of any unacceptable behaviour.
- 7.37 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.
- 7.38 For the reasons outlined above, the proposal is aligned with the objectives and policies of Chapter 36.

Summary

- 7.39 In summary, for the reasons set out above, and otherwise having regard to the assessment of effects, the proposal is aligned with the relevant objectives and policies of the PDP.

8.0 OTAGO REGIONAL POLICY STATEMENT

- 8.1 The Partially Operative Regional Policy Statement for Otago 2019 (RPS) and the Proposed Otago Regional Policy Statement 2021 (pORPS - notified in June 2021) set the direction for future management of Otago's natural and physical resources. They provide the foundation for the development of regional plans and district plans. Most appeals on the RPS have now been resolved. The pORPS was notified in June 2021 and decisions notified in March 2024. The appeals period has closed and the appeal process is in progress, although most freshwater provisions have been resolved through the appeal process to date.
- 8.2 The objectives and policies of the RPS and pORPS are covered by relevant objectives and policies in the ODP. Further, the PDP has been drafted with regard to the RPS. As the proposal is 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 and pORPS with respect to the sustainable use and development of natural and physical resources. Overall, the proposed land use proposal is aligned with high level direction with respect to urban form and development.

9.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

- 9.1 In considering an application for resource consent, pre-eminence must be given to Part 2, 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.
- 9.2 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 activity and

supporting the tourism industry by providing a popular form of holiday accommodation. The activity will not result in any adverse effects that would be in conflict with section 5(2)(a) – (c).

9.3 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;*

9.4 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 predominantly residential character. 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 residential development which will operate efficiently and appropriately for the purpose of RVA.

9.5 In summary, the proposal is in keeping with Part 2 of the Act.

10.0 CONCLUSION

10.1 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.

10.2 In terms of section 104 of the Act, the proposal will be consistent with the relevant provisions of the 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.

10.3 Accordingly, it is concluded that the Council can grant consent to the activity in accordance with sections 104, 104C and Part 2 of the Act, subject to appropriate conditions of consent.

Appendix A – Computer Register



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




 R.W. Muir
 Registrar-General
 of Land

Identifier **OT2C/246**
Land Registration District **Otago**
Date Issued 23 September 1965

Prior References
 OT1D/1179

Estate Fee Simple
Area 1513 square metres more or less
Legal Description Lot 6 Deposited Plan 10944
Registered Owners
 Arawata Terrace Limited

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Subject to Section 315 Land Act 1924

Fencing Provision in Transfer 291509 - 23.9.1965

318175 Electricity Agreement pursuant to the Electricity Amendment Act 1948 - 31.8.1967 at 9.20 am

Appurtenant hereto is a right of way over part Lot 4 DP 10944 (CT OT2C/1296) created by Transfer 377718 - 2.11.1971 at 9.01 am

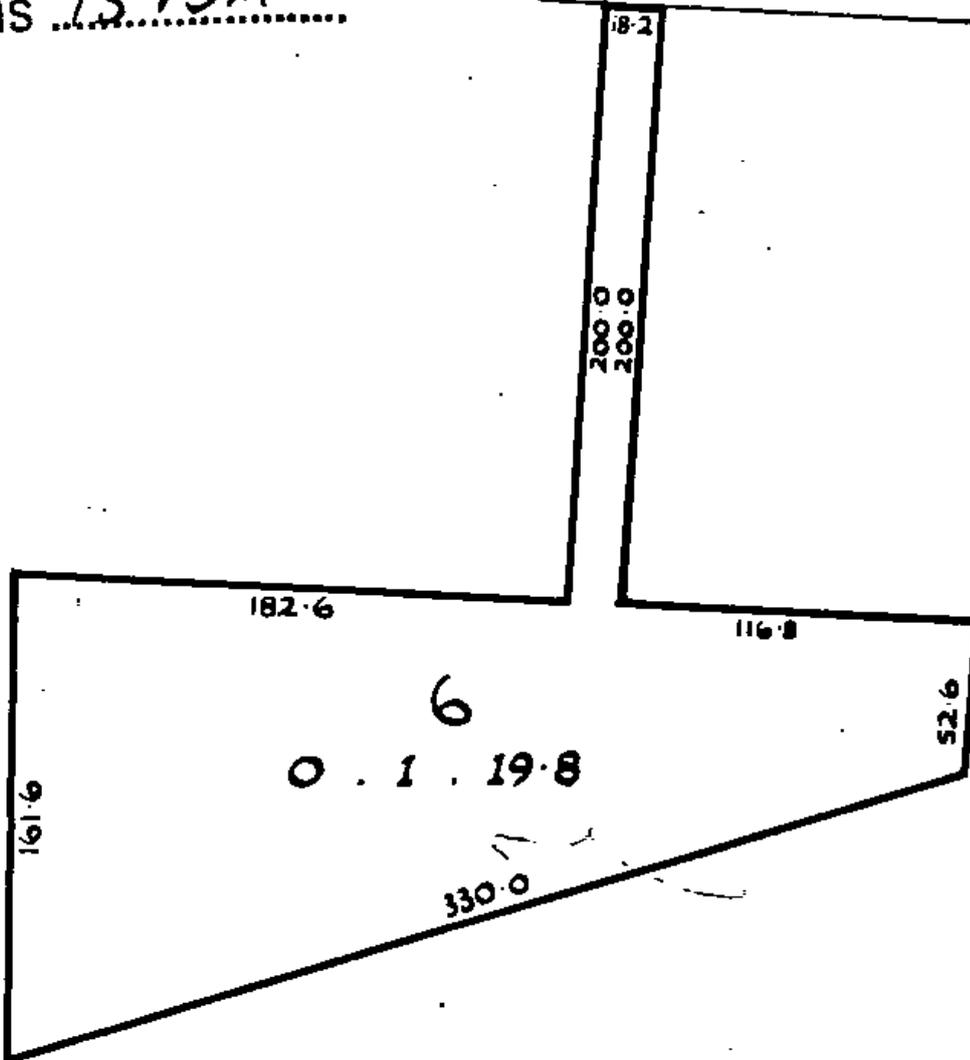
Subject to a right of way over part appurtenant to Lot 4 DP 10944 (CT OT2C/1296) created by Transfer 377718 - 2.11.1971 at 9.01 am

13045248.3 Mortgage to ANZ Bank New Zealand Limited - 31.7.2024 at 11:30 am

B.L.R.

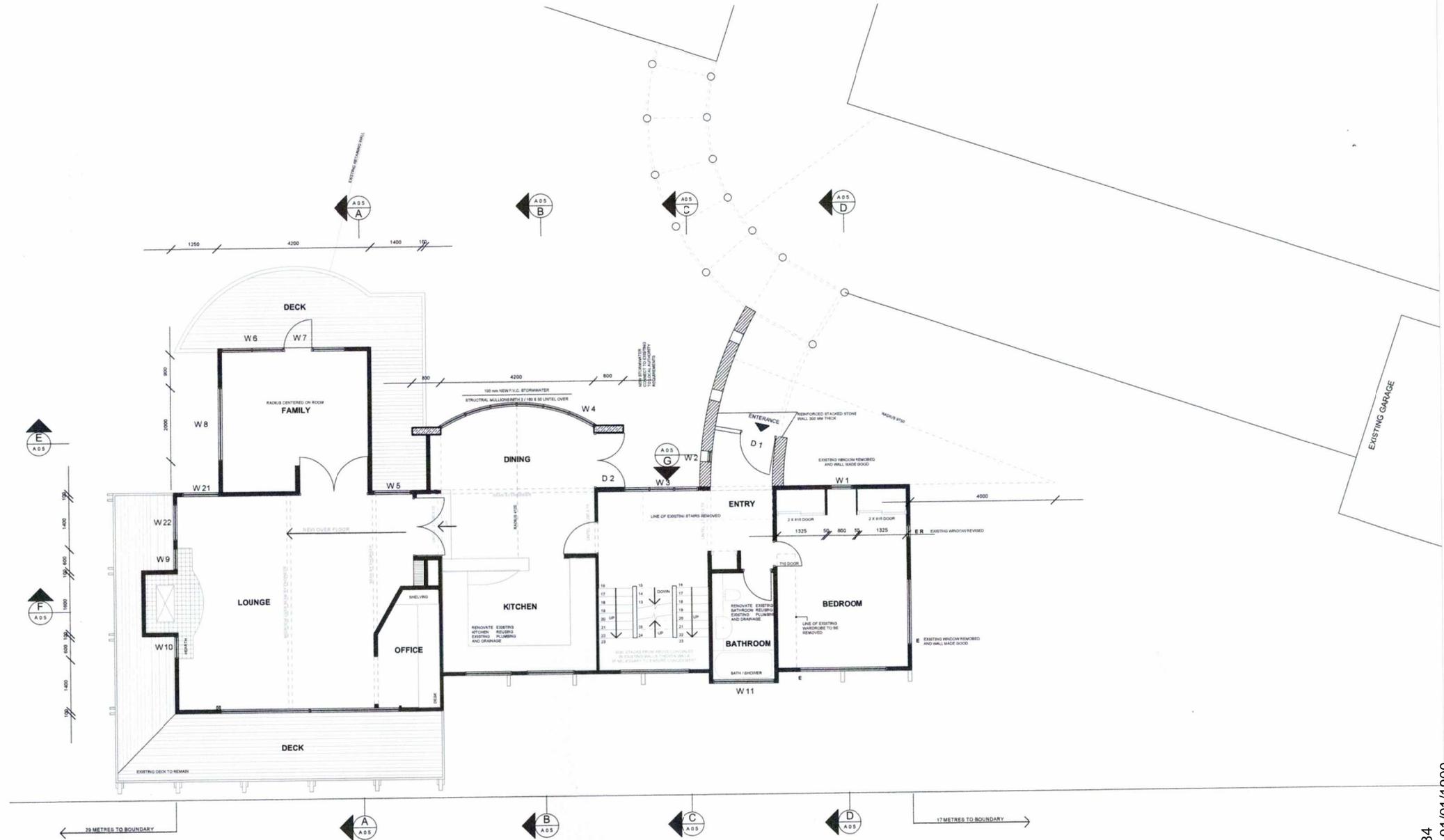
ROAD

DIVALENT METRIC
AREA IS 1513m²



Scale: 1 inch = 1 chain.

Appendix B – Application Plans



THE CONTRACTOR IS RESPONSIBLE FOR SETTING THE WORKS. THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. WORK TO COMPLY WITH NZBC & NZ STANDARDS. DO NOT SCALE THIS DRAWING. COPYRIGHT OF THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF T.G.DYKES & ASSOC

SCALE 1:100
DATE 31/07/24
AMEND COMMISSION DRAWN T.G.D.

PROJECT ALTERATIONS AND ADDITIONS TO RESIDENCE / GARAGE 79 ARAWATA CRESCENT QUEENSTOWN

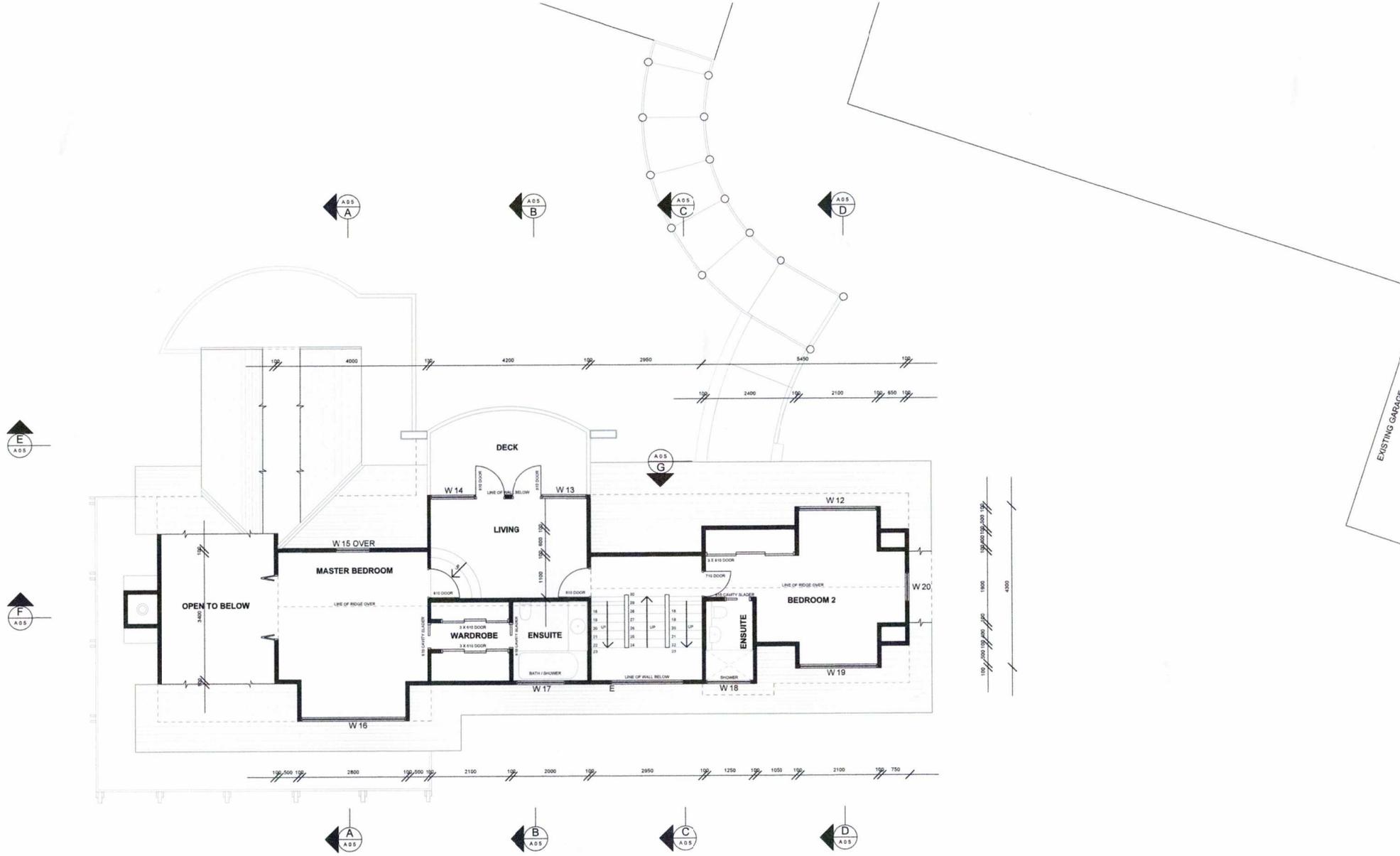
TITLE 1: 100 EXISTING FIRST FLOOR PLAN

DRAWING AW 3

T.G.DYKES & ASSOCIATES LIMITED REGISTERED ARCHITECTS 29 HUTT ROAD WELLINGTON 6011
POSTAL ADDRESS 4 SARU STREET WELLINGTON 6011
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EMAIL tdykes@t1architecture.co.nz



Set ID: 8767484
Version Date: 01/01/1900



THE CONTRACTOR IS RESPONSIBLE FOR SETTING THE WORKS. THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE AND THE REPORTING OF ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. WORK TO COMPLY WITH NZBC & NZ STANDARDS

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SCALE 1 : 100
 DATE 31/07/24
 AMEND
 COMMISSION
 DRAWN T.G.D.

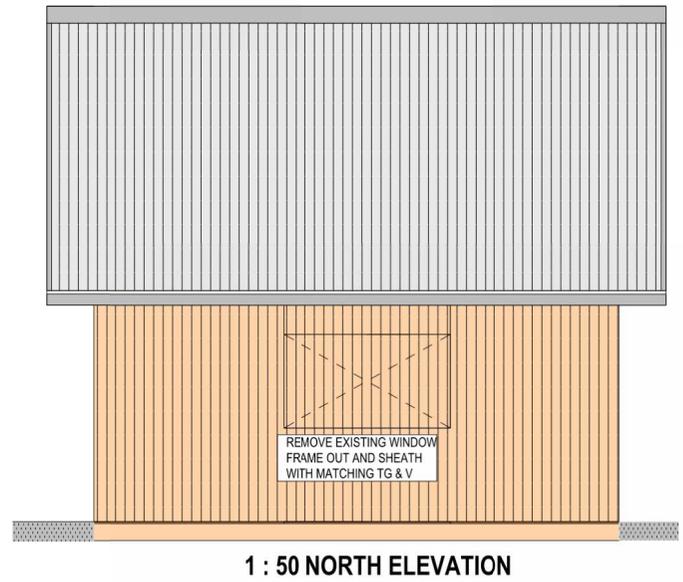
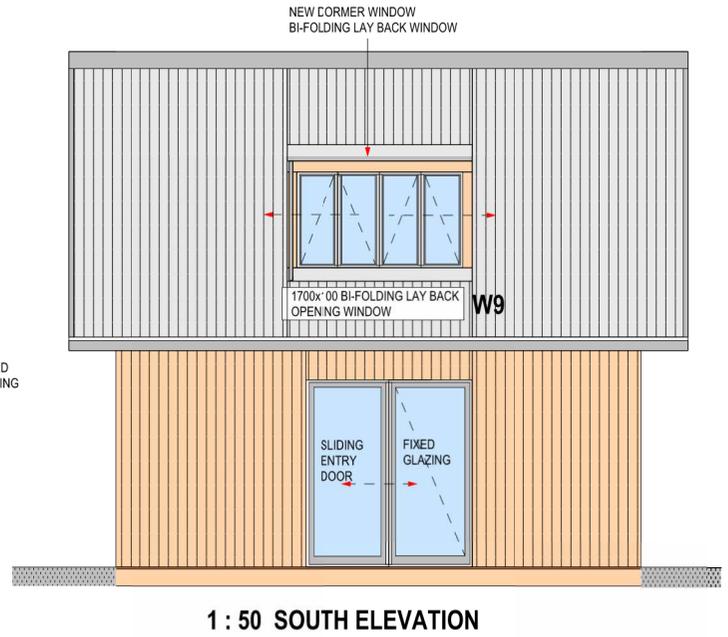
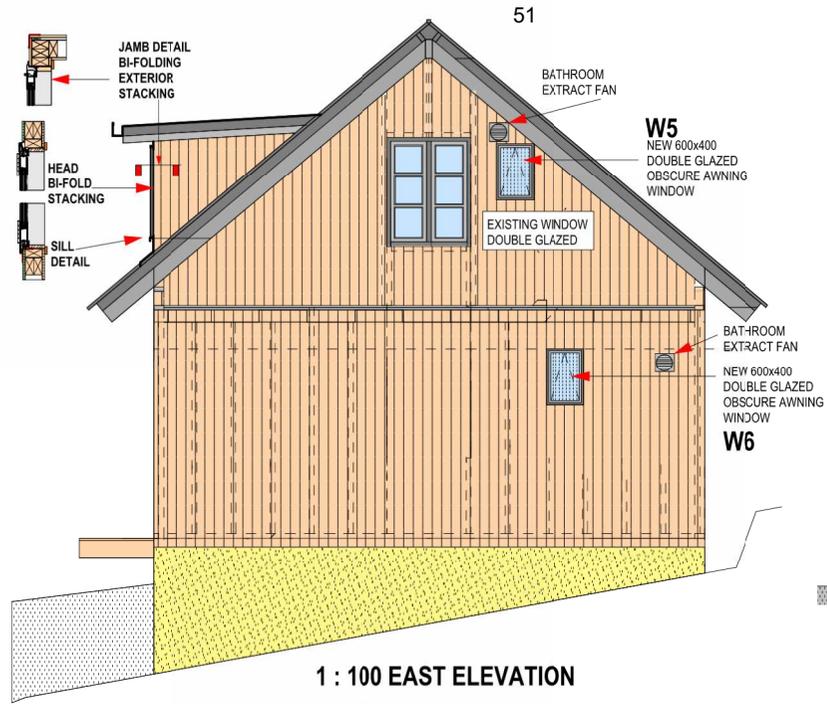
PROJECT ALTERATIONS AND ADDITIONS TO RESIDENCE / GARAGE
 79 ARAWATA CRESCENT
 QUEENSTOWN

TITLE 1 : 100 EXISTING SECOND FLOOR PLAN

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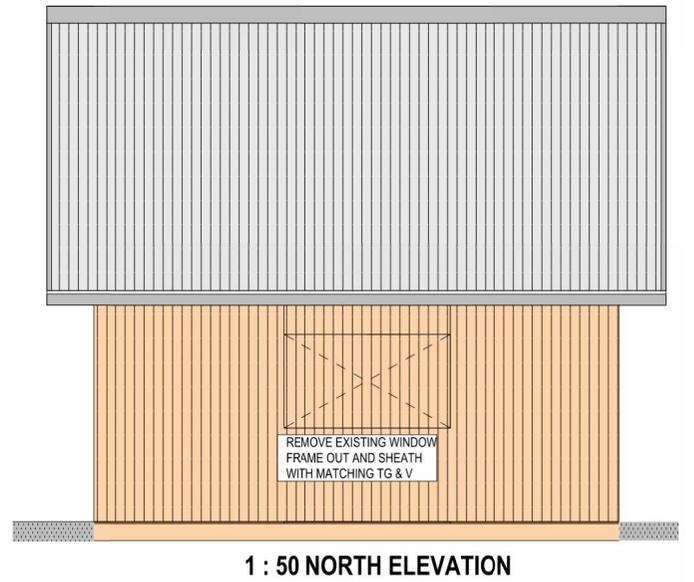
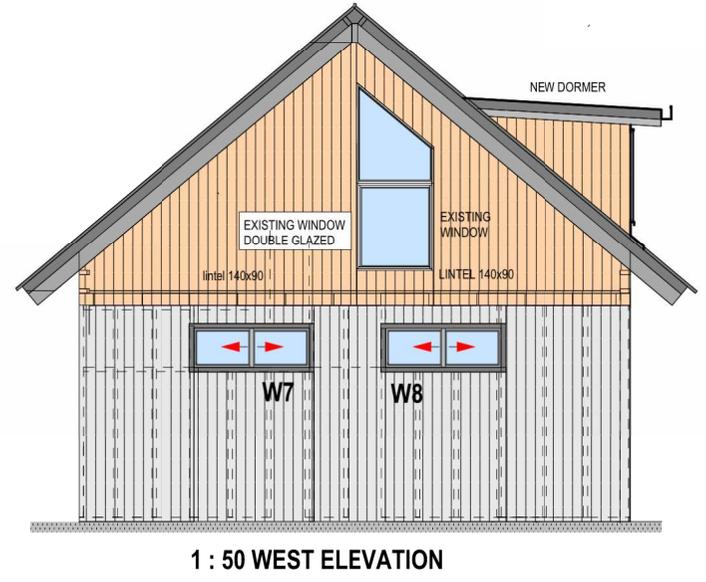
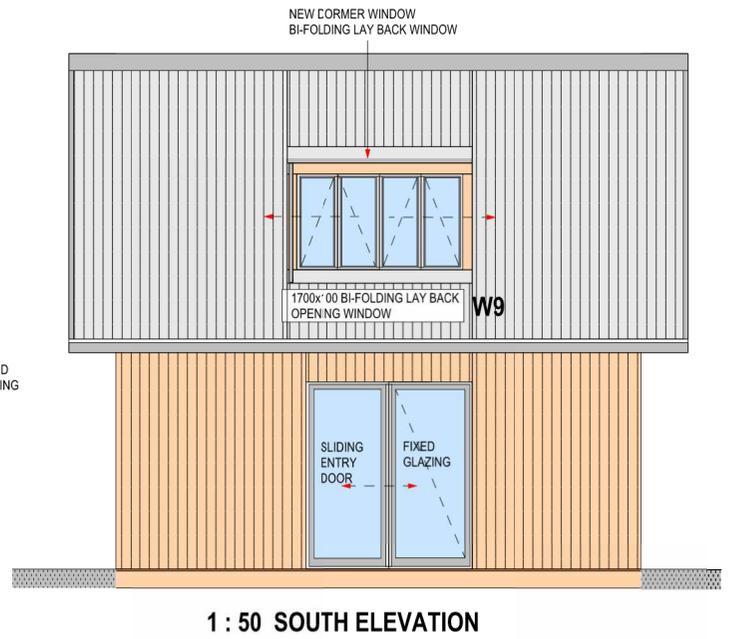
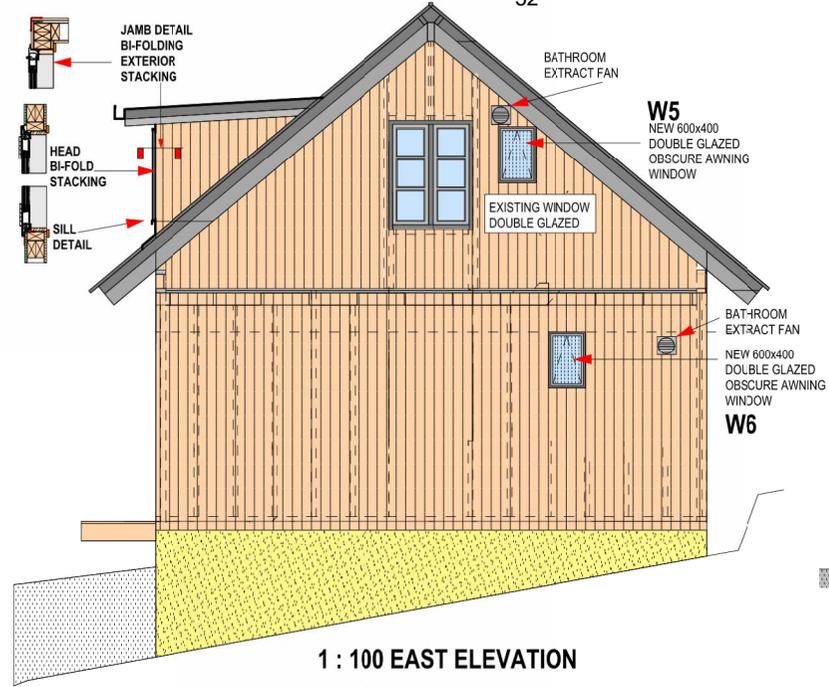
T.G.DYKES & ASSOCIATES LIMITED
 REGISTERED ARCHITECTS
 29 HUTT ROAD WELLINGTON 6011
 POSTAL ADDRESS 4 SAR STREET WELLINGTON 6011
 TEL: 04 4990976 MOBILE 021 666360
 EMAIL: tdykes@tarchitecture.co.nz





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DATE AUG 12 / 2024	79 ARAWATA CRESCENT QUEENSTOWN			
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COMMISSION				
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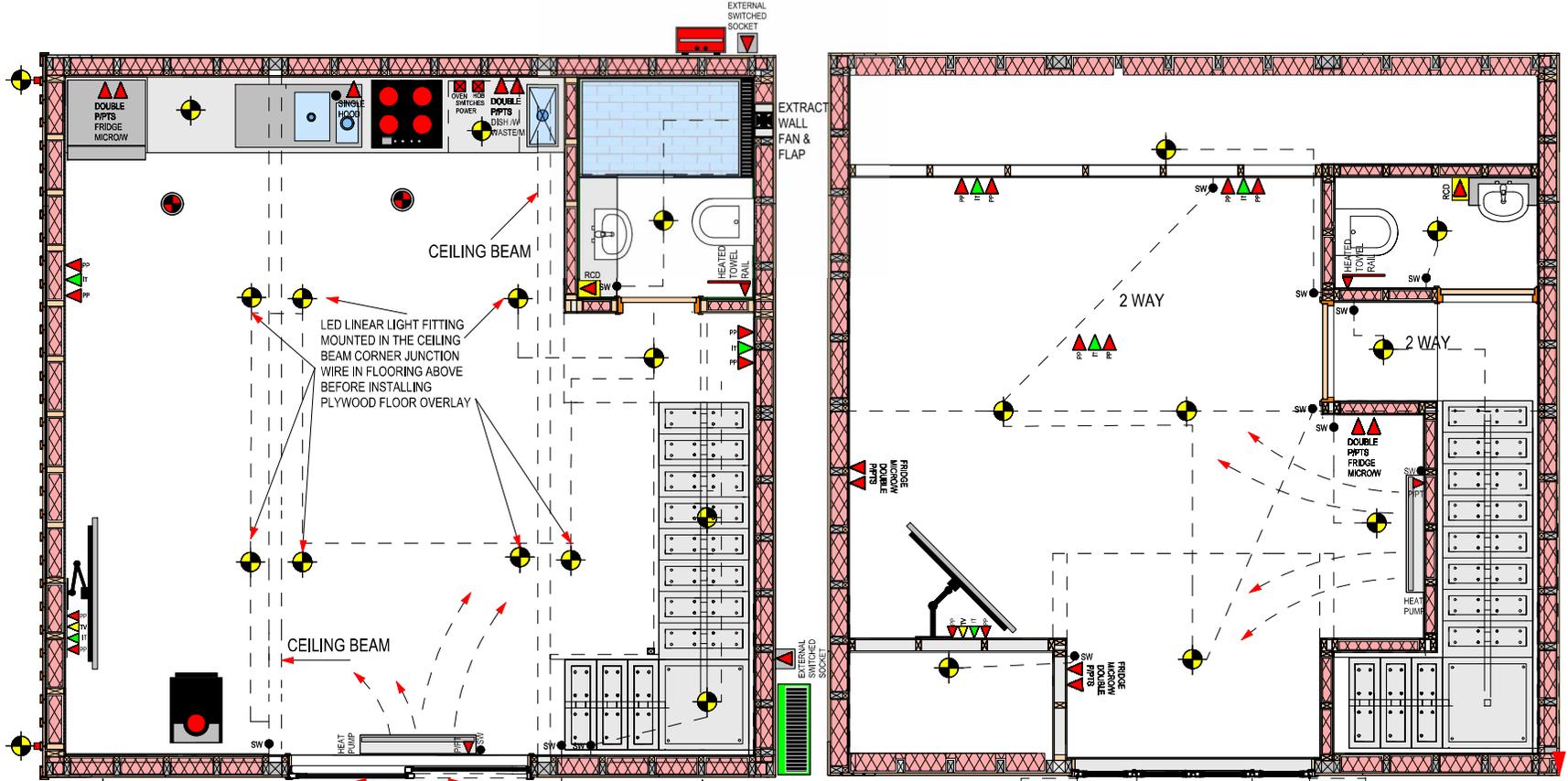


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DATE AUG 12 / 2024	79 ARAWATA CRESCENT QUEENSTOWN			
AMEND				
COMMISSION				
DRAWN T.G.D				

ELECTRICAL LEGEND

-  WALL MOUNTED TV ON BRACKET
DOUBLE POWER POINT IT / OUTLET
CHROME TV APP OR DEVICE
HEIGHT OF TV MOUNTING TO BE ADVISED BY OWNER
-  POWER SUPPLY AND SWITCHES FOR HOB AND OVEN
-  HEATED TOWEL RAILS SUPPLIED BY OWNER
-  DOUBLE POWER POINT AND COMBINED IT OUTLET
-  SINGLE P/PT FOR EXTRACT HOOD, LINKED TO EXTRACT FAN IN BATH RM
-  DOUBLE P/PT FOR REFRIGERATOR/FREEZER AND MICROWAVE ABOVE
-  SINGLE SWITCHED RCD PROTECTED OUTLET BATH RM
DOUBLE POWER POINT @ 400mm FROM FLOOR LVL
OWNER TO CONFIRM
-  LED CEILING OUTLET OWNER TO SUPPLY
-  MOVEMENT ACTIVATED EXTERNAL LED WALL MOUNTED LIGHT SWITCH POINT
-  PHOTOELECTRIC SMOKE ALARM TO COMPLY WITH NZSS CODE
IN LINE 100mm DIA AXIAL FAN 1 X MIN DELAY SWITCH FROM BATHROOM AND KITCHEN
-  RINNAI INFINITY A24 LPG CONTINUOUS FLOW HOT WATER
-  EXTERNAL SWITCHED SOCKET
-  WALL MOUNTED HEAT PUMP
-  AC CONDENSER TO SERVICE
3 x INDOOR HEATPUMPS



ELECTRICAL / AC MEZZ FLOOR

ELECTRICAL / AC GROUND FLOOR



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ALTERATIONS AND ADDITIONS TO RESIDENCE / GARAGE
79 ARAWATA CRESCENT
QUEENSTOWN

TITLE
1 : 50 ELECTRICAL / AV PLANS
GROUND FLOOR
AND MEZZANINE FLOOR

DRAWING
AW
16

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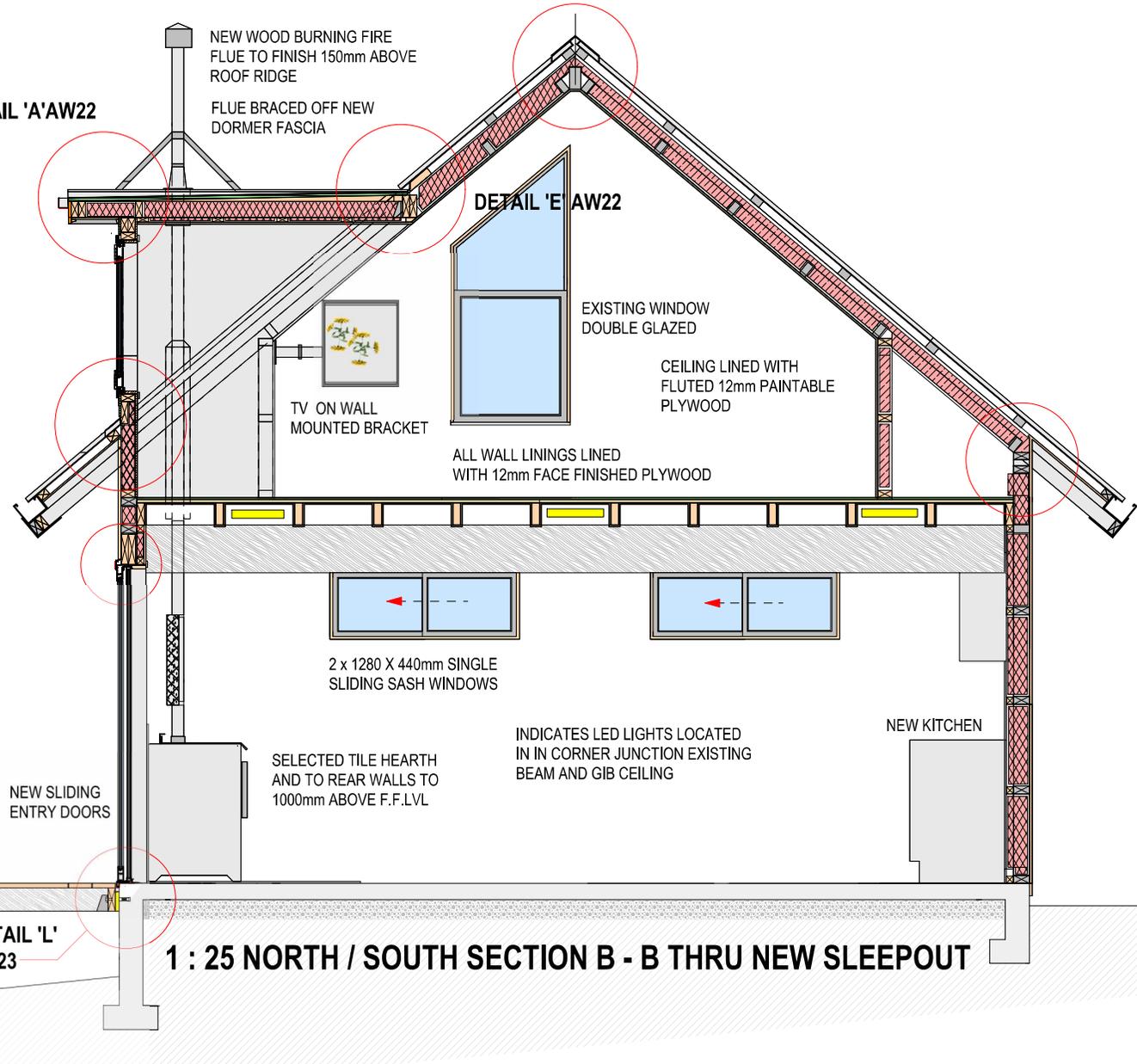


DETAIL 'A'AW22

DETAIL 'E'AW22

DETAIL 'L'
AW23

1 : 25 NORTH / SOUTH SECTION B - B THRU NEW SLEEPOUT



NEW WOOD BURNING FIRE
FLUE TO FINISH 150mm ABOVE
ROOF RIDGE
FLUE BRACED OFF NEW
DORMER FASCIA

EXISTING WINDOW
DOUBLE GLAZED

CEILING LINED WITH
FLUTED 12mm PAINTABLE
PLYWOOD

TV ON WALL
MOUNTED BRACKET

ALL WALL LININGS LINED
WITH 12mm FACE FINISHED PLYWOOD

2 x 1280 X 440mm SINGLE
SLIDING SASH WINDOWS

SELECTED TILE HEARTH
AND TO REAR WALLS TO
1000mm ABOVE F.F.LVL

INDICATES LED LIGHTS LOCATED
IN IN CORNER JUNCTION EXISTING
BEAM AND GIB CEILING

NEW KITCHEN

NEW SLIDING
ENTRY DOORS

NEW 2400mm DECK

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PROJECT
ALTERATIONS AND ADDITIONS
TO RESIDENCE / GARAGE
79 ARAWATA CRESCENT
QUEENSTOWN

TITLE
1 : 25 NEW NORTH / SOUTH
SECTION B - B THRU NEW
SLEEPOUT

DRAWING
AW
19

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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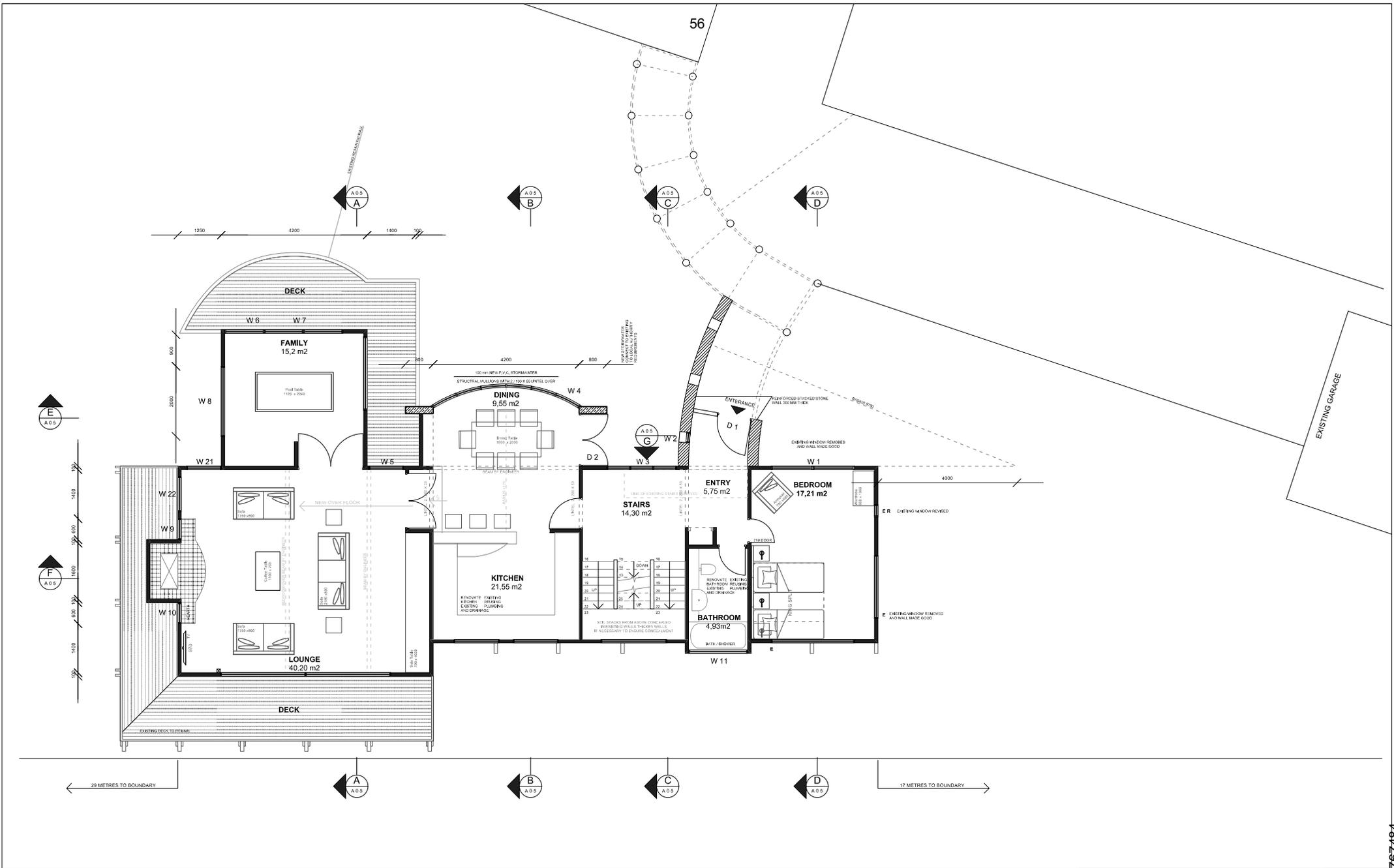
PROJECT ALTERATIONS AND ADDITIONS TO RESIDENCE / GARAGE
79 ARAWATA CRESCENT
QUEENSTOWN

TITLE 1 : 100 EXISTING NORTH SOUTH, EAST AND WEST ELEVATIONS

DRAWING AW 5

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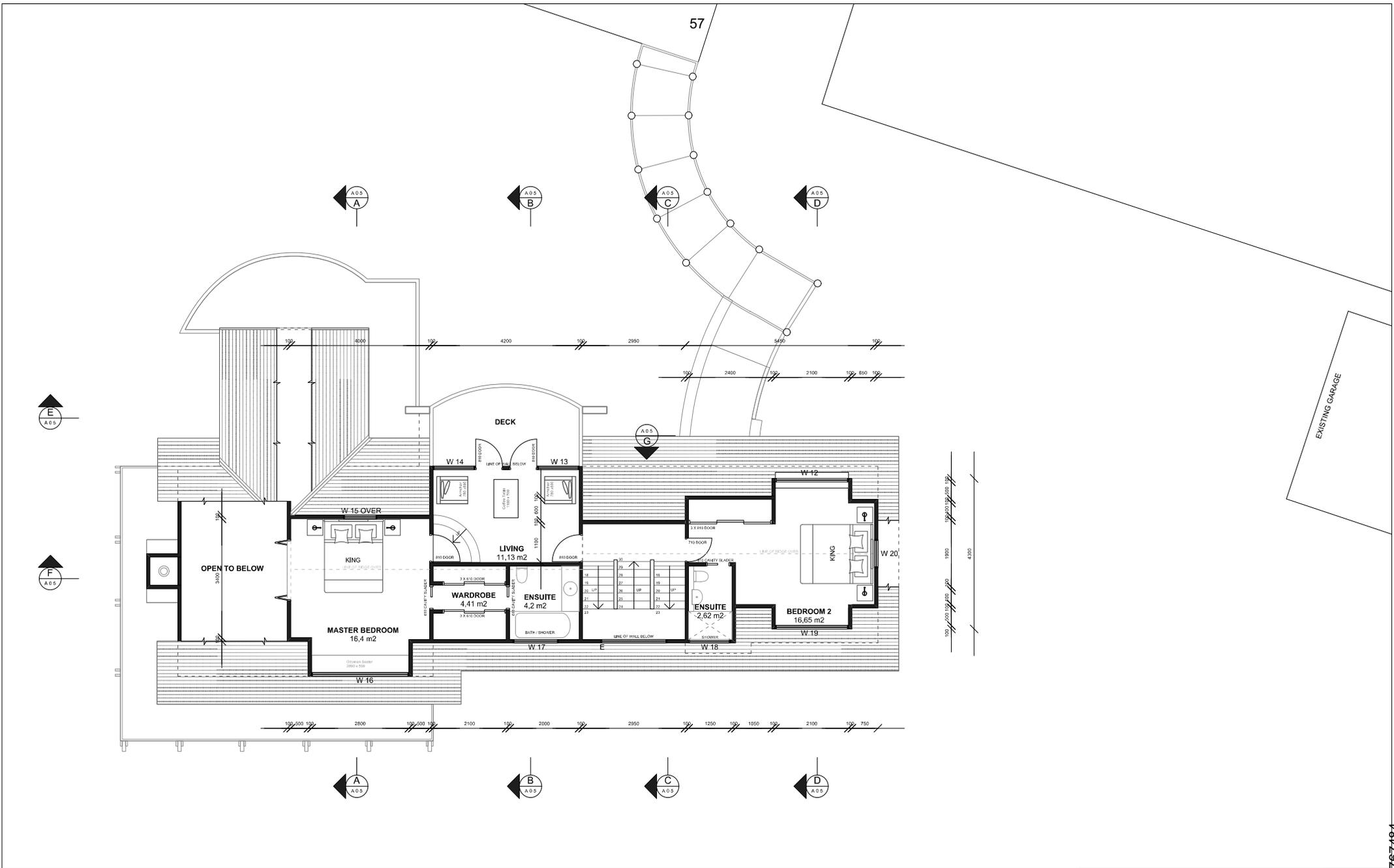




ALTERATIONS AND ADDITIONS TO EXISTING HOUSE
 FOR MR & MRS J. & H. STEVENSON, ARAWATA TCE
 SUNSHIDE BAY

FIRST FLOOR PLAN		
SCALES	1:100	

2



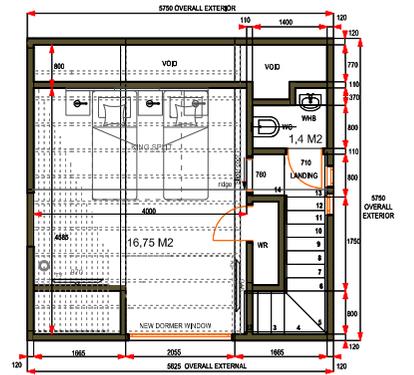
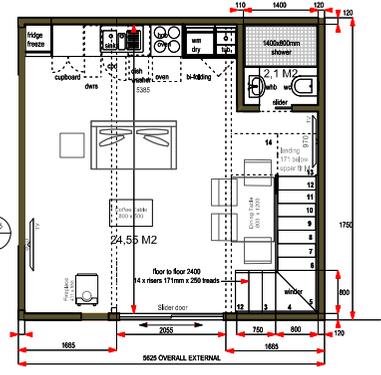
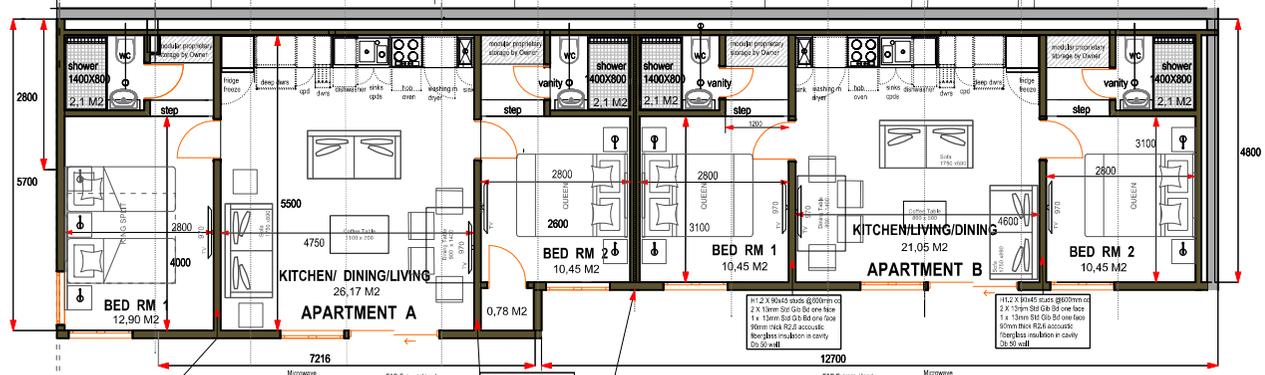
ALTERATIONS AND ADDITIONS TO EXISTING HOUSE
 FOR MR & MRS J. & H. STEVENSON, ARAWATA TCE
 SUNSHIDE BAY

SECOND FLOOR PLAN

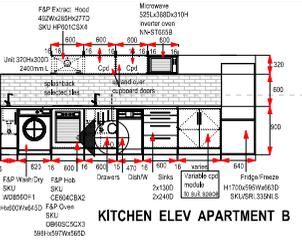
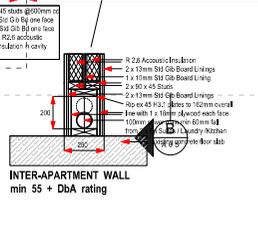
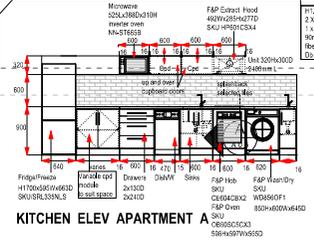
SCALES
 1:100

3



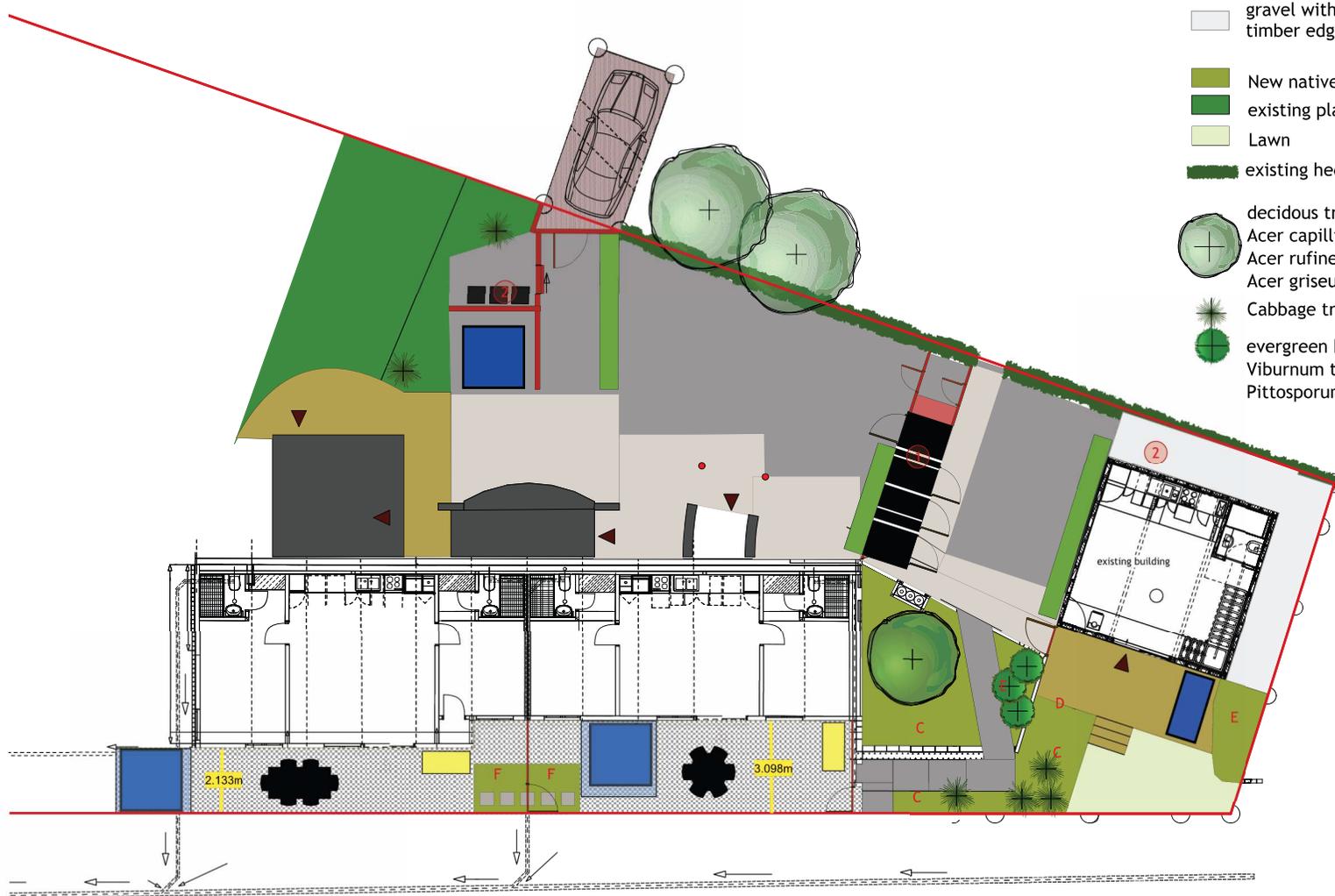


APPROX BASEMENT AREA 224 Sq M



ALTERATIONS AND ADDITIONS TO EXISTING HOUSE FOR MR & MRS J. & H. STEVENSON, ARAWATA TCE SUNSHIDE BAY

BASEMENT FLOOR PLAN		4
SCALES		1:100



- concrete, existing
- concrete - new
- gravel with timber edging
- New native Planting
- existing planting
- Lawn
- existing hedge
- deciduous tree
Acer capillipes or
Acer rufinerve or
Acer griseum
- Cabbage tree, existing
- evergreen bushes, 1.5-2m tall
Viburnum tinus Eve or
Pittosporum Stephen's Island

- 1 Storage shed, custom design
- 2 Bins

- 1.5/1.8 m high fence / screen
- firewood storage
- BBQ
- Spa
- planter on concrete
- glass roof over

Planting C: native mix all @ 1m crs
 30% Chinochloa rubra
 10% Phormium Dark Delight
 20% Hebe subalpina
 20% Phormium Green Gem
 20% Hebe red edge

Planting D: @ 0.7m crs
 Phormium Jack Spratt

Planting E: @ 1m crs
 Chinochloa rubra

Planting F: @ 0.7m crs
 Astelia fragrans or
 Libertia grandiflora

Reserve



example: Shed

Reserve

project
 79 Arawata Terrace | Fernhill

drawing
 Landscape Plan - Concept

scale
 1:150 @ A3

file
 79 Arawata.vwx

id
 06 FINAL

28.04.2025

plan is a concept only and NOT suitable for building

creation green Ltd
 landscape architecture construction

Arrowtown 9302 | New Zealand
 03.409.8123 | 027.40.80.122
 office@creationgreen.co.nz | www.creationgreen.co.nz

north

Appendix C – Guest Management Plan

Guest Management Plan
RM25xxxx
79 Arawata Terrace, Sunshine Bay, Queenstown

Resource consent has been granted by way of land use resource consent RM25xxxx for the use of two residential units (each with a residential flat) at 79 Arawata Terrace, Queenstown, for residential visitor accommodation activities for up to 365 nights per annum in accordance with this Guest Management Plan (GMP). This plan also contains a Noise Management Plan (NMP), designed to assist in achieving compliance with the relevant Visitor Accommodation noise standards of the Proposed District Plan, being:

Sound from the visitor accommodation activity must not exceed the following noise limits in any residential zone in which sound from the activity is received. The noise limits do not apply to assessment locations within the application site, 79 Arawata Terrace:

<i>Time</i>	<i>Noise Limit</i>
At all times	40 dB L dn

Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Environmental Noise.

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 booking
- Advising guests how to safely access the site and parking arrangements
- Advising guests that passenger service vehicles capable of carrying more than 12 people 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:

- (i) Six (6) within the main residential unit
- (ii) Four (4) within the ground floor residential unit (Apartment A on plans)
- (iii) Four (4) within the ground floor residential flat (Apartment B on plans)
- (iv) Two (2) with the garage studio residential flat

- To check that the on-site compendium contains a copy of the House Rules, and a copy of the conditions of resource consent that are relevant to guests.
- To ensure guests are familiar with the access and car parking arrangement for the site.
- Check-in shall not be permitted after 10pm.

On Servicing & Other Visits

- To ensure rubbish and recycling is not left on/adjacent to the road, except on the day of collection.
- To ensure the maximum number of guests permitted in each unit is not exceeded at any one time.

HOUSE RULES

- 1) The maximum number of guests on site any one time shall not be exceeded.
- 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.
- 6) Rubbish/recycling bins are to go out in the morning of collection day and be brought back in as soon as possible after being emptied on the same day.
- 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.
- 9) Relevant noise management requirements as outlined below to be included.

NOISE MANAGEMENT PLAN:

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

Noise Management Procedures

- 1) The manager of the Residential 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 Residential 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 Residential 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.
- 4) The consent holder shall ensure that signs (minimum A4 size) are erected on site (visible from each of the units) 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 each 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 and 7am.

Complaint Procedures

- 5) Should a complaint be received in relation to the Residential Visitor Accommodation activity on the site, including from the Council or an Enforcement Officer of the Council, neighbours, or any other party, 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 a Council Monitoring Officer for certification.

- 9) As part of this annual review, a letter drop shall be undertaken to all immediately adjacent neighbouring property owners being those identified by a yellow 'X' in Figure 1 below. This letter shall advise each neighbouring unit owner of the contact details of the current manager of the Residential Visitor Accommodation activity and invite neighbours to contact the manager should they have any questions or complaints. A letter drop is not required if the contact details have not changed since the previous letter drop.



Figure 1. Neighbours to receive an annual letter marked with yellow 'x'

Appendix D – Volunteered Conditions of Consent

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

XXXXXX
XXXXXX

stamped as approved on xxx

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Resource Management Act 1991.

Operational Conditions

4. Prior to the operation of any of the residential units or flats for residential visitor accommodation, the consent holder shall provide to the Council's Team Leader, Monitoring & Enforcement, the name and contact details of the Property Manager(s). If these are to change, updated details shall be provided to the Council.
5. The consent holder shall ensure the residential visitor accommodation activity is undertaken in accordance with the approved Guest Management Plan (Appendix C) and the following conditions (6-13).

Advice note: The Guest Management Plan may be updated from time to time, this shall be certified by Council's Planning and Development department prior to implementation and shall demonstrate the management techniques that will be used to ensure conditions (5 - 13) are met, and shall include the contact details of the property manager(s) available to answer to any complaints.

6. The maximum number of guests and groups in each unit or flat at any one time shall be restricted to:
 - Main Residential Unit – One (1) group of up to six (6) guests
 - Ground Floor Residential Unit (Apartment A on plans) - One (1) group of up to four (4) guests
 - Ground Floor Residential Flat (Apartment B on plans) - One (1) group of up to four (4) guests
 - Garage Studio Residential Flat – One (1) group of up to two (2) guests
7. Use of outdoor areas:
 - a) The use of outdoor areas is prohibited between the hours of 10.00 pm and 7.00 am.

- b) Two (2) signs (minimum A4 size) shall be erected at each residential unit to remind guests that they are in a residential area, and that the use of outdoor areas is prohibited between the hours of 10.00 pm to 7.00 am. One sign shall be installed in the kitchen, and weatherproof signs (e.g. laminated) shall be installed at each outdoor area.
 - c) Upon installation, and prior to the use of the property for residential visitor accommodation, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.
8. The consent holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding 5 years shall be continually maintained. This register shall be made available for the Councils review and records at all times.

Please note: While the consent holder is responsible for there being an up to date register, the register may be completed by a letting agent / property manager.

9. No passenger service vehicle capable of carrying more than 12 people is to service the authorised activity.
10. Prior to the operation of any of the residential units for residential visitor accommodation, the consent holder shall provide to the Council the name and contact details of the Visitor Accommodation Property Manager(s). If these are to change, updated details shall be provided to the Council.
11. All rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection, rubbish and recycling shall be out on the morning of collection day and be brought back in as soon as possible after being emptied on the same day.
12. Prior to the use of any of the residential units for residential visitor accommodation activities authorised by this consent, and within ten (10) days of a change to property manager contact details, the consent holder shall undertake a letter drop to the owners/occupiers of the sites identified in Figure 1 of the Guest Management Plan. The consent holder shall ensure that the owners of these sites are served with a copy of the conditions of RMxxxx, and a letter. The letter shall outline the consented activity and the property manager(s) contact details for receiving any complaints. The letter shall direct owners and occupiers to direct all complaints to be conveyed to the property manager(s) in the first instance. The consent holder shall submit the letter to the Council Monitoring Department for monitoring purposes within ten (10) working days of each letter drop.
13. The consent holder shall maintain a record of all complaints received during the operation of the residential visitor accommodation activity in the form of a register containing the complaint details and any remedial actions undertaken. 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 at all times.
14. All exterior lighting shall be directed downward and away from adjacent sites and roads.
15. No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site beyond the application site, measured at any point inside the boundary of the other site.
16. Outdoor lighting shall be set on a motion sensor timer to ensure that lights turn off automatically, when not in use.

17. On site directional signage shall be erected to enable wayfinding for guests within the site to their respective units. The directional signage shall state that guests shall only be permitted to access the units via the designated footpaths. Signage shall not be visible from outside of the site.
18. The residential visitor accommodation activity shall not be operational from the time that the existing access from Arawata Terrace over the right of way on 81 Arawata Terrace is discontinued until the formation of the right of way over 79 Arawata Terrace is completed.