

APPLICATION AS NOTIFIED

**Black Gully Milking Co Limited
(RM250431)**

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:

Black Gully Milking Co Limited

What is proposed:

Land use consent to undertake residential visitor accommodation for up to six (6) adults per night for up to 365 nights per annum within an existing residential unit with associated access, parking and mobility parking breaches

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

The subject site is situated at 83 Youghal Street, Wānaka.

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 RM250431 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Courtney Briggs, who may be contacted by phone at 03 450 2220 or e-mail at courtney.briggs@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:

20 November 2026

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/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Kristy Jennings, kristy@centralrm.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Kristy Jennings
kristy@centralrm.co.nz
Central Resource Management Limited
116 Aubrey Rd, Wanaka

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Angela Jones, Independent Commissioner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 22 October 2026

Address for Service for Consent Authority:

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

Phone
Email
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03 441 0499
rcsubmission@qldc.govt.nz
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DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104
OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Black Gully Milking Co Limited
RM reference:	RM250431
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake residential visitor accommodation for up to six (6) adults per night for up to 365 nights per annum within an existing residential unit with associated access, parking and mobility parking breaches.
Location:	83 Youghal Street, Wānaka
Legal Description:	Lot 4 Deposited Plan 17384 held in Record of Title OT9A/490
Zoning:	ODP: Low Density Residential Zone PDP: Lower Density Suburban Residential Zone PDP (UIV): Medium Density Residential Zone
Overlays:	Wāhi Tūpuna 10a: Take Kārara - central Wānaka area
Activity Status:	Restricted Discretionary
Decision Date	1 October 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **limited-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Angela Jones, Independent Commissioner, on 1 October 2026 under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake residential visitor accommodation within an existing residential unit for up to six (6) adults per night for up to 365 nights per annum with associated mobility parking breach.

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Section 3 of the report entitled "*Black Gully Milking Co Limited, Resource Consent Application, 83 Youghal Street, Wanka, July 2025*", prepared by Kristy Jennings of Central Resource Management, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered generally accurate and is adopted for the purpose of this report.

In summary, the site is generally rectangular, sloping up from Youghal Street, with a three-storey residential unit, parking area, outdoor living space, and established landscaping. Consent is sought to operate residential visitor accommodation, allowing up to six adults to stay for up to 365 nights per year. The full three-bedroom home would be rented to a single group at a time, with off-site management in place. A management plan has been prepared to mitigate potential effects from the activity, including provisions for waste collection. While bins are expected to be managed on collection day, consent is also sought to allow bins to be placed out the night prior if needed.

Post Lodgement

On 8 September 2026, the applicant provided a Transport Assessment from Andy Carr of Carriageway Consulting Ltd (CCL) titled "83 Youghal Street: Assessment of Access and Parking Matters" (dated 7 September 2026, CCL ref: 15216-070926-jennings). The report identifies that the following rules are being breached and provides an assessment of each as follows:

Rule 29.5.1: Location and Availability of Parking Spaces
Rule 29.5.3: Gradient of Parking Spaces and Parking Areas
Rule 29.5.13: Access and Road Design
Rule 29.5.16: Maximum Gradient for Vehicle Access

The applicant is willing to adopt the recommendations of the Transport Assessment by volunteering the following:

The depression shown on Photograph 5 should be remediated so that the gradient is 1 in 4 or flatter;

Within promotional literature available to prospective guests pre-booking, and in the 'house manual' available when guests are staying, there should be comment that the driveway is steep and may not be accessible in the event of ice or snow, and that in such conditions it is recommended to park on Youghal Street;

A wooden fence should be erected close to the top of the drop-off, as a way of indicating to drivers that this is an area that they should not attempt to use for manoeuvring their vehicle (the existing vegetation does not need to be removed unless desired).

2. ACTIVITY STATUS

The 2007 QLDC Operative District Plan is being reviewed through a series of plan changes commenced in August 2015 known as the Proposed District Plan (PDP). As set out in Chapter 1 of the PDP, the district plan can now be summarised as comprising:

- A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and
- B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

Strategic Chapters 3-6 of the PDP as well as Designations, Heritage and Wāhi Tūpuna apply to all areas.

Where decisions on the PDP have been appealed, the corresponding ODP rules continue to apply. As appeals are resolved, more PDP rules are treated as operative and the equivalent ODP rules are treated as inoperative (s.86F RMA). Currently, resource consent may be required under either, or both the ODP and PDP provisions listed below.

Council notified its decisions on the Urban Intensification Variation (UIV) on the 20 February 2026. The appeals period closed on 9 April 2026. As such, the PDP now includes rules with legal effect not treated as operative, as well as new rules treated as operative and previous rules now inoperative (s.86F RMA).

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules of Section 7: Residential Areas is treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Lower Density Suburban Residential by the PDP and Medium Density Residential in the PDP as varied by the UIV ePlan Maps and the proposed activity requires resource consent under the PDP for the following reasons:

Rules that are treated as operative under s86F:

- A **restricted discretionary** activity pursuant to Rule 8.5.17.1 in regard to residential visitor accommodation exceeding the maximum 90 nights per annum requirement. It is proposed to undertake residential visitor accommodation for up to 365 nights per annum, and for a maximum of six (6) guests. Council's discretion is restricted to the following:
 - a. The location, nature and scale of activities;
 - b. Vehicle access and parking;
 - c. The management of noise, 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 8.5.17.6 regarding rubbish and recycling is not left on/adjacent to the road, except on the day of collection. Council's discretion is restricted to the matters listed in 8.5.17.1
- A **restricted discretionary** activity pursuant to Rule 29.5.1 regarding location and availability of parking spaces. Tandem carparking is proposed on the driveway. Discretion is restricted to:
 - a. The long term availability of parking spaces for staff and visitors.
 - b. The location of parking spaces and manoeuvring areas within a site.
 - c. The proportion of spaces proposed off-site in zones other than the High Density Residential A Zone, High Density Residential Zone, Medium Density Residential A Zone, Medium Density Residential Zone, or Business Mixed Use Zone.
 - d. The location, accessibility, and legal agreements proposed.
- A **restricted discretionary** activity pursuant to Rule 29.5.3 regarding the gradient of parking spaces and parking areas. Parking spaces and parking areas other than mobility parking spaces shall have a gradient of no more than 1 in 20 parallel to the angle of parking, and a gradient of no more than 1 in 16 in any other direction. The proposed gradients of the car parking areas are steeper than 1 in 20 parallel and 1 in 16 in any other direction. Discretion is restricted to the gradient of the parking space and parking area.

- A **restricted discretionary** activity pursuant to Rule 29.5.4 regarding the provision of mobility carparking space. It is proposed not provide one formal mobility parking spaces for a visitor accommodation activity involving six guests. Council's discretion is restricted to the following:
 - a. 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.
- A **restricted discretionary** activity pursuant to Rule 29.5.13 regarding access and road design. The width of the section of driveway serving 79 and 83 Youghal Street is narrower than required by Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018. Council's discretion is restricted to:
 - a. Effects, including positive effects on the safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
 - b. The design of the access, including the width of the formed and legal width.
 - c. The on-going management and maintenance of the access.
 - d. Urban design outcomes, including any positive effects on urban design quality.
 - e. The vesting of the access in Council.
 - f. Any positive effects on achieving planned intensification and compact urban form.
- A **restricted discretionary** activity pursuant to Rule 29.5.16 regarding maximum gradient for vehicle access. (a) The maximum gradient for any private way used for vehicle access shall be 1 in 6. (b) In residential zones where a private way serves no more than 2 residential units the maximum gradient may be increased to 1 in 5 provided:
 - i. The average gradient over the full length of the private way does not exceed 1 in 6; and
 - ii. The maximum gradient is no more than 1 in 6 within 6m of the road boundary; and
 - iii. The private way is sealed with a non-slip surfacing. For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the access.

The maximum proposed driveway gradient is 1 in 4. Council's discretion is restricted to:

- a. Effects on the efficiency of land-use, safety and maintenance of the access and of the adjoining transport network, including any positive effects on the efficiency of land use.
- b. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the access.
- c. Effects on the ability to provide adequate emergency vehicle access to the property/properties.
- d. Any positive effects on achieving planned intensification and compact urban form.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on a review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is being considered and processed as a **restricted discretionary** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95D(c)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

- The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).

Person (owner/occupier)	Address (location in respect of subject site)
Wayne and Judy Young	77 Youghal Street, Wanaka
Alistair McLennan Director of Worthy McLennan Limited	79 Youghal Street, Wanaka
Kevin L Samson Director of Anthony Trustees Limited	85 Youghal Street, Wanaka

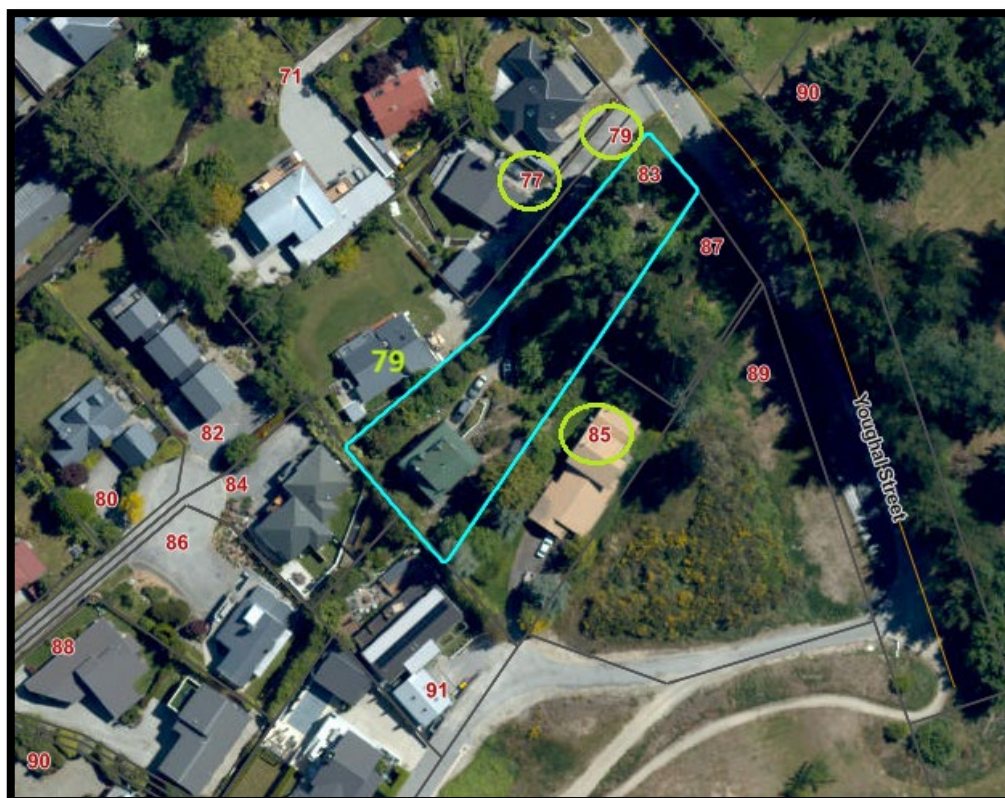


Figure 1: Aerial showing subject site highlighted in blue with neighbouring site that provided APA outlined.

Effects that may be disregarded:

An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)). The relevance of this to the application is provided in section 3.3.2 below.

3.3.2 Permitted Effects (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, the plan permits the following

- Residential activities;
- Residential visitor accommodation up to 90 nights per year by up to 9 guests, 6 adults and 3 children; and
- Homestay accommodation up to 365 nights per year,

provided other associated standards of the Proposed District Plan are met.

The permitted baseline is considered of relevance and will be referenced where applicable in the assessment below.

3.3.3 Existing and Receiving Environment

No record of planning notes, approvals, or resource consents have been located to this property. The existing building consents have been granted on the subject site.

The receiving environment is residential in nature, being located in the Medium Density Residential Zone. **Figure 2** and subsequent table below shows the receiving environment and the existing properties with approved short term accommodation consents. This is used to assess the level of residential amenity existing within the neighbourhood as residential visitor accommodation.



Figure 2: Aerial of neighbourhood unit, outlined in blue, showing the subject site, highlighted in blue, and sites which are consented to engage in short term accommodation marked by pink dots.

It is also noted that some sites have lapsed resource consents pertaining to short term accommodation and some while consented are operating within permitted standards.

Address	Consent	Details
78 Roche Street	RM200577	180 Nights, 10 Guests
41 Tenby Street	RM180378	120 Nights, 6 Guests
56B Tenby Street	RM190617	180 Nights, 6 Guests
62 Tenby Street – Unit 5	RM250158	365 Nights, 4 Adults and 1 Child
125 Tenby Street	RM180979	250 Nights, 12 Guests in 4 Groups
7 Sycamore Place	RM181189	180 Nights, 8 Guests
108 Warren Street	RM221087	18 Nights, 6 Guests
6 Primary Lane	RM200765	270 Nights, 8 Guests

3.3.4 Assessment: Effects on the Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

Section 4 of the applicant's AEE contains an assessment of effects on the environment which is considered to be generally accurate and it is therefore, adopted for the purposes of this report, with the exception of section 4.5 and vehicle movements in 4.3. Additional assessment is as follows:

Location, nature and scale of the RVA activity

Residential visitor accommodation (RVA) activities potentially differ in character compared to permitted residential activities. A potential distinction lies in the lack of routine and consistency in how residential buildings are used, as well as the likelihood of a predominance of strangers occupying the property, who may be likely to have limited regard for the amenity of the neighbourhood. This in turn has greater potential for noise disturbance and impacts on privacy. This change of use can lead to a more commercial-like character and reduced residential amenity and character of a neighbourhood.

The sense of neighbourliness and familiarity typically experienced among permanent residents contributes to an anticipated level of amenity. The proposed 365 nights RVA activity per annum may preclude use of the residential unit for residential purposes if the occupancy is high, therefore, the proposal is not considered to be low intensity RVA. However, the approval of RVA does not prevent the residential use of the property if the owner desires. The proposal is still considered to potentially reduce the likelihood of neighbourly relationships and connections forming within the surrounding area. In this instance this potential needs to be considered.

No changes are proposed to the existing residential unit. The proposed scale of occupation of six (6) guests in the three bedroom house is considered to meet the standards of Rule 8.5.17. No minimum night stay is proposed for the proposed 365 nights of RVA. The arrivals and departures of guests and contractors servicing the residential unit is considered to potentially reduce residential amenity.

It is permitted by the Plan for a residential unit to be left empty. The subject sites could operate RVA within permitted standards, namely up to 90 nights but these could be spread out over the year such that there is little opportunity for residential use. But overall, this would be a lesser intensity than the 365 nights of RVA proposed. Therefore, when assessing residential character and amenity, it is relevant to consider the additional nights proposed.

The receiving environment consists of the environment (beyond the site) on which effects will occur, including the existing and future state of the environment. The receiving environment is described in section 3.3.3 above. Given that there is no consented short-term accommodation within the immediate vicinity, it is considered that the surrounding environment has the capacity to absorb additional non-residential use.

Overall, the potential adverse location, nature and scale effects of the proposal on the wider environment are considered to be less than minor

Vehicle parking and access

QLDC Senior Land Development Engineer Ms Overton, has provided comment on the proposal (attached as Appendix 3). Ms Overton's conclusions are relied on for the purposes of this report. The application includes a Transport assessment prepared by Andy Carr of Carriageway Consulting Ltd (CCL). Ms Overton accepts the expert advice of Mr Carr and the applicant has confirmed that the recommendations of the report are adopted.

The site is accessed via a right of way shared with 75, 77 and 79 Youghal Street. The upper parts of the access are relatively steep with a drop off to the west and to the north of the vehicle manoeuvring area. Ms Overton is satisfied that the repairs to the driveway surface will be made and the visual barriers installed to indicate the drop off in accordance with Mr Carr's recommendations prior to the commencement of the proposed RVA activity. Mr Carr notes that due to the nature of the accessway, it may not be suitable for vehicle access during icy conditions. The applicant has confirmed that the VAMP

will include the instruction to guests that *"the driveway is steep and may not be accessible in the event of ice or snow, and that in such conditions it is recommended to park on Youghal Street"*. With the implementation of the mitigation measures, Mr Carr is satisfied that the potential adverse access effects are mitigated. It is proposed to let the property to a single group of guests, however, because up to 6 guests are proposed it is possible that guests may arrive in two vehicles. At the time of the site visit, on street parking within close proximity to the driveway appeared feasible because the subject site is located near the end of Youghal Street.

It is not proposed to include a dedicated signposted mobility parking space. However, the available space is likely to accommodate most mobility uses. Further the property contains stairs that are not suitable for someone with mobility needs. The applicant will advise guests of the restrictions in relation to the space, so persons with specific mobility issues are able to determine their suitability for their situation. It is considered that the parking space can adequately provide for mobility needs.

Overall, the potential adverse vehicle access and parking will be less than minor on the wider environment.

Management of noise, use of outdoor areas, rubbish and recycling

The VAMP includes restricting outdoor living area use between the hours of 10pm-7am (including use of portable speakers) and requiring signage to remind guests of these limitations. In addition, the site is still subject to the noise restrictions outlined by the proposed district plan. If followed, the VAMP could manage and mitigate potential noise effects, ensuring compatibility with the wider surrounding environment. In case of any noise concerns, a property manager will be on call to address non-compliance. Therefore, any potential adverse noise and nuisance effects on the wider environment will be less than minor.

The VAMP outlines that the property manager will ensure that the rubbish and recycling bins do not remain on the street for more than 24 hours. This activity will align with the residential practice and be indiscernible from standard residential use. Therefore, any effects of refuse will be less than minor on the environment.

Outdoor living spaces are located on decks to the south of the residential unit, when taking into account unrestricted residential use and the limits on outdoor area use imposed by the VAMP, it is considered that there will not be any adverse effects on the environment as a result of lighting or light spill above or beyond what could be anticipated from the building as part of the existing environment. In addition, a volunteered 10pm restriction on the use of outdoor living areas will further reduce the potential for adverse lights spill given the areas will be vacant for the majority of night-time hours. Therefore, any effects of outdoor lighting will be less than minor on the environment.

The VAMP supplied with the application includes a number of rules and procedures that are required to be followed, with some of these requirements already outlined above. The intention of the VAMP is to address the management of guests and the site, and to ensure that the appropriate records are kept. The VAMP accompanying this application is in line with the standard requirements that are typically imposed via resource consent conditions for RVA activities across the District and have been demonstrated through widespread use to be fit for purpose in respect of guest and site management, record keeping, and monitoring.

Overall, the potential adverse noise, guest management and rubbish and recycling effects on the wider environment will be less than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity is not likely to have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘*any other activity*’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. Section 3.3.2 above sets out the relevance of this to the application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.1 [ii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

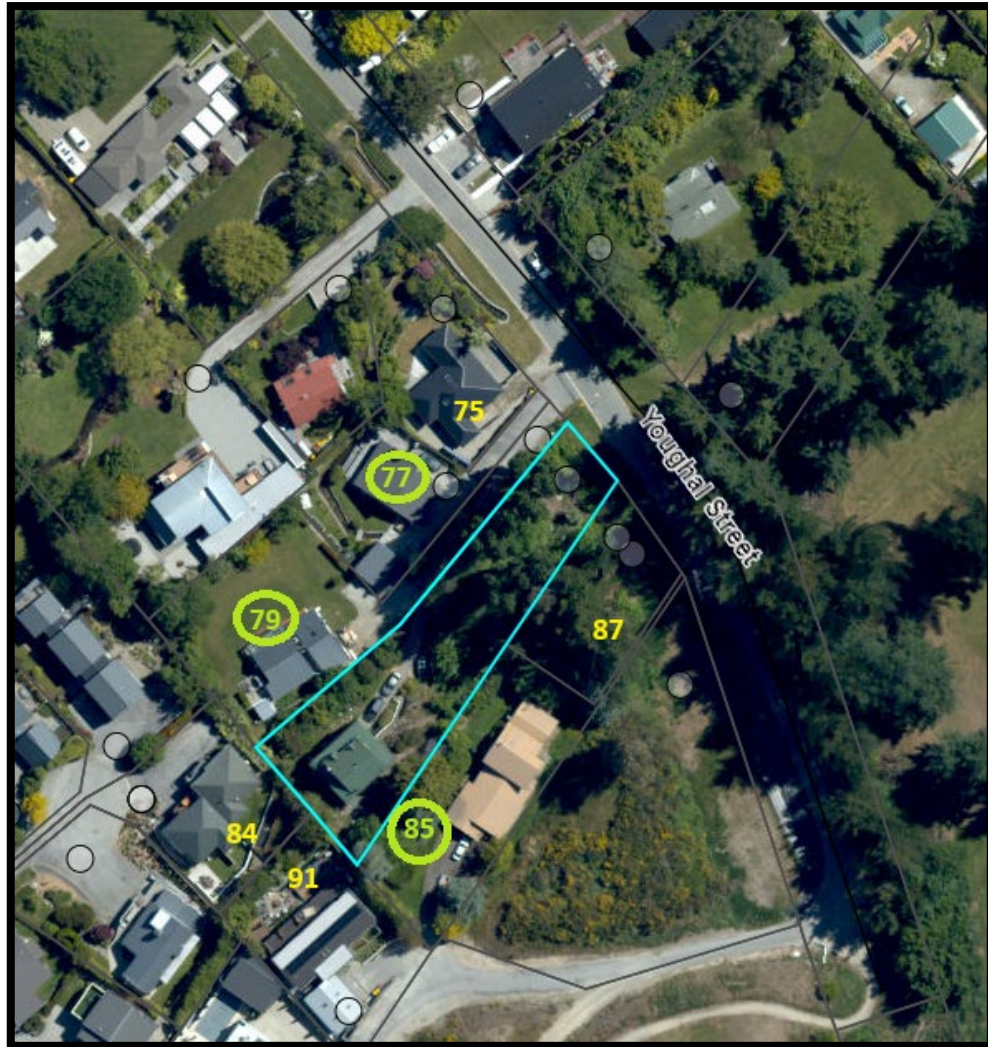


Figure 3: Aerial showing subject site (outlined in blue), and the owners of the properties indicated with green numbers have provided their written approvals. The owners and occupiers of the adjacent sites indicated by yellow numbers are considered in the assessment below.

75 and 87 Youghal Street – Neighboring properties to the north and northeast

At the time of this application 75 Youghal Street contained an existing residential unit that shares the access way with the subject site. 87 Youghal Street is undeveloped. The proposed 365 nights of RVA is not considered to be low intensity and no minimum night stay is proposed. The potential lack of routine and consistency of pedestrian and vehicle movements may be discernible to the owners and occupiers of these properties. Due to the elongated nature of the subject site, the owners and occupiers of these properties will have limited views of the proposed RVA activity therefore, the potential adverse overlooking effects of the proposal are considered to be less than minor. The VAMP included in the application is also considered appropriate along

with the separation of these properties to mitigate any potential adverse nuisance effects associated with the use of the outdoor areas.

Overall, the potential adverse effects of the proposal on the owners and occupiers of these neighbouring properties are considered to be less than minor.

84A and 84B Roche Street and 91 Youghal Street - neighboring properties to the southwest

These properties contain existing residential units that are not well separated from the residential unit on the subject site. The residential unit on the subject site is set back approximately 4.5m from the western boundaries with these properties and it contains outdoor areas on the northern and western elevations that overlook the outdoor areas on these neighboring properties. Consequently, the proposed RVA use will be apparent to the owners and occupiers of these properties. 91 Youghal Street is located a higher elevation above the subject site, which is considered to mitigate the potential adverse overlooking effects of the proposal on the owners and occupiers of this neighboring property such that they are considered to be less than minor. While the residential units at 84 Roche Street are located approximately 2m below the subject site. Considering the elevation difference and the location of the outdoor living areas on the second floor of the residential unit on the subject site, the potential adverse overlooking effects of the proposal on the owners and occupiers of 84A and 84B Roche Street are considered to be at least minor. Frequent overlooking and noise from RVA guests enjoying the views from the outdoor areas could appreciably diminish the privacy of those outdoor spaces at 84 Roche Street to a degree that is at least minor. Emails have been received from the occupiers 84A and 84B Roche Street raising concerns with adverse overlooking effects. Given the limited separation between the outdoor areas on the subject site and 91 Youghal Street, the potential frequent noise effects from RVA guests enjoying the views from the outdoor areas could appreciably diminish the amenity enjoyed by the owners and occupiers of 91 Youghal Street.

While the VAMP is considered to contribute towards the mitigation of the potential adverse noise and nuisance effects of the proposal on the owners and occupiers of these neighboring properties, the 365 nights of RVA proposed is not considered to be low intensity and no minimum night stay is proposed. Consequently, the potential adverse effects of the proposal on the owners and occupiers of these properties are considered to be at least minor because of the potential loss of residential amenity associated with the intensity of RVA within close proximity and the associated nuisance effects this may give rise to.

The frequency of the vehicle movements associated with the proposal will be less apparent to the owners and occupiers of these properties because the site access is on the eastern side of the property and is will separated by distance and topography. Consequently the potential adverse access and parking effects of the proposal on the owners and occupiers of these neighbouring properties are considered to be less than minor.

Overall, the potential adverse effects of the proposal on the owners and occupiers of 84 Roche Street and 91 Youghal Street are considered to be at least minor.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, it is assessed that adverse effects with respect to residential visitor accommodation are considered to be minor.

The persons considered affected pursuant to section 95E of the RMA and therefore to be served notice of the application are illustrated and tabled as follows (and indicated in figure 3):

Person (owner/occupier)	Address (location in respect of subject site)
WILKINSON GRAHAM ROBERT & BERGIN MARGARET LOUISE	84A ROCHE STREET WANAKA
O'CONNELL KATHRINE ANNE & PACIOLI TRUSTEE LIMITED	84B ROCHE STREET WANAKA
SOLSKI II TRUSTEE LIMITED	91 YOUGHAL STREET WANAKA

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a limited notified.

Prepared by



Courtney Briggs
PLANNER

Decision made by



Angela Jones
INDEPENDENT COMMISSIONER



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: **Black Gully Milking Co Limited**
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Dr Kevin Samson**

*Postal Address: **85 Youghal Street, Wanaka**

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

*Post code:

9305

*Email Address: **drksamson@gmail.com**

*Phone Numbers: Day **027 660 5553**

Mobile:

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



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



CORRESPONDENCE DETAILS //

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

*Name & Company: **Kristy Jennings, Central Resource Management Ltd**

*Phone Numbers: Day **021 443 139**

Mobile:

*Email Address: **kristy@centralrm.co.nz**

*Postal Address: **1116 Aubrey Rd, Wanaka**

*Postcode:

9305



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: **Dr Kevin Samson**

*Postal Address: **85 Youghal Street, Wanaka**

*Post code:

9305

*Please provide an email AND full postal address.

*Email: **drksamson@gmail.com**



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

Owner Name:

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:

*Email:

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



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

*Address / Location to which this application relates:

83 Youghal Street, Wanaka

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

Lot 4 DP 17384

District Plan Zone(s): Lower Density Suburban Residential



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

Please contact the applicant for a site visit as the property is currently rented



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

☐

Land Use Consent includes earthworks

☐

Land Use Consent combined with s127 and/or s221

☐

Subdivision 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.

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

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:

Resource Consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum.



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.



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 **Kristy Jennings**

Firm/Company **Central Resource Management Ltd**

Dated **19/06/2025**

**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.



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

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

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

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



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 Roding)

[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



CENTRAL
RESOURCE MANAGEMENT

**Black Gully Milking Co
Limited**

Resource Consent Application

83 Youghal Street, Wanaka

July 2025

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1.0 APPLICATION DETAILS

Applicant:	Black Gully Milking Co Limited
Site Location:	83 Youghal Street
Legal Description:	Lot 4 DP 17384
Computer Freehold Register:	OT9A/490
Area:	1,534 square metres more or less
Zone:	Lower Density Suburban Residential

Resource Consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum.

The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

Under the Queenstown Lakes District Council Proposed District Plan the subject site is zoned Lower Density Suburban Residential and requires resource consent for the following reasons:

- A **restricted discretionary** activity resource consent pursuant to rule 7.5.18 which relates to residential visitor accommodation activity exceeding 90 nights per year (7.5.18.1), and the rubbish and recycling will be left on/adjacent to the road the night before collection, not the day of collection (7.5.18.6).

Council's discretion is restricted to:

- a) The location, nature and scale of activity;
- b) Vehicle access and parking;
- c) The management of noise, 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 resource consent pursuant to rule 29.5.4.4 which requires 1 mobility park per unit.

The application is for a cumulative total of 365 nights per annum.

This application seeks any other consent that is required and is not listed above.

3.0 DESCRIPTION OF PROPOSAL

3.1 Proposal

Resource consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum at 83 Youghal Street, Wanaka.

It is proposed that the entire 3-bedroom dwelling will be rented out to one group/person only.

The property will be managed off site. A management plan is attached to this application that sets out how various effects (potentially stemming from visitor accommodation activities operated from within the building), will be suitably mitigated and managed.

The plan requires wheelie bins to be put out and taken in on the same day. This is not always possible and therefore consent is sought for the bins to be put out the night before collection to ensure that the waste is collected.

3.2 Site Description

The generally rectangular site is located on the south-western side of Youghal Street, Wanaka. The property rises up from the road towards the south with a three-storey dwelling near the top. The remainder of the site contains a parking area, outdoor living and mature landscaping/trees.

Figure 2: Aerial image of the subject site (shaded blue).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 The Location and External Appearance

There will be no changes to the external appearance of the property created from this proposal.

The property is currently rented long term to six tenants therefore there is no change in the number of persons staying in the dwelling.

Recycling and rubbish bins are provided at the property (through a private service) and will be adequately stored in a screened location where they are not visible from the road or from the neighbouring properties outside of the site.

Outdoor living is provided on the first-floor covered veranda area. Use of this will be managed as per the Management Plan and will be adequate in ensuring that any noise is kept to a minimum. The outdoor living area is partially screened from the adjoining properties by mature vegetation, along with the semi enclosed nature of the veranda space will assist with privacy.

The applicants also own 85, 85A and 89 Youghal Street (held by a related entity) therefore any effects on those properties can be disregarded.

The dwelling is somewhat exposed due to the topography and design of the building, however mature trees and other vegetation helps to screen and break the form of the building from many angles. The properties below the subject site to the north all face away from the subject site. The dwelling also looks out overtop of these properties with only roof tops being visible and looks out towards the lake. As previously mentioned, there are 6 people currently flatting in the home and therefore the effects will not be any greater.

The property is large for the zone and this provides a buffer between the dwelling and the surrounding sites to help insulate it. This will assist with any noise or privacy effects that might arise.

4.2 Access and Parking

Adequate access is provided from Youghal Street via a right of way. The property contains parking in the garage along with outdoor parking. There is currently no designated space for a mobility car park, however, the property is not accessibility friendly as it contains a number of steps/stairs and therefore there are no effects created.

4.3 Scale and Nature of Activities

There are four other properties consented for residential visitor accommodation/visitor accommodation within 250 metres of the subject site and a few more within the greater surrounding environment. The proposal is therefore in keeping with the nature of the greater surrounding area whilst not creating adverse cumulative effects.

The application seeks guest nights to be up to 365 nights per annum. This will help Wanaka's demand for visitor accommodation. The maximum of 6 adult guests on the property is comparable with what is currently occurring with long-term rental of the property.

Given screening of the neighbouring sites from vehicle movements, it would be virtually impossible to differentiate between the unit being used as long term accommodation or short term. The increase in adverse effects is considered to be less than minor.

4.4 Management and Safety

Smoke alarms are provided within 3 metres of each bedroom and on escape routes.

There are to be no more than 6 adults staying in the home at one time which equates to 2 adults per bedroom.

Records including the frequency of bookings and number of guests will be kept and made available as required.

A Management Plan is included with this application.

4.5 Affected Parties and Consultation

For reasons mentioned above, adverse effects are less than minor therefore no person is considered to be adversely affected by this proposal.

5.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outline above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected.

The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would requires public notification (s95A(4)).

The application should therefore proceed on a non-notified basis.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

8.2.5 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

Policies

8.2.5.1

Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimise adverse effects on on-street vehicle parking.

The existing access is adequate for the proposed activity. There is adequate onsite parking with garage space along with parking for at least two car parks outside. The proposal will not increase traffic volumes and therefore there should be no change from the status quo.

8.2.11 Objective - 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.

8.2.11.1

Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wānaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2

Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3

Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4

Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.

8.2.11.5

Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

Under the proposal a maximum of 6 adults are able to stay at any one time. This equates to a small-scale operation and the character is therefore compatible with the surrounding area. There is no other residential visitor accommodation in the immediate area however there are four other similarly consented properties within 250 metres of the subject site.

29 Transport

29.2.2

Objective - 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.*

Policies

29.2.2.1

Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:

- a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;*
- b. is compatible with the classification of the road by:*

- i. *ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;*
 - ii. *avoiding heavy vehicles reversing off or onto any roads; and*
 - iii. *ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.*
- c. *contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;*
- d. *provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;*
- e. *provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;*
- f. *is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;*
- g. *avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and*
- h. *provides adequate vehicle access width and manoeuvring for all emergency vehicles.*

29.2.2.3

Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:

- a. *support intensification and increased walking, cycling, and public transport use, and*
- b. *in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones.*

29.2.2.5

Enable a reduction in the minimum number of car parking spaces required only where:

- a. *There will be positive or only minor adverse effects on the function of the surrounding transport network and amenity of the surrounding environment; and/ or*
- b. *there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/ or*

- c. the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/ or*
- d. there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.*

The existing access to the site is adequate. Car parking is provided for at least three vehicles. There is not a dedicated mobility car, however, the property is also not mobility friendly with steps and stairs and narrow spaces.

Overall, the proposal meets all Objectives and Policies of the Proposed District Plan.

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

The proposal is consistent with Part 2 of the Resource Management Act 1991, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

MANAGEMENT PLAN

INTRODUCTION

This Management Plan has been developed for the use of 83 Youghal Street for visitor accommodation to ensure the effective management of guests and that noise levels do not exceed a reasonable level.

This plan covers:

- The Property Managers Details
- The Property Managers Responsibilities
- Noise conditions
- Waste Management
- House rules
- Complaints procedures
- Review
- Complaints Form

PROPERTY MANAGERS DETAILS

Property Manager: Dr Kevin Samson
Address: 85 Youghal Street
Email: drksamson@gmail.com
Phone: 027 660 5553

PROPERTY MANAGERS RESPONSIBILITIES

The manager shall administer all requirements outlined by this plan and remain on-call at all times that guests occupy the property. The manager of the property shall be responsible for implementation of this plan ensuring that the mitigation strategies listed are adopted by any staff and guests at all times.

The manager will have the following responsibilities:

- Ensure a copy of the plan is made available to all guests, and that a hard copy of the current document is held on site at all times.
- Ensure that the number of guests does not exceed 6 adults (2 per room).

- Ensure that all guests read the full terms of the accommodation agreement.
- Check that the compendium has a copy of the House Rules and a copy of the resource consent decision.
- Advise guests prior to their stay to have consideration to neighbours due to the urban surrounds, especially during the nighttime period.
- Ensure all guests are made aware that they have an obligation to minimise noise emissions during their stay and including during the use of all associated facilities.
- Ensure that a sign is placed at the outdoor entertainment area (if provided) specifying hours of use.

The manager shall act as the nominated local resident's liaison person, whose function shall be to respond to any complaints in relation to the effects of the exercising of the visitor accommodation resource consent. The manager shall endeavour to deal with any issue raised immediately. The contact details of the manager shall be provided to all adjoining neighbours.

NOISE CONDITIONS

The following noise conditions shall be met:

- Visitor accommodation activities shall be conducted so that the following noise limits are not exceeded at any point within the boundary of any other site:

On any day 7:00am to 10:00pm	55 dBA L
10 10:00pm to 7:00am the following day	40 dBA L10
	70 dBA Lmax

- Noise levels shall be measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
- There shall be no sound system speakers located outside of the building or attached to the exterior of the building.
- The consent holder shall provide information to all users of the accommodation facility including a copy of this plan. Information should specifically request that all users be considerate of adjoining landowners in relation to noise and other activities which may cause disturbance.

WASTE MANAGEMENT

Rubbish bins are to be put out and brought in by the guests. The guest manual will outline the following:

Bins are to be put out by guests ready for collection on Friday morning. If in doubt which bins needs to go then please look at the neighbouring properties bin colours. The bins should be put back into the property after collection on the Friday.

The bins are colour coded and put out as follows:

Colour	Use	Collection
Red	Rubbish	Weekly
Yellow	Mixed Recycling	Fortnightly
Blue	Glass	Fortnightly

HOUSE RULES

The following measures are to be adopted to ensure compliance with the requirements and noise limits set out in this plan:

- Noise from guest conversation is expected to be associated with the facility. The effects of this may be minimised as follows:
 - Guests shall not engage in activities which generate excessive noise levels, such as shouting or loud singing;
 - There shall be no use of any outdoor entertainment areas between the hours of 2200 hours and 0700 hours and all external doors shall be closed after 2200 hours;
 - No outdoor speakers are to be installed, or indoor speakers moved to the outdoor areas, as part of visitor accommodation activities.
 - Be courteous of neighbours.
 - All vehicles, including those used by visitors are to be parked on the site at the designated car park.

COMPLAINTS PROCEDURES

It is essential that consideration is given to those who may be affected by noise from activities conducted as part of visitor accommodation activities or by ineffective parking.

As mentioned above, neighbouring property owners and users should be given contact telephone numbers that they can use if they have any concerns regarding noise. Any complaints received shall be logged by the manager and appropriate action shall be taken. The date and time of the complaint, the name address and phone number of the complainant and details of the nature of the complaint shall be recorded together with details of the action taken in resolving the issue, and the timing of that corrective action. All complaints shall be investigated within an hour of the time of complaint.

It shall be the responsibility of the manager to ensure that all complaints are followed up, and reasonable steps relating to remediation investigated. This information should be made available to any Council Officer who may request it.

REVIEW

This plan is a living document, and may be amended, changed or reviewed as required such that best practices are adopted, to ensure the purposes and objectives of the plan are continually being met. Any revisions to this document must be provided to the QLDC for approval.

Complaint Form

Name of person making complaint: _____

Telephone number: _____

Email address: _____

Address: _____

Date Complaint received: _____

Nature of complaint: _____

Date & time of the Incident: _____

Results of Investigation: _____

Action taken to prevent it occurring again: _____

Date complainant contacted with the results of the investigation and action taken: _____

Initial of person making complaint: _____

Initial of owner of the property: _____

7 September 2026

Kristy Jennings
Central Resource Management Limited

A. PO Box 29623, Christchurch, 8540
P. 03 377 7010
E. office@carriageway.co.nz

By e-mail only: kristy@centralrm.co.nz

Dear Kristy

83 Youghal Street: Assessment of Access and Parking Matters

Further to our discussions and emails, we understand that consents have been sought for the use of 83 Youghal Street in Wānaka for residential visitor accommodation, for up to 6 adults per night. The application notes that the property will be rented out to one group only. Subsequent to the application being lodged, Queenstown Lakes District Council has sought additional information for “a transport assessment ... to consider transport rules of the Proposed District Plan and also address transport safety for unfamiliar users given the gradient of the access, drop offs and limited turning area”. This letter responds to this request.

Overview

The site is located approximately 0.8km south of Wānaka town centre, on the southern side of Youghal Street.



Figure 1: Site Location

Youghal Street is a Local Road under the roading hierarchy within the District Plan, and is subject to 40km/h speed limit. It is characterised by multiple private driveways on each side. In the vicinity of the site it has a relatively straight alignment and ascends from north to south. At the vehicle crossing to the site, the carriageway has kerb+channel and a formed width of around 6m, but further

south, the road has a more rural formation with berms. Parking is permitted on both sides of the road.



Photograph 1: Youghal Street Looking North (Site on Left)

The MobileRoad website sets out that Youghal Street carries 230 vehicle movements per day. We consider that this is likely to be a high estimate for the traffic flows past the site, given that it is a cul-de-sac and there are only a handful of residences that would gain access via the section of road at the site. However even at this volume, it equates to an average of just one vehicle movement every three minutes in the peak hours.

We have used the NZTA Crash Analysis System to assess the number of reported crashes on Youghal Street. Over the past 30 years, no crashes have been reported.

The driveway serving the property is formed as a shared right-of-way towards the road.



Photograph 2: Property Driveway (Site on Left)

Further into the site, the driveway diverges. This section of the driveway is formed with a 3m width and has a gradient of around 1 in 6.



Photograph 2: Property Driveway (After First Diverge)

It then diverges again. This part of the driveway is steeper, at around 1 in 4.5.



Photograph 3: Property Driveway (Site on Left)

Finally, within the site itself is a small turning area and a driveway that leads to a garage. The steepest gradient here is 1 in 3.5 but this only occurs over a very short distance and appears to be associated with a depression in the paving. The remainder of the driveway is much flatter.

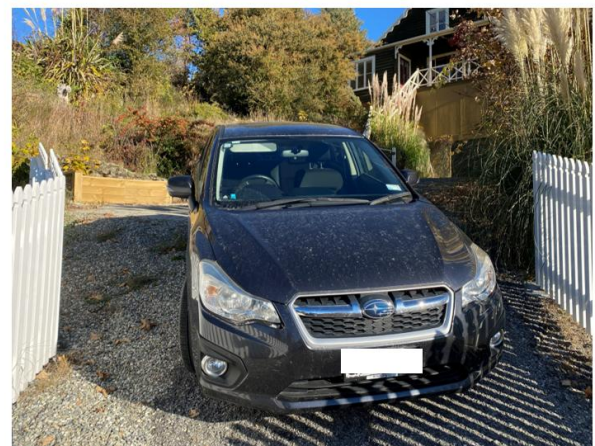
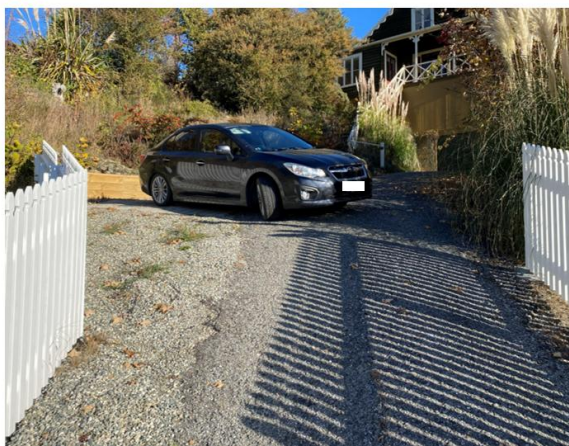


Photograph 4: Property Driveway



Photograph 5: Depression in Property Driveway

There is what appears to be a turning area within the site (abutted by the wooden structure shown on Photograph 5). We were able to easily turn around a 4.6m long car within this area with just one reverse movement.



Photographs 6 to 9: Car Turning in Turning Area

District Plan (Decisions Version) Chapter 29: Activities

Rule 29.4.11 High Traffic Generating Activities

This Rule is triggered for developments above a certain size. This proposal is much smaller, and so the provisions of the Rule do not apply.

District Plan (Decisions Version) Chapter 29: Parking and Loading

Rule 29.5.1: Location and Availability of Parking Spaces

In common with most residential visitor accommodation, the layout does not include marked parking spaces. However aerial photographs indicate that two cars may be parked nose-to-tail on the driveway. Given that the property will only be used by one group of people, they will be known to each other and therefore in the event that one vehicle needs to be moved to allow another to exit, this can be done easily. We note though that the wording of the Rule only allows this to occur when the parking spaces are associated with the same residential unit and residential visitor accommodation is excluded from the definition of 'residential activity' in the District Plan. Accordingly, moving one vehicle to enable another to be moved is a non-compliance with the Rule albeit supportable.

We also note that there is a garage on the property¹. A vehicle parked here would also require another vehicle to be moved.

Rule 29.5.2: Size of Required Parking Spaces and Layout

As the parking spaces are not marked, we are unable to confirm the dimensions. However as the driveway is at least 3m wide, this will achieve the expected dimensions of this Rule, even in cases where there are obstructions that require a notional 0.3m to be added to the width of the space.

The area adjacent to the driveway leading the garage is more than 4m in width which is ample for a car parking space.

Rule 29.5.3: Gradient of Parking Spaces and Parking Areas

As the parking spaces are not marked, we are unable to confirm the gradient. We expect that the gradient of the garaged parking space will meet the expected 1 in 20, as the parking space is within a structure. However the remainder of the driveway is steeper than 1 in 20, and thus a vehicle parked in this area will in effect be using a parking space with a gradient that exceeds the maximum.

For non-compliances, the District Plan restricts discretion to matters associated with the gradient. In practice, the gradient is longitudinal to the vehicle, where the front of the vehicle will be higher than the rear, and is not side-to-side. The overall outcome of this is that car doors are heavier than if the vehicle was parked on a flat surface.

To our knowledge, there is no study into the effects of this, but in this case we consider that the outcome is self-regulating. In the event that a person finds that they are unable to easily open the car door, they will either park within the turning area (which is considerable flatter) or park on-street, where parking is permitted. There is no requirement for them to park on the site itself, and we do not consider that on-street parking in this location would give rise to adverse road safety effects given it is a low-volume residential road where on-street parking could reasonably be expected.

We further note that in many cases, a group will not have two cars. We understand that the property has three bedrooms, and so while six adults could be accommodated, a family group with children might also choose to stay (parents in one room, two children in the other two rooms).

Rule 29.5.4: Mobility Parking Spaces

The District Plan does not require mobility spaces for this activity.

Rule 29.5.5: Drop Off / Pick Up

The site does not provide activities for which drop-off spaces are required.

Rule 29.5.6: Reverse Manoeuvring

As Youghal Street is a Local Road, reversing off the site is not permitted in cases where ten or more spaces share the same accessway, five or more residential properties share the same access, or the activity is on a rear site. None of these apply here therefore reverse manoeuvring requirements do not apply.

We note that the Council has raised a specific query in this regard and we discuss this subsequently.

¹ We were not able to gain access to the garage during our site visit.

Rule 29.5.7: Residential Parking Space Design

Residential activity is not proposed in this case.

Rule 29.5.8: Queuing

In view of the size of the property, we do not consider that in practice more than two cars would be present and so no queuing space is required.

Rule 29.5.9: Loading Spaces

No loading space is required for the activity or zoning.

Rule 29.5.10: Surface of Parking Spaces, Parking Areas and Loading Spaces

The driveway is presently formed and from a visual inspection does not appear to be creating dust. There had been no rain at the time of our site visit and we cannot comment on ponding, other than to note that none was present when we were there.

Rule 29.5.11: Lighting of Parking Areas

The parking area is not required to be illuminated, but there appear to be no reasons why the lighting could not be provided if desired.

Rule 29.5.12: Bicycle Parking and the Provision of Lockers and Showers

Cycle parking spaces are not required for this activity, but in any case any cycle parking could be accommodated within the garage.

District Plan (Decisions Version) Chapter 29: Access

Rule 29.5.13: Access and Road Design

As noted above, the driveway splits into several sections which are, in some degree, shared with other properties. Helpfully though, there are only three properties that share the driveway (77, 79 and 83 Youghal Street) and therefore Road Type E9 applies. This sets out a 3.6m formed width, a maximum gradient of 1 in 6 (16%) pedestrians and cyclists sharing the movement lane and passing required every 50m.

The shared section of driveway is less than 50m in length and we do not consider that passing places are therefore required.

The lower section of driveway meets Road Type E9. Where the first driveway diverges and there is then a shared driveway to two lots (the subject site and the neighbouring 79 Youghal Street), the gradient meets the expected maximum of 1 in 6 but the formation is around 3m² rather than 3.6m, and there is therefore a slight shortfall.

A width of 3.6m is not sufficient for two cars to pass, but a car could pass a pedestrian (albeit very slowly and with care), and the width also provides additional clearances to any obstructions. However, this section of the accessway is only 30m in length. It is therefore very unlikely that a car and pedestrian would be present at the same time. We also note that Standard AS/NZS2890.1:2004

² It is difficult to measure accurately due to the presence of vegetation



(*Parking Facilities Part 1: Off-Street Car Parks*) sets out that straight accessways to parking areas are permitted to have a width of 3.0m for both public and domestic parking.

Taking into account the straight alignment of this section of the accessway and the short length, plus the provisions of the overarching Standard, we consider that a 3.0m width can be supported.

Within the site, the provisions of this Rule do not apply but rather the driveway falls to be assessed under Rule 29.5.16, discussed below.

Rule 29.5.14: Width and Design of Vehicle Crossings – Urban Zones

The width of the vehicle crossing at the property boundary is 6m, as permitted. The accessway crosses the property boundary at an angle of between 45 degrees and 90 degrees, and intersects with the carriageway at an angle of 90 degrees plus or minus 15 degrees, as required.

Rule 29.5.15: Width and Design of Vehicle Crossings – Rural Zones

The site is not within a rural zone.

Rule 29.5.16: Maximum Gradient for Vehicle Access

As set out above, the gradient within the site is 1 in 4.5, with a very short section which is even steeper. This does not meet the District Plan provision for a maximum gradient of 1 in 6.

Standard AS/NZS2890.1:2004 sets out that for sections of private access (less than 20m in length), a maximum gradient of 1 in 4 is permitted. In this case, the length of driveway wholly within the site is less than 20m and thus the 1 in 4.5 gradient is allowable under the Standard.

However the short (2m) section of driveway that has a steeper gradient (as shown on Photograph 5) falls outside both the District Plan and the Standard. On a visual inspection it appears possible to fill this such that that gradient reduces to 1 in 4 or flatter, and we recommend that this is done. This would then mean that the gradient of that part of the driveway that lies wholly within the site meets the overarching Standard.

Rule 29.5.17: Minimum Sight Distances from Vehicle Access on all Roads other than State Highways

Youghal Street is subject to a 40km/h speed limit. This speed limit is not specifically addressed in the District Plan (where the minimum speed limit is 50km/h), but extrapolating the values of the Plan, a sight distance of 57m is required for non-residential activities. This is achieved.

Rule 29.5.18: Minimum Sight Distances from Vehicle Access onto State Highways

The site does not have frontage onto a state highway.

Rule 29.5.19: Maximum Number of Vehicle Crossings

One vehicle crossing is present, as permitted.

Rule 29.5.20: Minimum Distance Between Vehicle Crossings onto State Highways

The site does not have frontage onto a state highway.

Rule 29.5.21: Minimum Distances of Vehicle Crossings from Intersections

As both Tenby Street and Youghal Street are defined as Local Roads in the District Plan, and both are subject to a speed limit of less than 70km/h, then a separation distance between vehicle crossings and intersections of at least 25m is anticipated. This is achieved.

Rule 29.5.22: Minimum Distances of Vehicle Crossings from Intersections onto State Highways

The site does not have frontage onto a state highway.

Rule 29.5.23: Service Stations

The proposed activity is not a service station.

Summary of District Plan (Decisions Version) Compliance

On the basis of our analysis, we consider that the proposed layout has non-compliances with the following Site Standards of the Decisions Version of the District Plan:

- Rule 29.5.1: Location and Availability of Parking Spaces
 - The parking will likely be in a tandem orientation which means that one vehicle obstructs another. However as the occupants of the property will be known to each other, in the event that one vehicle needs to be moved to allow another to exit then this can be done easily.
- Rule 29.5.3: Gradient of Parking Spaces and Parking Areas
 - A vehicle parked on the driveway would be on a gradient that is steeper than the maximum permissible. However in the event that this creates any difficulties, the vehicle could instead park within the turning area (which is much flatter) or park on-street (which is a low-volume residential road where on-street parking could reasonably be expected). It is also the case that not all groups of visitors will have two cars.
- Rule 29.5.13: Access and Road Design
 - The width of the section of driveway serving 79 and 83 Youghal Street is narrower than expected. However the section of access is short meaning that road users are very unlikely to encounter each other, and the width provided meets the overarching Standard AS/NZS2890.1:2004.
- Rule 29.5.16: Maximum Gradient for Vehicle Access
 - The gradient within the site exceeds the maximum 1 in 6 of the District Plus, but largely lies within the maximum of 1 in 4 for short private accesses as set out in Standard AS/NZS2890.1:2004. However a very short section is steeper than this and requires remediation.

Subject to the short section of driveway with a steeper gradient being addressed, we are able to support the layout from a transportation perspective.

Council Request

The Council has sought an assessment of “*transport safety for unfamiliar users given the gradient of the access, drop offs and limited turning area*”.

With regard to the gradient, as noted above this meets the overarching Standard provisions for gradients. We highlight that the classification of ‘private access’ is distinct from a ‘domestic driveway’ where the gradients are permitted to be even steeper. Consequently our assessment is based on

an accessway where the general public would not be expected to be present, and which remains in private ownership, but where the familiarity of residents (which would arise at a domestic driveway) is not present. In our view then, it is the appropriate parameter to use.

Within Queenstown Lakes, one issue that is often raised is that of the interaction of steeper driveways during frost or icy conditions. In that regard, there is little ability to redesign or reprofile the existing driveway. We are also mindful that any visitor to Wānaka during winter months is likely to be fully aware that the weather may be cold (and many will be in the town for snowsports). In our view it is unreasonable that they would be surprised by the scenario. However we consider that being aware of the situation and understanding how to drive in such conditions are different matters. We therefore recommend that the applicant advises within promotional literature available to prospective guests pre-booking, and in the 'house manual' available when guests are staying, that the driveway is steep and may not be accessible in the event of ice or snow, and that in such conditions it is recommended to park on Youghal Street.

The Council also queried the 'drop-off's, being the landform on either side of the driveway. On our site visit we noted that this was in the order of a few metres, and at the present time there is no formal barrier or similar with drivers being discouraged from travelling too close to the drop-off by way of vegetation.



Photograph 10: Approximate Landform Adjacent to Site

As noted above, the width of this part of the driveway is in the order of 4.5m and only a width of 3.6m (to meet the District Plan) or 3.0m (to meet the Standard) is required. However in order to maximise this area for vehicles to be turned, it would not be possible to use this extra width for the installation of some form of barrier³. That said, we are also cognisant that the vegetation does not provide a strong visual barrier to advise drivers of the presence of the drop-off, and it may be perceived as an area where a driver believes they can travel or their vehicle can partially enter without any issues.

Taking all matters into account, we do not consider that a barrier able to restrain a vehicle is a practical solution in this location, but we are of the view that a stronger visual warning should be

³ Barrier posts require supporting ground or structures to their rear to be effective, which is typically problematic where the land falls away. As such, in such cases, the barriers are usually installed a short distance from the edge of the drop-off so that the posts have support.

provided for drivers. We consider that a low, timber post and rail fence could be located in this area to provide a clear indication to drivers that it is an area that they should not enter. This could not restrain a vehicle but would ensure that drivers are aware of the hazard and as such, it can reasonably be expected that they will seek to avoid it.



Photograph 11: Example of Fencing to Deter Drivers from Steep Drop-Off

For clarity, we are not suggesting that it is necessary that the fence should replace the landscaping in this area, but rather, that the fence should be installed and be conspicuous. The landscaping could remain if desired.

Finally, the Council sought an evaluation of the area for turning. As shown on Photographs 6 to 9, we were able to turn a 4.6m long car within the area with just one reverse movement, and although this is 0.35m shorter than the standard B85 test vehicle, clearances around the test car were ample such that we do not expect that a B85 car would have difficulty turning in this location.

A larger (B99) car may need to undertake two reverse movements. In our view this therefore has an elevated risk that the driver will travel closer to the drop-off in order to manoeuvre the vehicle. This being the case, we consider that the importance of the fence discussed above increases as a means of ensuring that drivers are provided with a clear visual indication of the area which they can (and therefore cannot) use to move their vehicle.

Summary

Having reviewed the site layout, we consider that:

- The depression shown on Photograph 5 should be remediated so that the gradient is 1 in 4 or flatter;
- Within promotional literature available to prospective guests pre-booking, and in the 'house manual' available when guests are staying, there should be comment that the driveway is steep and may not be accessible in the event of ice or snow, and that in such conditions it is recommended to park on Youghal Street;
- A wooden fence should be erected close to the top of the drop-off, as a way of indicating to drivers that this is an area that they should not attempt to use for manoeuvring their vehicle (the existing vegetation does not need to be removed unless desired).



We consider that these could reasonably form conditions of consent, as tasks required prior to guests staying. Subject to these three matters, we are able to support the proposal to use the site for residential visitor accommodation from a transportation perspective.

Please do not hesitate to contact me if you require anything further or clarification of any issues.

Kind regards

Carriageway Consulting Limited

Andy Carr

Traffic Engineer | Director

Mobile 027 561 1967

Email andy.carr@carriageway.co.nz





AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM250431



AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

WAYNE + JUDY YOUNG
77 Youghal St Wanaka.



DETAILS OF PROPOSAL

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

Resource Consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum.

at the following subject site(s):

83 Youghal Street



PLEASE TICK

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



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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



APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT) WAYNE - JUDY YOUNG	
	Contact Phone / Email address 022177830 - RWY100@GMAIL.COM	
	Signature 	Date 14.08.2025

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

CLARK HOUSE

WYMAN

DRAWING C.E. 3

DATE

20/10/61

REVISIONS

1/1/62

2/1/62

22/10/62

SCALES

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

Replicafomes

UNITED

1-1

1-2

Protected by provisions of Copyright Act 1957

REPLICA HOMES LTD.

P.O. BOX 903 CHR. ST. CHURCH

PHONE 50-145

Architectural drawings of Clark House, including floor plans, elevations, and sections. The drawings show a two-story house with a gabled roof, a chimney, and a porch. The floor plan shows a living room, kitchen, and bedrooms. The elevations show the front, side, and rear of the house. The sections show the internal structure and roof profile. Handwritten notes and red lines are present on the drawings.

Handwritten notes and red lines:

- Red line pointing to the roof: *1/2" being average slope*
- Red line pointing to the living room: *utilised in living outlet space*
- Red line pointing to the kitchen: *utilised in living outlet space*
- Red line pointing to the rear elevation: *utilised in living outlet space*
- Red line pointing to the side elevation: *utilised in living outlet space*
- Red line pointing to the front elevation: *utilised in living outlet space*

P.S.
 J.

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM250431



AFFECTED PERSON'S DETAILS

I/We

Worthlay McLennan Ltd

Are the owners/occupiers of

79 Youghal St
Wanaka

DETAILS OF PROPOSAL

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

Resource Consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum.

at the following subject site(s):

83 Youghal Street



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



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WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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



APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT) WORTHY MCLENNAN LTD ALISTAIR MCLENNAN DIRECTOR	
	Contact Phone / Email address 021 946 480 alistair.mclellan@tra.co.nz	
	Signature 	Date 11-8-25

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

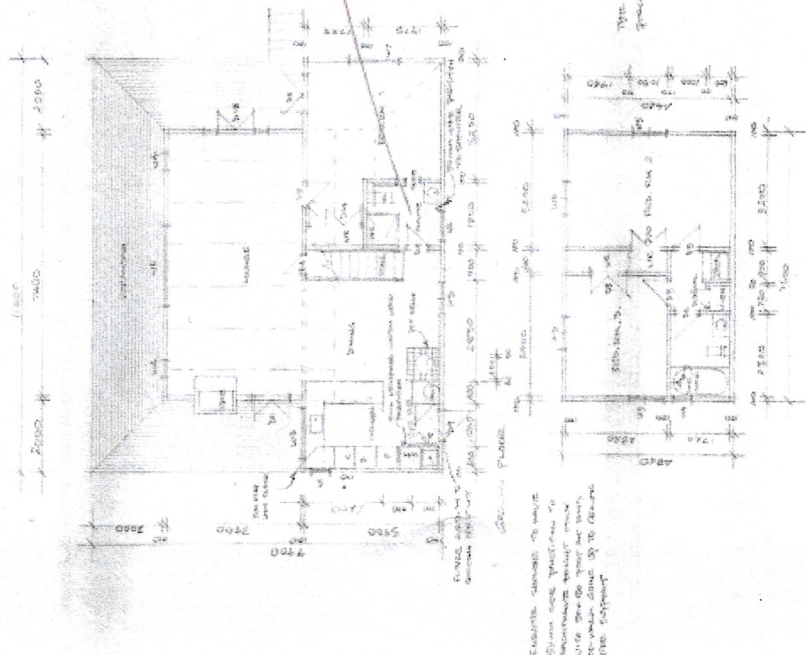
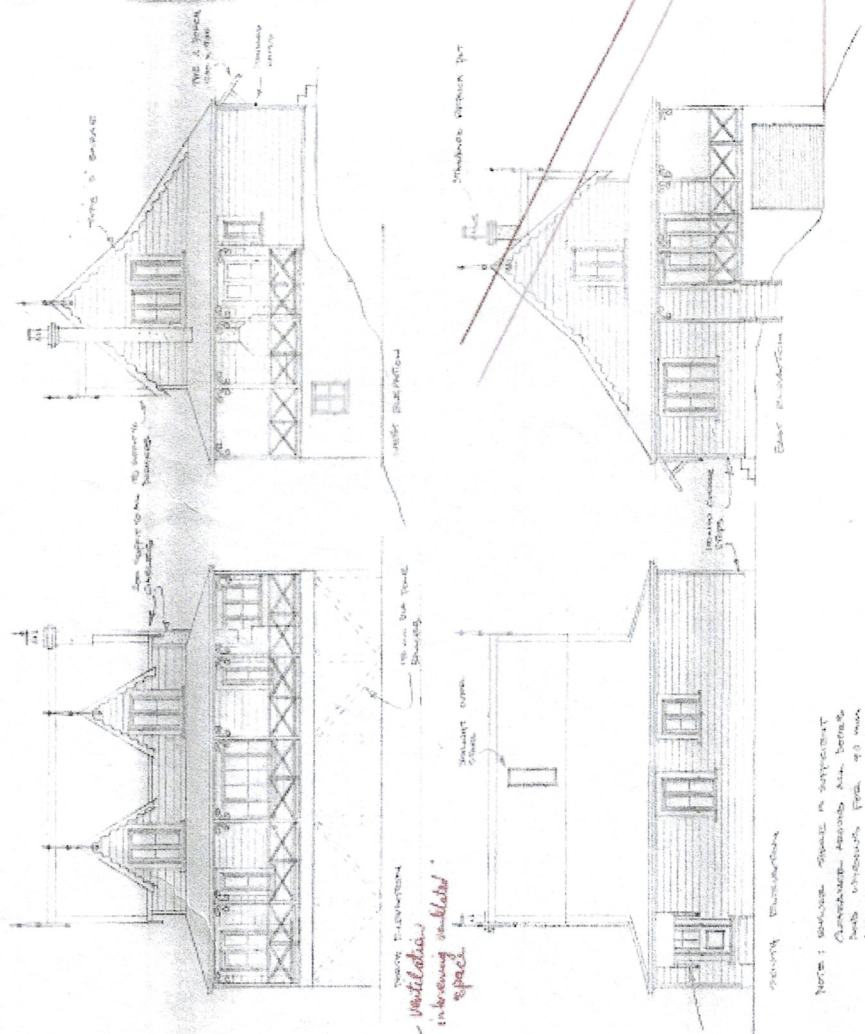
There is no obligation to sign this form, and no reasons need to be given.

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

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



CLARK HOUSE WANAKA		DRAWING C.E. 3	SCALES 1"=10' 1:30 1:240	DATE 2/2/51 1/4/51 20/7/51 2/11/51	REVISIONS 1st being average slope		Protected by provisions of Copyright Act 1957
							REPLICA HOMES LTD. P.O. BOX 983 CHURCHURCH PHONE 50 145



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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM250431



AFFECTED PERSON'S DETAILS

I/We

The Burnside Trust

Are the owners/occupiers of

85 Youghal St Wanaka



DETAILS OF PROPOSAL

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

Resource Consent is sought to undertake residential visitor accommodation for up to 6 adults per night for up to 365 nights per annum.

at the following subject site(s):

83 Youghal Street



PLEASE TICK

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



PLEASE TICK

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WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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



APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT)	
	The Burnside Trust Anthony Trustees Ltd as the Trustee	
	Contact Phone / Email address	
	027 660 5553 drksamson@gmail.com	
Signature		Date
Kevin L. Samson		14.8.25

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

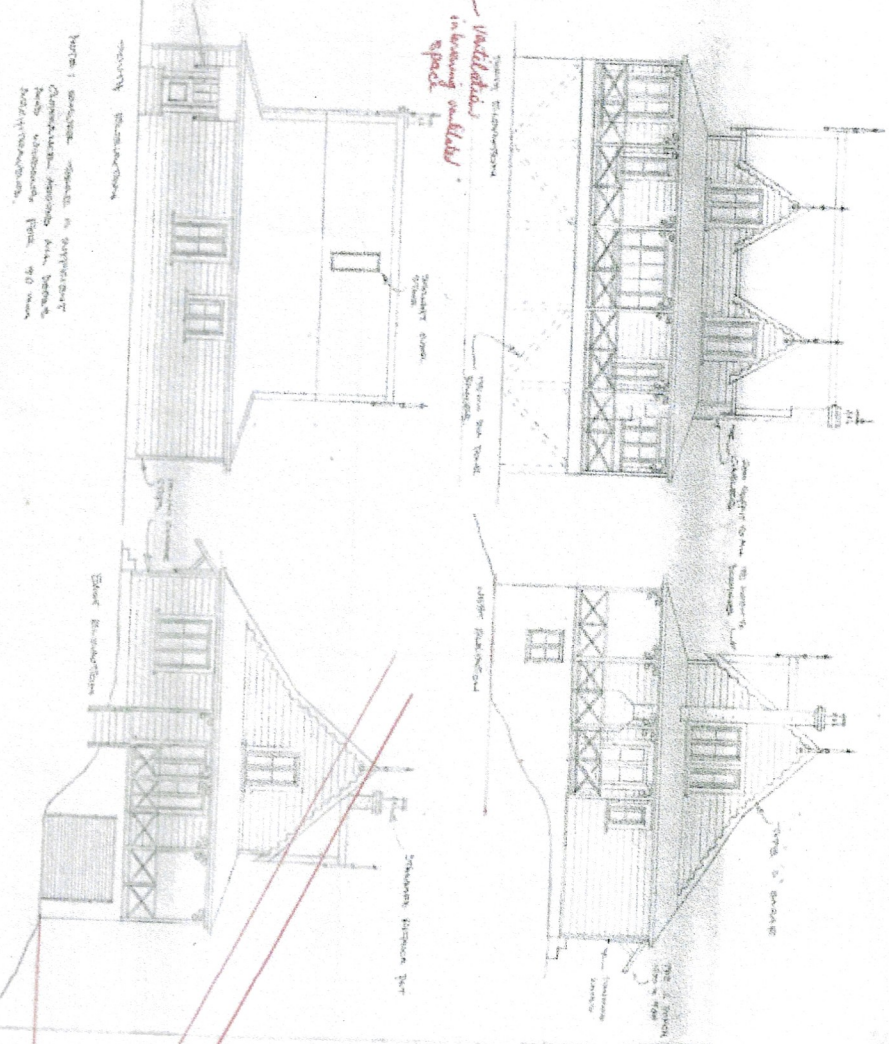
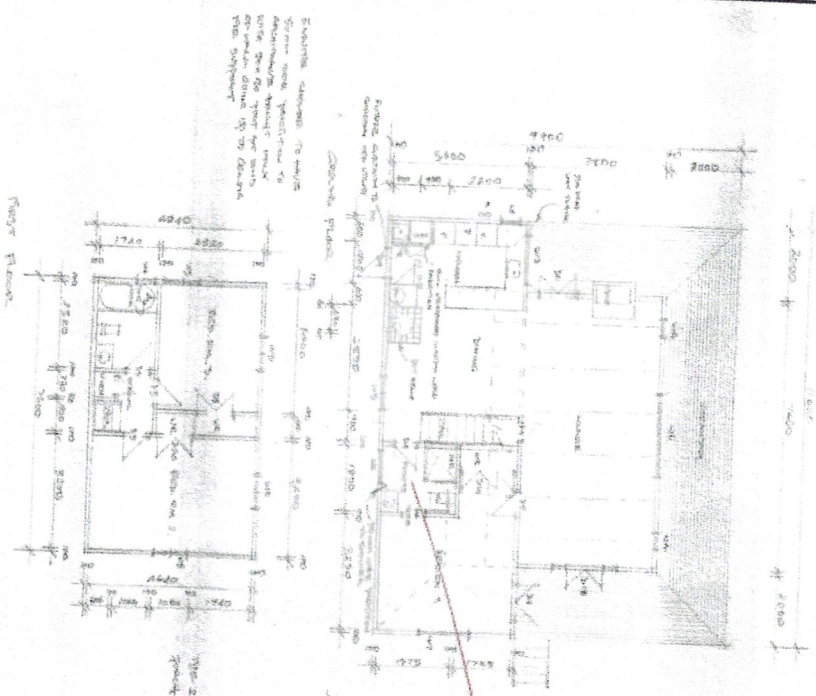
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KES



CLARK HOUSE
UNAKA

DRAWING C.E.T.

SCALES 1"=10' 1:20 1:200

DATE

REVISIONS

12/9/61
1/4/62
27/7/62
22/10/62

Low lying average slope



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 PHONE SD 145