

APPLICATION AS NOTIFIED

Lillian Anne Geddes Family Trust

(RM230276)

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:

Lillian Anne Geddes Family Trust

What is proposed:

To use an existing residential unit and residential flat for Residential Visitor Accommodation for a maximum of ten (10) guests for up to 180 nights per year.

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

The subject site is situated at 91 Mills Road, Wanaka

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 RM230276 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 Nathan O'Connell, who may be contacted by phone at 021 302 107 or e-mail at nathan.o'connell@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:

Friday 15th December 2023

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

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

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

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

You must serve a copy of your submission to the applicant (Lillian Anne Geddes Family Trust) as soon as reasonably practicable after serving your submission to Council:

C/- Gemma Conlon-Geddes
gemma@perspective.net.nz
Perspective
15 Church Street
Timaru 7940

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 17th November 2023

Address for Service for Consent Authority:

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

**Phone
Email
Website**

**03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz**

TechnologyOne ECM Document Summary

Printed On 15-Nov-2023

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7606250	1	02-May-2023
PUB_ACC	AEE	7606251	1	02-May-2023
PUB_ACC	Record of Title 974166	7606252	1	02-May-2023
PUB_ACC	Consent Notice 11987816.3	7606253	1	02-May-2023
PUB_ACC	Visitor Accommodation Management Plan	7606254	1	02-May-2023
PUB_ACC	Plans	7606255	1	02-May-2023



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.

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



APPLICANT //

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

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

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

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

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

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.

The **decision** will be sent to the Correspondence Details by **email** unless requested otherwise.



CORRESPONDENCE DETAILS //

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

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

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

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

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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

Owner Name:

Owner Address:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires 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:

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

District Plan Zone(s):



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

Is there a gate or security system restricting access by council? YES NO

Is there a dog on the property? YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?
If 'yes' please provide information below

YES

NO



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

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

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:



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 1-2).

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

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, 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 Assessment of Effects (AEE).
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.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

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



FEEES INFORMATION

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

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



FEES INFORMATION // CONTINUED

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

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

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

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

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

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

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

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



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

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

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

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

I confirm payment by:

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

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

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

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

*Date of Payment

Invoices are available on request

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.

PLEASE TICK

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



Full name of person lodging this form

Firm/Company

Dated

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



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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

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

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

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



UNDER THE FOURTH SCHEDULE TO THE ACT:

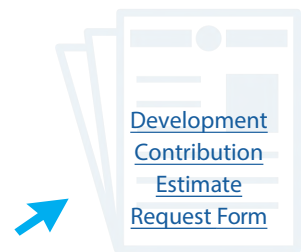
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas 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 Roothing)

[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.

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

Application Form 9

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

Landscape Report

Ecological Report

Engineering Report

Geotechnical Report

Wastewater Assessment

Traffic Report

Waste Event Form

Urban Design Report

Resource Consent Application

Lillian Anne Geddes Family Trust
91 Mills Road, Wanaka



Fresh Perspective!
Our Perspective gets results

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www.perspective.net.nz

Perspective

General Information

Land use resource consent application and Assessment of Effects on the Environment prepared for:

Lillian Anne Geddes Family Trust

In relation to a site located at:

91 Mills Road, Wanaka

Address for Service:

Perspective Consulting Ltd
15 Church Street
Timaru 7940
perspective.net.nz
gemma@perspective.net.nz

Quality Control

Report for	Lillian Anne Geddes Family Trust
By	Perspective Consulting Ltd
Author	Gemma Conlon, Director
Peer Review	Mark Geddes, Director
Final issued date	2 May 2023
Contact	Gemma Conlon
	gemma@perspective.net.nz
	021 237 4038

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1.0 Introduction

1.1 General

Application under Section 88 of the Resource Management Act 1991 ('**RMA**') for a land use consent to undertake residential visitor accommodation ('**RVA**') from a residential unit and flat.

1.2 Scope and layout

The scope of this report is to provide an assessment of the proposed activity in accordance with the relevant requirements under the RMA. The report is set out discursively as follows:

- Section 2.0 describes the proposed development
- Section 3.0 describes the site
- Section 4.0 identifies the consent requirements
- Section 5.0 identifies the relevant statutory considerations
- Section 6.0 provides an assessment of effects of the environment
- Section 7.0 provides an assessment of the relevant statutory planning documents
- Section 8.0 provides an assessment of Part II RMA
- Section 9.0 provides a notification assessment
- Section 10.0 comments on the consultation that has been conducted
- Section 11.0 provides some brief conclusive comments

2.0 Description of the Proposed Development

2.1 General

The Applicants are based outside of Wanaka, in Timaru, and purchased the property with the intention to develop it with a residential unit and flat as a part-time holiday home residence for themselves.

Given the future residential unit is to be used as a part-time holiday home for the owners, it cannot be rented to long-term tenants. Therefore, the Applicants seek to utilise the residential unit and flat for short-term RVA, whilst not using it for themselves or friends/family. The property is owned in a trust, the beneficiary of which is Lillian Anne Geddes. Lillian is the daughter of Mark Geddes and Gemma Conlon. Lillian has cerebral palsy and will unlikely to be able to work. It is intended that income generated from the property will provide a passive income for Lillian when she is older.

2.2 Proposal Description

Consent is sought to use a consented residential unit and flat for short-stay RVA for a maximum of ten people, let for up to 180 nights per year.

The combined residential unit and flat can comfortably accommodate a maximum of 10 people, with eight in the main four-bedroom unit and two in the residential flat. Depending on market demands, the flat may be rented to a long-term tenant, who may also act as site manager.

The specific sleeping configuration of the residential unit is as follows (references to the bedroom numbers on the attached RVA Floor Plans, see **Appendix 1**):

- Bedroom 1: Master - 2 guests
- Bedroom 2: Bunk beds - 2 guests
- Bedroom 3: 2x Single Beds - 2 guests
- Bedroom 4: King - 2 guests
- Flat bedroom: Queen – 2 guests

It is clarified that the Applicants propose to be able to advertise the residential unit for rent year-round (365 days), however will only physically let out the unit to paying customers for a maximum of 180 nights per year.

As a standalone residential unit rented to a family/group, there will not be any dedicated on-site manager of the activity. As the property will be administered off-site, management will be available on-call to ensure that the activity is being operated and remain consistent with adjoining and nearby residential activities.

Although no car parks are required under the Proposed District Plan (PDP), there is space for three on-site car parks. This consists of two car parks in the attached double garage and one car park outside the flat. Potentially, a further car can be accommodated outside the garage, although this car park would be stacked behind the others.

There is a lift in the garage to provide accessible/universal entry to the main floor of the residence, to provide for the Applicants own needs and given the change in elevation from street level to the main living quarters.

Rubbish and recycling associated with the activity is to be disposed of via the regular Council collection. The cleaning company servicing the property will ensure rubbish and recycling is placed for collection each week.

As a part-time residential visitor accommodation use is sought for up to 180 nights per year, for the remainder of the year the residential unit will be used for the owner's personal use when they visit Wanaka, for friends/family when visiting Wanaka (non-fee paying), or potentially rented to tenants for a period greater than 90 consecutive days in the future.

3.0 Description of the Site and Surrounding Environment

3.1 Site Description

The site is located at 91 Mills Road, Wanaka, and is legally described as Lot 85 Deposited Plan 556655 held in Record of Title 974166, attached as **Appendix 2**. The location and extent of the site is indicated in Figure 1 below. The residential unit is currently under construction, with an estimated completion date of June 2023.

The site has an area of 450m² and is rectangular in shape with frontage to Mills Road. As the site drops approximately 4m from the boundary with Mills Road to the rear the residential unit is split level. The residential flat, double garage and entry hall are accessed from street level, with the remainder and bulk of the unit located on a lower level.

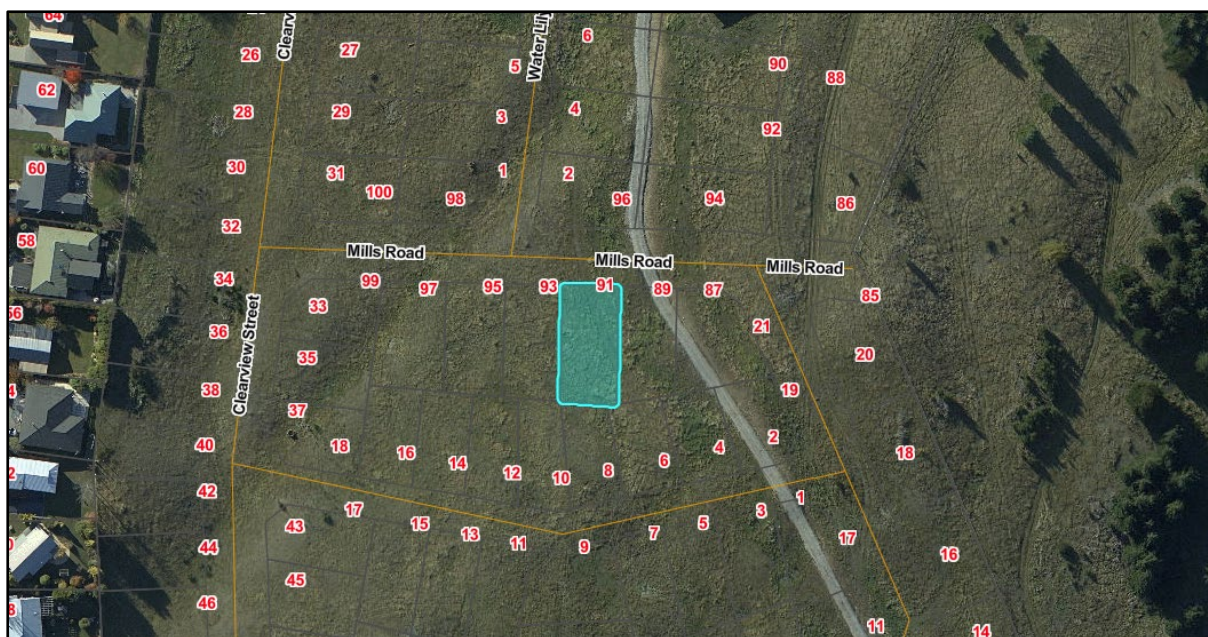


Figure 1 - Site location plan with property shaded green.

The outdoor living areas will consist of a small patio area to the east for the residential flat; there are two patio areas for the residential unit, one off the living room to the south/west, and one off the master bedroom to the west, with the remaining area around the residence grassed.

Access to the site is via an existing vehicle crossing off Mills Road, leading to a double garage.

The wider surrounding environment consists of a developing residential area, with many residences recently completed, under construction or yet to be constructed.

3.1 Site History

The site was created under subdivision consent RM190784 (as varied by RM200907) granted on 19 December 2019 for 119 fee simple allotments.

Resource consent RM211209 was granted on 23 February 2022 to undertake earthworks breaching boundary setback standards and to construct a retaining wall that will breach the internal boundary setback. This consent was required due to the elevation changes across the length of the site.

4.0 Resource Consent Requirements

4.1 The Operative District Plan

The subject site is zoned Low Density Residential in the ODP. Following a Consent Order (Decision No. [2023] NZEnvC 11) being issued by the Environment Court on 30 January 2023, all rules relating to visitor accommodation activities are now inoperative.

4.2 The Proposed District Plan

The subject site is zoned Medium Density Residential by the PDP and the proposed activity requires resource consent under the PDP for the following reason:

- A **restricted discretionary** activity pursuant to Rule 8.5.16.1 for the proposed residential visitor accommodation exceeding a cumulative total of 90 nights occupation by paying guests on a site per 12-month period. It is proposed to operate residential visitor accommodation up to 180 nights per year. Council's control is reserved to:
 - 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.

4.3 Summary of Activity Status

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

5.0 Statutory Considerations

The purpose of this section is to distil the statutory considerations pertinent to the consideration of the application.

1. Section 88A RMA requires that an application be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged. Notwithstanding, any plan or proposed plan which exists when the application is considered must be regarded to in accordance with section 104(1)(b).
2. Section 104C provides that when considering a resource consent application for a restricted discretionary activity consent authority must consider only those matters over which discretion is restricted in national environmental standards or other regulations and it has restricted the exercise of its discretion in its plan or proposed plan. Consent may be granted or refused, and if granted conditions can be imposed under section 108.
3. Section 104 RMA lists the relevant matters a consent authority may consider in determining a resource consent application. Highly relevant to the consideration of this application are:
 - a. sub-section 104(1)(a) RMA requires the consent authority to have regard to any actual or potential effects on the environment of allowing the activity. Caselaw has confirmed that this involves a comparison of actual or potential effects of the activity against the environment as modified by legally established existing activities and permitted activities.
 - b. sub-section 104(2) RMA provides that a consent authority may disregard an adverse effect of at the activity on the environment if a NES or plan permits an activity with that affect.
4. Section 108 and 108AA specify requirements for conditions of resource consents.

6.0 Assessment of Effects on the Environment

6.1 Existing Environment

As stated above, sub-section 104(1)(a) RMA requires the consent authority to have regard to any actual or potential effects on the environment of allowing the activity. This is a matter for consideration rather than a discretionary consideration. Caselaw has confirmed that this assessment must involve a comparison of the actual or potential effects of the activity against the environment as modified by:

- the effects on the environment as it exists at the present time; and
- the future state of the environment as it may be modified by permitted activities.
- the state of the environment as modified by the implementation of resource consents.

The environment as it exists at the present time is in a period of transition from vacant residential allotments to new residential properties. The future state of the environment includes all effects associated with the activities permitted by the PDP, which permits residential activities and buildings.

The existing activities on the site, including the construction of a residential unit and flat have been legally established by building and resource consents.

6.2 Permitted Baseline

Sub-section 104(1)(a) RMA provides that a consent authority may disregard an adverse effect of an activity on the environment if a NES or plan permits an activity with that effect. While consideration of the permitted baseline is not mandatory, there is no reason why it should not be considered.

In this case, RVA within the Medium Density Residential Zone is a permitted activity for up to 90 nights per year. Additionally, it is anticipated that residential use and occupation will be year round.

Consent is being sought for 180 nights; therefore, it is the adverse effects of permitting an additional 90 nights RVA that needs to be considered in the following assessment.

6.3 Actual and potential effects on Environment

The assessment of effects on the environment has been set out to address the matters of discretion listed by the PDP.

6.3.1 The location, nature, and scale of activities

The proposed RVA activity will be undertaken from within a consented residential unit. No changes to the bulk or location of the building are proposed. The proposal does not require any specific building works or modifications to the site. The Clearview subdivision is relatively new and still developing. In terms of built form and building type, once completed the neighbourhood will consist of mainly detached single storey residential units. However, in terms of use, it is anticipated that many of the residential units will be used as secondary/holiday homes which will not be permanently occupied. RVA for up to 180 nights per year is likely to give rise to similar effects as the unit being utilised as a holiday/secondary home by the owners and less effects that what would arise if the property was permanently occupied. However, formalising the RVA use will enable operational and management

controls that will ensure any potential adverse effects associated with the RVA will be avoided or minimised so that it is compatible to the residential neighbourhood.

As the building is constructed as a residential unit and it is proposed to be used for both long-term occupation and short-term RVA, outcomes associated with the proposal can be described as being closely aligned to those anticipated by the Medium Density Zone. Those effects will not cross a threshold whereby the proposed mix of use could lead to a degradation of neighbourhood amenity values and/or character. The proposal will allow the property to continue to be used for residential activities throughout the year which will enable a sense of residential cohesion to be established and retained.

It is proposed that the RVA operates for up to 180 nights per year, accommodating 10 people in total between the residential unit and flat. This is based on two people occupying each of the five bedrooms. The RVA will therefore remain in keeping with the anticipated scale of activities and use of the residential property. Additionally, as the proposed activity seeks to operate up to a maximum of 180 days per calendar year, the proposed activity will not constitute the predominant use of the site. For the remaining 185 days per year the residential unit will operate as a residential activity.

The number of consented visitor accommodation activities within the surrounding area, and the number of days a site is proposed to be used for a RVA activity, are integral for determining the potential impact on residential character and neighbourhood cohesion. In this instance, no other adjacent or nearby property within the surrounding area has been identified as lawfully operating a visitor accommodation activity. The proposal does not therefore create cumulative effects in relation to visitor accommodation activities as the predominant use of the surrounding area will remain residential.

The activity is therefore considered to be largely compatible with the predominant residential land uses of the surrounding area and any adverse effects in relation to the location, nature, and scale of activities are considered to be less than minor.

6.3.2 Vehicle Access and Parking

Access to the site is provided via an existing vehicle crossing leading to a double garage and a parking bay off Mills Road. All guests will be informed of the access and car parking situation prior to arriving at the site. Given the nature and scale of the proposed RVA is similar to the anticipated residential activity, this existing consented access is considered suitable to serve the needs of the proposed activity. It is therefore considered that adequate access will be provided.

No dedicated coach parking is provided for the activity, nor is it considered necessary or encouraged. It is anticipated that most guests will arrive to the site by private vehicle. The proposal is not of a scale that would generate coach activity, as tour groups or similar cannot be accommodated within the unit. Notwithstanding, the Applicants invite a condition of consent that no coaches associated with the RVA are to pick-up, drop-off, or park at the site or on Mills Road.

The site provides parking space for persons with a disability. The parking bay to the front of the residence has a width of 5.77m and should provide ample space for access to the residential flat. The garage is wide enough for two cars to park.

Overall, it is concluded that adverse effects on the environment will be less than minor with respect to the vehicle access and parking.

6.3.3 The management of noise, rubbish, recycling and outdoor activities

The proposed RVA activity needs to comply with the noise limits of the PDP as resource consent is not sought in relation to breaching the PDP's noise standards.

The majority of the RVA activity will be undertaken inside the building. It is considered that activities undertaken within the building are likely to comply with the PDP's noise standards. A condition of consent is volunteered to ensure adherence to these noise limits. Noise management procedures are also outlined in the VAMP to avoid adverse noise effects.

It is considered that the outdoor living areas on the site have the greatest potential to generate adverse noise effects, particularly during the hours when the night-time noise limits are in effect (8pm – 8am). It is considered that the best method to manage noise from the outdoor areas is through a NMP. Specifically, the attached NMP (contained within the Visitor Accommodation Management Plan) identifies the following methods to be utilised to avoid and mitigate adverse effects from the outdoor living areas:

- No use of the outdoor living areas between the hours of 10pm – 7am.
- No amplified sound (music or otherwise) to be played within the outdoor living areas between the hours of 8pm – 8am.
- Signage to be erected (both inside the residential unit and outside in the outdoor living areas) informing guests they are in a residential area and to keep noise levels to a minimum between 8pm – 8am, and that the outdoor living areas are not to be used between 10pm – 7am. This signage shall also contain the contact number of the owner/manager so as to enable guests to contact them at any time with questions.
- Procedures for managing any complaints.
- NMP review procedures.

It is considered that the use of a comprehensive NMP is the best way to manage and control adverse noise effects such that they will be less than minor.

In terms of rubbish and recycling, the area is serviced by Council's kerbside service. The property manager will clean the facility at the end of every visit and will ensure that the required rubbish bin is placed out on the curb by 7am on the collection day and returned to the bin storage area on-site.

Overall, given the proposed comprehensive noise management and waste management procedures, adverse effects on the environment are likely to be less than minor.

6.3.4 Privacy and Overlooking

Owing to the topography of the site and that of the surrounding properties, the open space area faces and is elevated above those properties to the south. However, there will be no loss of privacy values in relation to the wider area, given the permitted baseline of residential use. Additionally, the restriction in the use of the site for RVA will mean that privacy effects will be less than if the site was used for residential activities.

6.3.5 Outdoor Lighting

There are some exterior wall lights mounted around the property. A light is located each side of the garage door, and each side of the patio doors leading from the living room and the master bedroom.

There are also twin spotlights located outside the door to the residential flat, at the front of the flat, and to the side of the garage.

These lights are to provide safe access to and around the property at night. They are normal residential lighting, pointing downwards and will not interfere with the residential amenity of the adjoining neighbours; nor will they distract road users or cause any kind of light spill or nuisance.

6.3.6 Guest management and complaints procedures

The NMP and Visitor Accommodation Management Plan (VAMP) attached as **Appendix 3** to this application adequately covers guest management and complaints procedures. Provided these plans are followed, no adverse effects are anticipated. It is anticipated that conditions of consent will be applied to ensure adherence to these plans.

6.3.7 The keeping of records of RVA use, and availability of records for Council inspection

Up to date records of the activity will be kept including a record of the date and duration of guest stays and the number of guests staying per night; and a detailed record of any complaints received and actions taken to address those complaints. It is anticipated that any consent approval will include a condition requiring these records be and made available to Council for inspection upon request. No adverse effects are anticipated in this regard.

6.3.8 Monitoring requirements, including imposition of an annual monitoring charge

As per Schedule 4 RMA monitoring should relate to the scale and significance of the activity's effects. Given the similarity between RVA and residential activities, monitoring should only be carried out on a complaint's basis. Notwithstanding, it is anticipated that any consent approval will include a condition that specific monitoring requirements and associated costs be met by the consent holder. No adverse effects are anticipated in this regard.

6.4 Conclusion Actual and Potential Effects on the Environment

In conclusion it is considered that the actual or potential effects of allowing the activity are appropriate and will result in less than minor adverse effects.

7.0 Assessment of Statutory Planning Documents

7.1 Operative District Plan

The relevant objectives and policies of the Operative District Plan are found in Parts 7 (Residential Areas) and 14 (Transport):

Part 7 – Residential Areas

Objective 3 - Residential Amenity

Pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

Policies

3.5 To ensure hours of operation of non-residential activity do not compromise residential amenity values, social well being, residential cohesion and privacy.

3.8 To ensure noise emissions associated with non-residential activities are within limits adequate to maintain amenity values.

3.9 To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.

The proposed RVA activity will be undertaken from within a residential unit and from outside the site will appear the same as a standard residential activity. The RVA activity is comparatively small-scale and will be well-managed given the comprehensive VAMP. A NMP is proposed to address actual or potential adverse noise effects, particularly from within the outdoor living areas. On-site car parking will be provided to adequately serve the needs of the activity and protect the functioning of Mills Road.

Objective 4 - Non-Residential Activities

Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.

Policies

4.1 To enable non-residential activities in residential areas, subject to compatibility with residential amenity.

4.2 To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding residential environment.

The RVA activity will be compatible with the residential amenity of the surrounding environment.

Overall, the proposal is considered to align with the relevant objectives and policies of the ODP.

7.2 Proposed District Plan

The relevant objective and policies of the Proposed District Plan are as follows:

Chapter 8 – Medium Density Residential

Objective 8.2.11

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.

Policies

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.

The proposed RVA activity will be undertaken from a residential unit on MDR-zoned land proximate to Wanaka town centre. It will provide for a range of accommodation options for visitors to the district. The modest nature/scale of the activity will ensure it will be similar to a residential activity, and the VAMP measures proposed will protect the residential amenity values of the area. The RVA activity will utilise existing infrastructure and be undertaken from a new residential unit with a good design and external appearance. As such it is considered that the proposed activity will align with the relevant objectives and policies of Chapter 8.

Chapter 29 – Transport

Objective 29.2.2

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

29.2.2.3 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.*

The proposal aligns with this objective and policy which seeks to ensure parking is safe and efficient for all transport modes and users.

8.0 Part II RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 5 seeks to promote the sustainable management of natural and physical resources. Having regard to the assessment of effects outlined previously, it is considered that the use of a residential unit for RVA activities will contribute to the sustainable use of this built resource, infrastructure and utilities. It will make the resource available for use when the owners are not using it, contributing to the availability of accommodation in the town.

There are no matters of national importance relevant to the proposal as per Section 6.

The application has regard to the other matters specified in Section 7, specifically in this instance sections 7(c) and 7(f) regarding the maintenance and enhancement of amenity values and the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The proposal does not offend the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

9.0 Notification Assessment

The application should not be publicly notified on the basis that:

- the applicant has not requested public notification of the application;
- public notification is not required under section 95C RMA (following a request for further information);
- the application has not been made jointly with an application to exchange reserve land under section 15AA of the Reserves Act;
- no special circumstances apply;
- the proposal is not considered to have more than minor effect on the environment.

The application should not be limited notified on the basis that:

- there are no affected protected customary rights groups or customary marine title groups;
- the activity is not on or adjacent to or may affect land that is subject to a statutory acknowledgement area and there are no affected persons to whom the statutory acknowledgement has been made;
- there are no persons who are affected in accordance with section 95E RMA;
- no special circumstances apply.

10.0 Consultation

As stated above, the adverse effects of the proposal are considered less than minor and therefore no persons have been consulted in relation to the proposal.

11.0 Conclusion

Consent is sought to use a residential unit for short-stay visitor accommodation, let to a maximum of ten people for up to 180 nights per year. The above assessment has determined that the resulting adverse effects on the environment will be less than minor and effectively mitigated, such that no person is considered to be adversely affected, that the proposal will align with the relevant objectives and policies of the ODP and PDP and will adhere to the requirements of Part 2 of the RMA. Accordingly, it is requested that the Council grant resource consent to the proposal as sought, subject to appropriate conditions of consent.

Appendix 1 – Site Plans

Appendix 2 – Record of Title & Consent Notice

Appendix 3 – Visitor Accommodation Management Plan

Terranet document ordering service

Certificate of Title with diagram: 974166

CoreLogic Reference: 3122764/1

Processed: 28 March 2023

Sourced from Terranet, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email documentordering@corelogic.co.nz.



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




R.W. Muir
Registrar-General
of Land

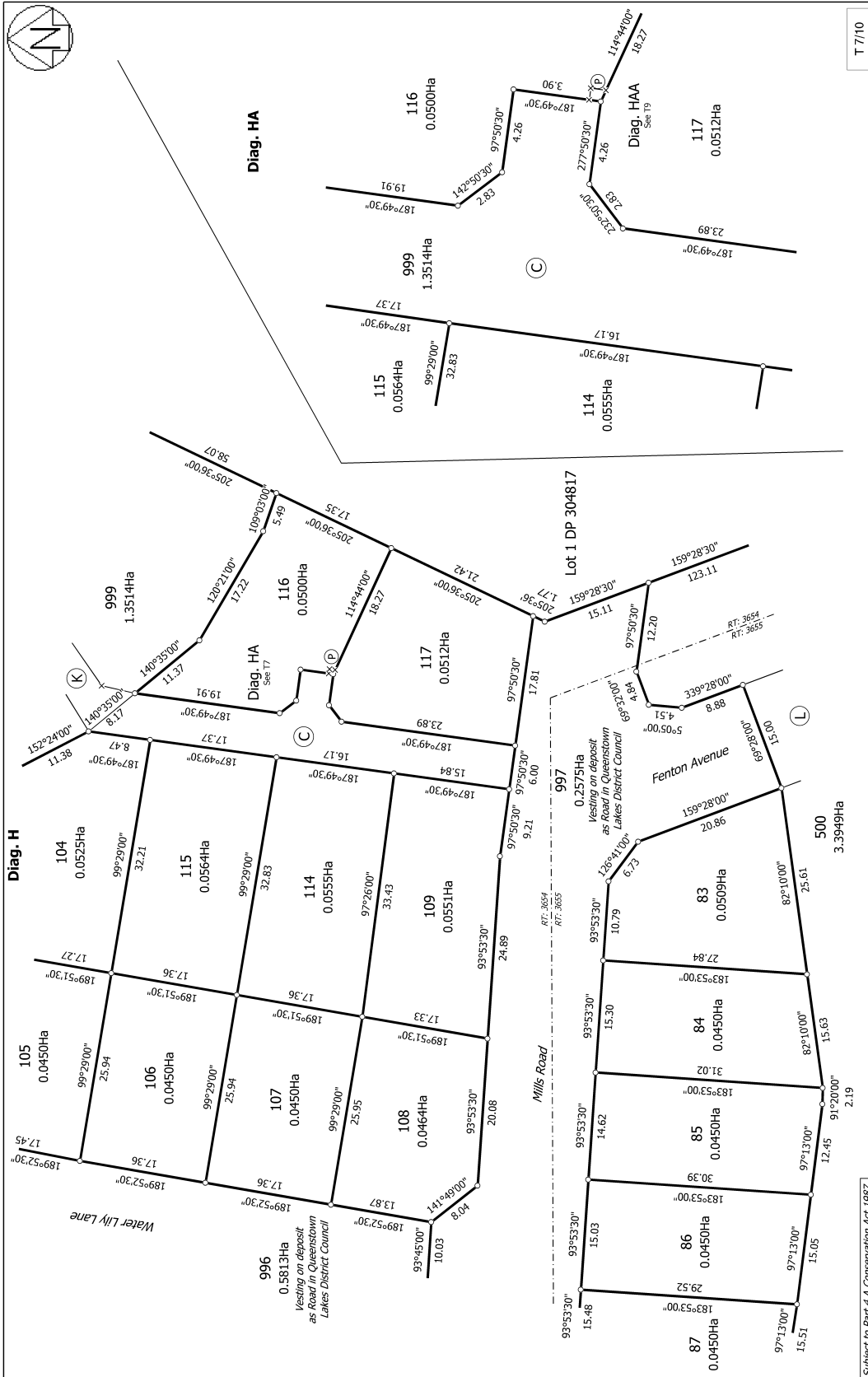
Identifier 974166
Land Registration District Otago
Date Issued 18 February 2021

Prior References
3655

Estate Fee Simple
Area 450 square metres more or less
Legal Description Lot 85 Deposited Plan 556655
Registered Owners
Mark William Geddes and Gemma Conlon-Geddes

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
11987816.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.2.2021 at 2:22 pm
Land Covenant in Covenant Instrument 11987816.8 - 18.2.2021 at 2:22 pm
Land Covenant in Covenant Instrument 12109777.11 - 17.8.2021 at 2:57 pm
12231249.3 Mortgage to Westpac New Zealand Limited - 6.9.2021 at 4:35 pm



T 7/10

Title Plan
 LT 556655
 Approved on: 5/03/2021

Surveyor: Lucan Jonathan Waite
 Firm: Southern Land Limited

Lots 4 to 10, 30 to 52, 83 to 88, 90 to 100, 102 to 109, 114 to 117, 500, 996, 997 and 999 being a subdivision of Lot 9 and 10 DP 300734

Digitally Generated Plan
 Generated on: 05/03/2021 10:47 am Page 12 of 15

Subject to Part 4 A Conservation Act 1987
 Land District: Otago

Terranet document ordering service

Document, Interest, Instrument: 11987816.3

CoreLogic Reference: 3122763/1

Processed: 28 March 2023

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View Instrument Details



Instrument No 11987816.3
Status Registered
Date & Time Lodged 18 February 2021 14:22
Lodged By O'Neill, Michael Martin
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
974134	Otago
974135	Otago
974136	Otago
974137	Otago
974138	Otago
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Annexure Schedule Contains 4 Pages.

Signature

Signed by Michelle Rose Needham as Territorial Authority Representative on 16/02/2021 05:21 PM

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

IN THE MATTER of Lots 4-10, 30-52, 83-88, 90-100, 102-109, 114-117 and 500 being a Subdivision of Lot 9 & 10 DP 300734

AND

IN THE MATTER of Resource Consent RM190784 (as varied by RM200907) Queenstown Lakes District Council

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

BACKGROUND

- A. Universal Developments Limited has applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 3654 and 3655 (Otago Registry).
- B. Council has granted subdivision consent RM190784 (as varied by RM200907) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

QLD002601 9120639.1

OPERATIVE PART

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

- Lot 4 DP 556655 comprised in record of title 974134
- Lot 5 DP 556655 comprised in record of title 974135
- Lot 6 DP 556655 comprised in record of title 974136
- Lot 7 DP 556655 comprised in record of title 974137
- Lot 8 DP 556655 comprised in record of title 974138
- Lot 9 DP 556655 comprised in record of title 974139
- Lot 10 DP 556655 comprised in record of title 974140
- Lot 30 DP 556655 comprised in record of title 974141
- Lot 31 DP 556655 comprised in record of title 974142
- Lot 32 DP 556655 comprised in record of title 974143
- Lot 33 DP 556655 comprised in record of title 974144
- Lot 34 DP 556655 comprised in record of title 974145
- Lot 35 DP 556655 comprised in record of title 974146
- Lot 36 DP 556655 comprised in record of title 974147
- Lot 37 DP 556655 comprised in record of title 974148
- Lot 38 DP 556655 comprised in record of title 974149
- Lot 39 DP 556655 comprised in record of title 974150
- Lot 40 DP 556655 comprised in record of title 974151
- Lot 41 DP 556655 comprised in record of title 974152
- Lot 42 DP 556655 comprised in record of title 974153
- Lot 43 DP 556655 comprised in record of title 974154
- Lot 44 DP 556655 comprised in record of title 974155
- Lot 45 DP 556655 comprised in record of title 974156
- Lot 46 DP 556655 comprised in record of title 974157
- Lot 47 DP 556655 comprised in record of title 974158
- Lot 48 DP 556655 comprised in record of title 974159
- Lot 49 DP 556655 comprised in record of title 974160
- Lot 50 DP 556655 comprised in record of title 974161
- Lot 51 DP 556655 comprised in record of title 974162
- Lot 52 DP 556655 comprised in record of title 974163
- Lot 83 DP 556655 comprised in record of title 974164
- Lot 84 DP 556655 comprised in record of title 974165
- Lot 85 DP 556655 comprised in record of title 974166
- Lot 86 DP 556655 comprised in record of title 974167
- Lot 87 DP 556655 comprised in record of title 974168
- Lot 88 DP 556655 comprised in record of title 974169
- Lot 90 DP 556655 comprised in record of title 974170
- Lot 91 DP 556655 comprised in record of title 974171
- Lot 92 DP 556655 comprised in record of title 974172
- Lot 93 DP 556655 comprised in record of title 974173

QLD002601 9120639.1

Lot 94 DP 556655 comprised in record of title 974174
Lot 95 DP 556655 comprised in record of title 974175
Lot 96 DP 556655 comprised in record of title 974176
Lot 97 DP 556655 comprised in record of title 974177
Lot 98 DP 556655 comprised in record of title 974178
Lot 99 DP 556655 comprised in record of title 974179
Lot 100 DP 556655 comprised in record of title 974180
Lot 102 DP 556655 comprised in record of title 974181
Lot 103 DP 556655 comprised in record of title 974182
Lot 104 DP 556655 comprised in record of title 974183
Lot 105 DP 556655 comprised in record of title 974184
Lot 106 DP 556655 comprised in record of title 974185
Lot 107 DP 556655 comprised in record of title 974186
Lot 108 DP 556655 comprised in record of title 974187
Lot 109 DP 556655 comprised in record of title 974188
Lot 114 DP 556655 comprised in record of title 974189
Lot 115 DP 556655 comprised in record of title 974190
Lot 116 DP 556655 comprised in record of title 974191
Lot 117 DP 556655 comprised in record of title 974192

Conditions

- a) At the time of future development on Lot 102, no greater than one residential unit shall have vehicular access onto right of way area B as shown on DP 556655.
- b) At the time of future development on Lot 103, no greater than two residential units shall have vehicular access onto right of way area B as shown on DP 556655.
- c) The owners for the time being of Lots 4 & 5 shall, at their own cost, ensure that vegetation, boundary fencing or other structures located within covenant areas 'H' and 'I' as shown on DP 556655 respectively, do not exceed 1.0m in height above the adjacent carriageway level.
- d) At the time a residential unit is constructed within the lots access shall be via the vehicle crossing provided at the time of subdivision unless otherwise approved through a 'Connection to Council Services' Application.


Note: vehicle crossing locations approved through a 'Connection to Council Services' application must comply with all relevant District Plan Rules, or a Resource Consent is required.

- e) Lots 43, 44, 51, 97-99, 104 and 116 – "Good Ground" in accordance with NZS3604 is available on these lots from 0.3 – 1.4m below finished ground level, as detailed in Table 2 of the 'Geotechnical Completion Report, Clearview Subdivision Stage 1, Wanaka' prepared by Meyer Cruden Engineering Limited dated December 2020'.

Building foundations shall either extend to good ground bearing or be subject to specific engineering design (SED).

DATED this 10th day of February 2021

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



Alex John Dunn

Visitor Accommodation Management Plan

Lillian Anne Geddes Family Trust

91 Mills Road, Wanaka



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1.0 Introduction

This Visitor Accommodation Management Plan applies to the use of 91 Mills Road, Wanaka (Lot 85 DP 556655 held in Record of Title 974166) for residential visitor accommodation ('**RVA**') in accordance with resource consent RM XXXX [to be completed].

1.2 Scope

2.0 Property Manager

2.1 Property Manager Details

The Property Managers of this accommodation are yet to be confirmed, but will likely involve a business such as Bach Care etc.

2.1 Property Manager Responsibilities

The Property Manager shall have the following responsibilities:

2.1.1 At booking

- Advising guests of the sleeping configuration/bed availability for the residential unit and flat.
- Advising guests how to safely access the site and where to park.
- Advising guests that coaches cannot pick-up, drop-off, or park at the site or along Mills Road.
- Providing guests with a copy of the house rules.

2.1.2 On check-in of guests

- To check that the number of guests does not exceed ten.
- To check that the on-site information booklet contains a copy of the House Rules, a copy of the relevant conditions of resource consent RMXXX [*to be completed*].

2.2.3 On servicing and other visits

- Rubbish bins are to go out on Tuesday (the blue glass recycling bin and yellow mixed recycling bin are collected on alternate weeks) and shall be brought back in as soon as possible after being emptied.
- To ensure that rubbish bins do not remain on the street for more than 24 hours, this may require a visit on Wednesday.
- To check that the number of guests does not exceed ten.
- To keep a record of the date and duration of guest stays and the number of guests staying per night.

2.2.4 Prior to Activity Commencing

- The Property Manager will provide their contact details to the adjoining landowners.

3.0 House Rules

3.1 House Rules

- There shall be no more than ten guests present at any one time.
- There shall be no use of any outdoor living areas between 10 pm and 7 am.
- Be courteous of neighbours and do not create nuisance or excessive noise.
- No music sources shall be played or located outdoors after 8pm.
- Guest shall park vehicles in the on-site car parking spaces.
- Rubbish/recycling bins are to go out on Monday evening or Tuesday morning prior to 7.00am and be brought back in as soon as possible after being emptied (unless rubbish/recycling is collected privately by the Property Manager).

4.0 Noise Management

4.1 Noise Management Procedures

The manager of the RVA shall advise guests prior to arriving that the building is located within a residential area and request that they respect this by keeping noise levels to a reasonable level, especially between the hours of 8.00 pm to 8.00 am.

The manager of the RVA shall provide their phone contact number to all guests and be contactable within a reasonable period of time.

5.2 Specific Noise Mitigation Measures

The manager of the RVA shall advise guests that they are not to play amplified sound from the outdoor living area between the hours of 8.00 pm – 8.00 am, and that the outdoor living area is not to be used between 10.00 pm – 7.00 am. Amplified sound includes but is not limited to amplified speakers (musical or otherwise) and musical instruments.

Signs will be erected on-site to remind guests that they are in a residential area and to keep noise to a reasonable level, especially between the hours of 8pm – 8am, and that no amplified sound/music is to be played from the outdoor living area between the hours of 8pm – 8am, and that the area is to be vacated between 10pm – 7am. Signs will be installed on a wall or on the doors leading to the outdoor areas and one weatherproof sign will be installed within the outdoor living area.

6.0 Complaints Procedure

Should a complaint be received by the Property Manager from any neighbour, member of the public or organisation, the Property Manager shall evaluate the complaint and if reasonable:

- Phone or call into the house to ensure the matter of complaint ceases.
- Advise the guests that should the activity causing the complaint continue, the guests may be asked to leave the property.
- Advise the guests that their behaviour may result in them being excluded from future stays at the accommodation.
- Keep a record of all complaints, the reason for the complaint and what remediation actions were taken to address the complaint, if necessary.
- The Complaints Register shall be made available to the Council on request.

7.0 Review of Visitor Accommodation Management Plan

This VAMP will be reviewed on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise remain best-practice.

This review will be completed on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.5.16.10.b of the PDP.

As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red 'X' in Figure 1 below. This letter shall advise each neighbouring unit owner that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints.



Figure 1: Subject property outlined in blue; neighbours to receive letter drop indicated by X

PROPOSED NEW RESIDENCE



ARTIST IMPRESSION ONLY

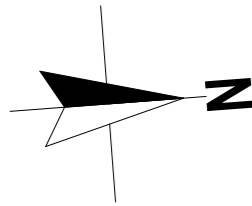


ARTIST IMPRESSION ONLY

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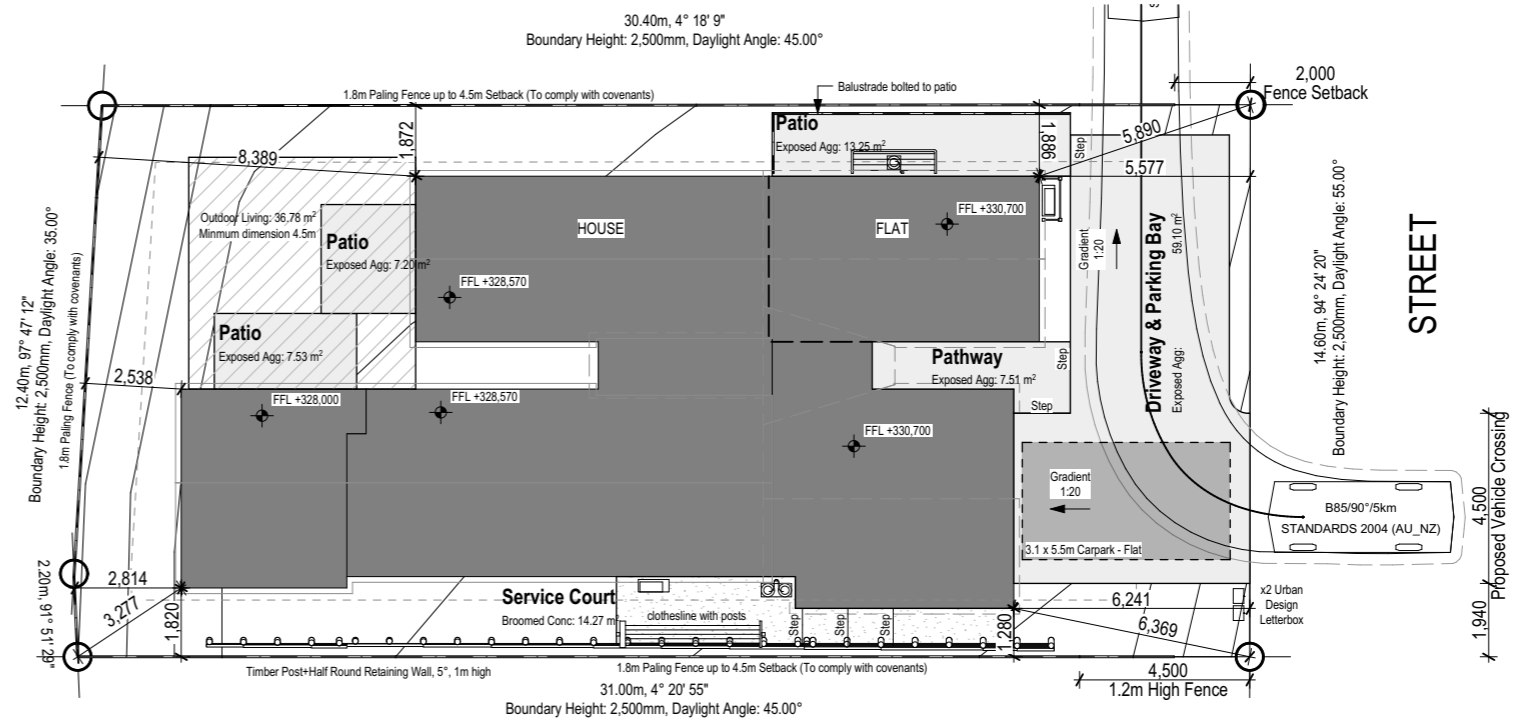
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	MIKE GREER HOMES SPEC for Home & Income Series <small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small>	Cover Index	LOT: 85 DP: TBC Stage 1, Clearview, Wanaka	1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work <small>© 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited</small>	30/03/2020 AMENDMENT DATE: 31/03/2020	ARIANA TECHNICIAN: TBC VERSION: V2 CODE: 3	BASE PLAN: QT161 JOB # WN675	



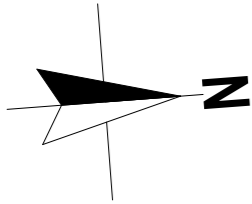
GENERAL NOTES

Site Area	450m ²
Flat - Floor Area over Framing	31.34 m ²
Home - Floor Area over Framing	165.35 m ²
Site Coverage Area (over Cladding incl. Covered Areas, Gutter)	196.69 m ²
Site Coverage	43.71% (45% Allowable)
Impervious Surface Area	108.86 m ² (24.19% Excluding Dwelling & Garage)
Landscape permeable	32.10% (25%)
Exposure Zone	B
Wind Zone	Extra High
Earthquake Zone	3
Snow Zone	N5 - 1.5kPa
Territorial Authority Planning Zone	Queenstown Lakes District Council Medium Density Residential
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
Foundation Type:	Foundaiton TBC (To be confirmed with Geotechnical Report)
Site Information:	Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants. No tree or shrub above 1.8m in height within 3m of any boundary.
Boundary Information:	To be confirmed with release of Certificate of Title.
Site Levels:	Levels obtained.
Site Services:	Stormwater: Council Connection at Boundary Sewer Connection: Council Connection at Boundary Gas: Bottled
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A
On-site Manoeuvring Assessment	Required
Non Compliances Requiring RC:	Max height of fill exceeded Retaining wall exceeds max height of 2m
Covenant Non Compliances:	N/A
Extras:	RAB Board in Extra High & Lee Wind Zones Exterior lighting directed downwards, away from adjacent sites & roads Min. FFL TBC - still being determined, to be registered as consent notice once titles issued



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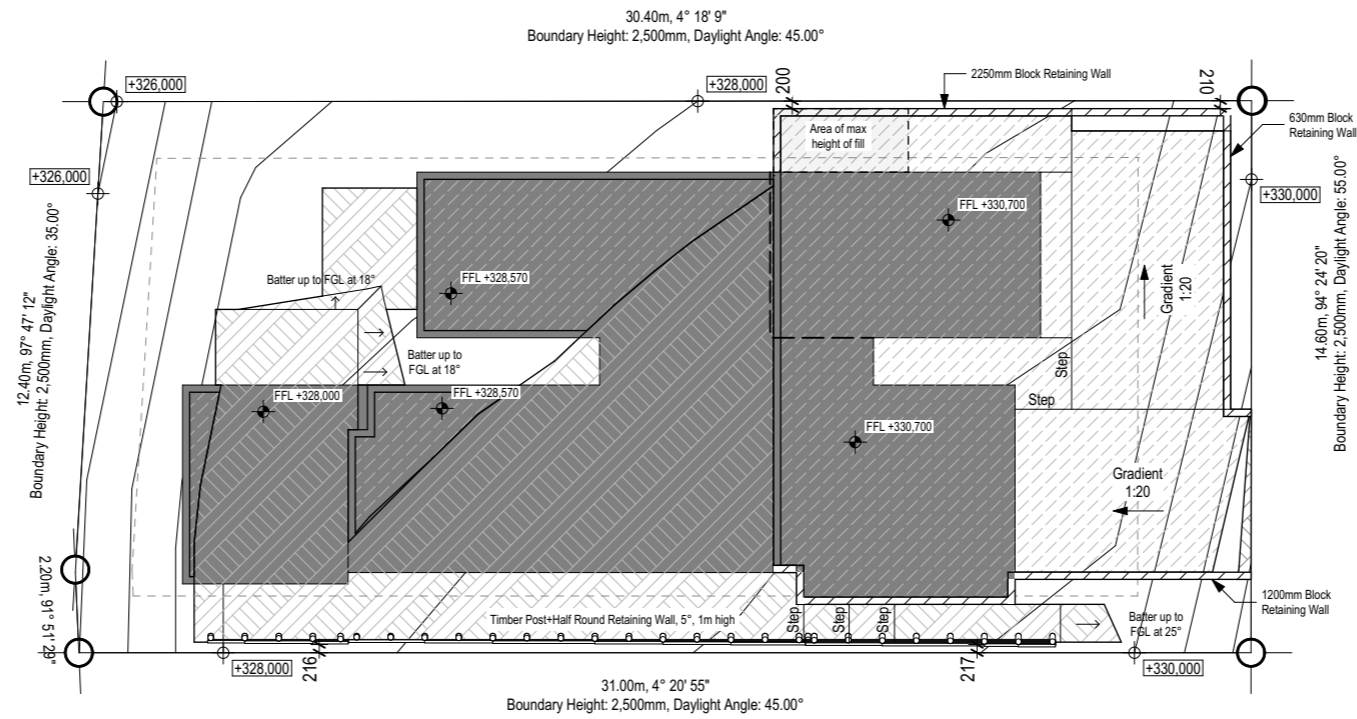
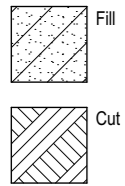
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CUT AND FILL NOTES

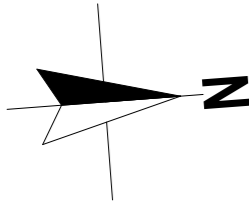
Cut Volume	41.00m ³	
Fill Volume	210.10m ³	
Total Volume	251.10m ³	(300m ³ Allowed)
Total Cut Area	141.44m ²	
Total Fill Area	179.18m ²	
Total Area	320.62m ²	

CUT AND FILL LEGEND



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	<p>MIKE GREER HOMES SPEC for Home & Income Series</p> <p><small>IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</small></p>	<p>Earthworks</p>	<p>LOT: 85 DP: TBC</p> <p>Stage 1, Clearview, Wanaka</p>	<p>1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work</p> <p>© 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited</p>	<p>30/03/2020</p> <p>AMENDMENT DATE:</p> <p>31/03/2020</p>	<p>ARIANA</p> <p>TECHNICIAN:</p> <p>TBC</p> <p>VERSION:</p> <p>V2</p>	<p>1:200</p> <p>BASE PLAN:</p> <p>QT161</p> <p>CODE:</p> <p>3</p> <p>JOB #</p> <p>WN675</p>	



GENERAL NOTES

Perimeter (Over Foundation) 86,000m

Roof Pitch 30°, 10°, 3°
 Eaves Width 150mm
 Gable Width 150mm
 Height To Underside Of Truss 2455mm
 Stub End 190mm to entry

Lintel Height 2135mm
 Soffit Height 2340mm
 Soffit Type Flat

Raised ceiling N/A
 Raking ceiling N/A

Internal Door Leaf Height Standard

Wall Cladding Materials 50mm Rockcote Integra panel on 20mm cavity
 James Hardie Linea weatherboard 150mm on 20mm cavity, Trims, Sills & Facings

Roofing Materials Colorsteel Longrun Trimline

Engineering: Retaining Walls

Extras: Colours - less than 35% reflectance
 Tiled roofs not permitted
 Cladding - bricks & concrete blocks not permitted unless plastered over

KEY

Meter Board

Distribution Board

Comms Panel

Gully Trap

Hose Tap

Downpipe

Internal Heat Pump

External Heat Pump

Panel Heater

2x45kg Gas Bottles

Gas Califont

Gas Meter

9kg Gas Bottle

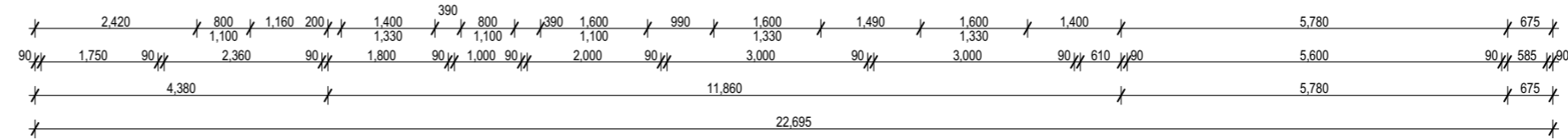
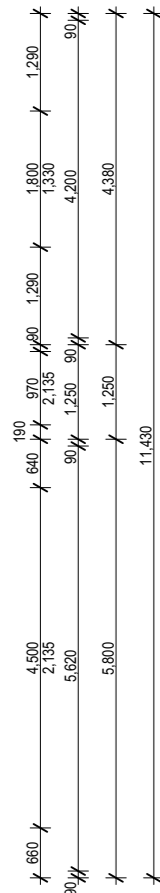
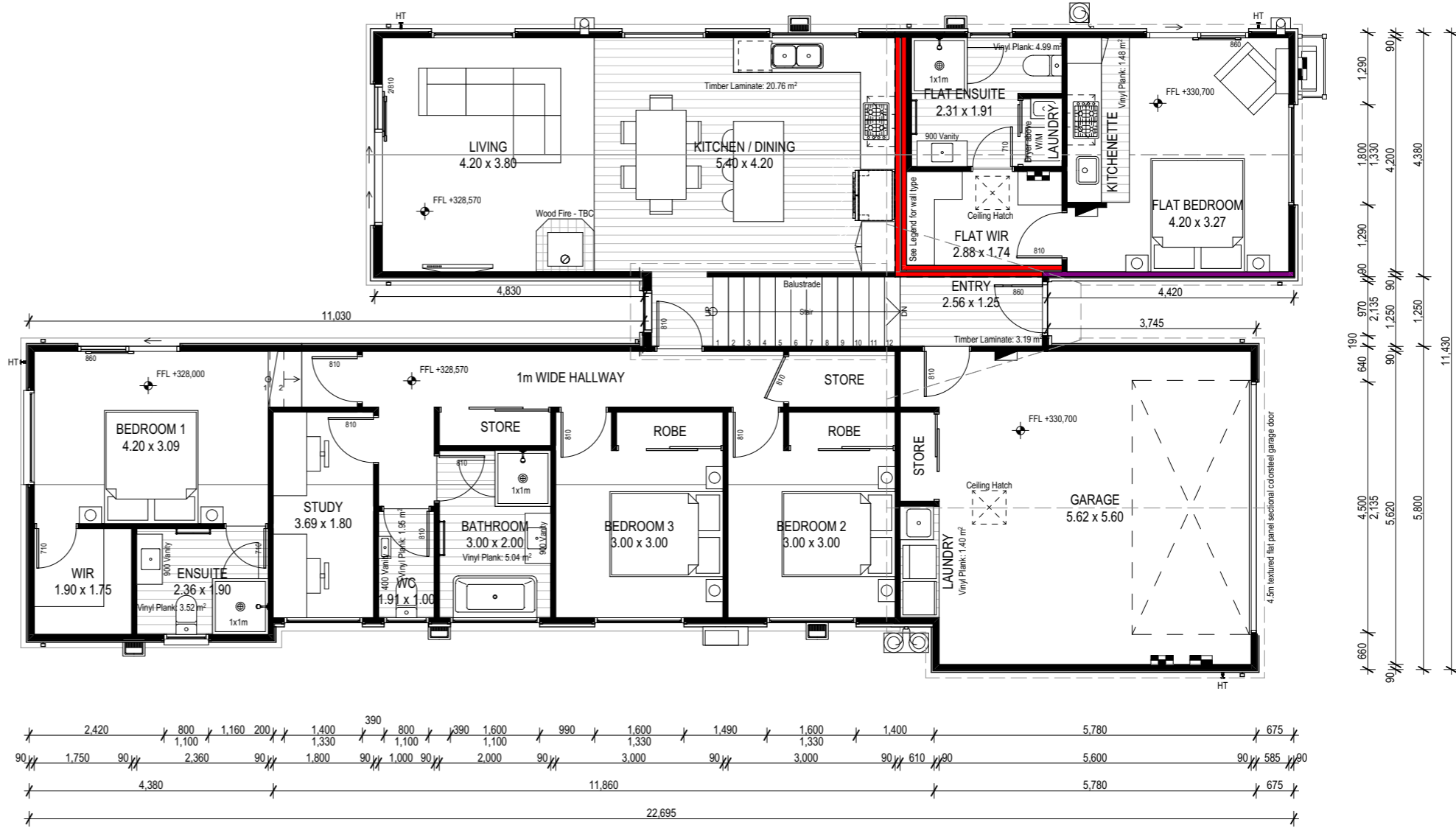
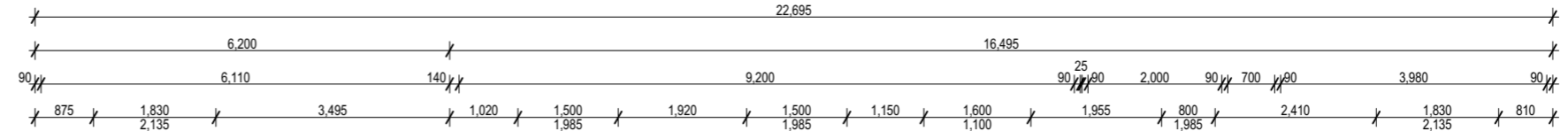
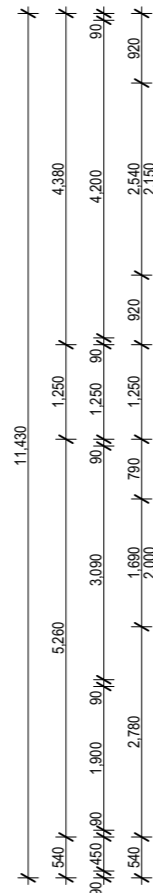
Wall Legend

TWO way FRR 30/30/30 GBTL 30b

James Hardie 30/30/30 (JHETGJ30) exterior wall FRR system

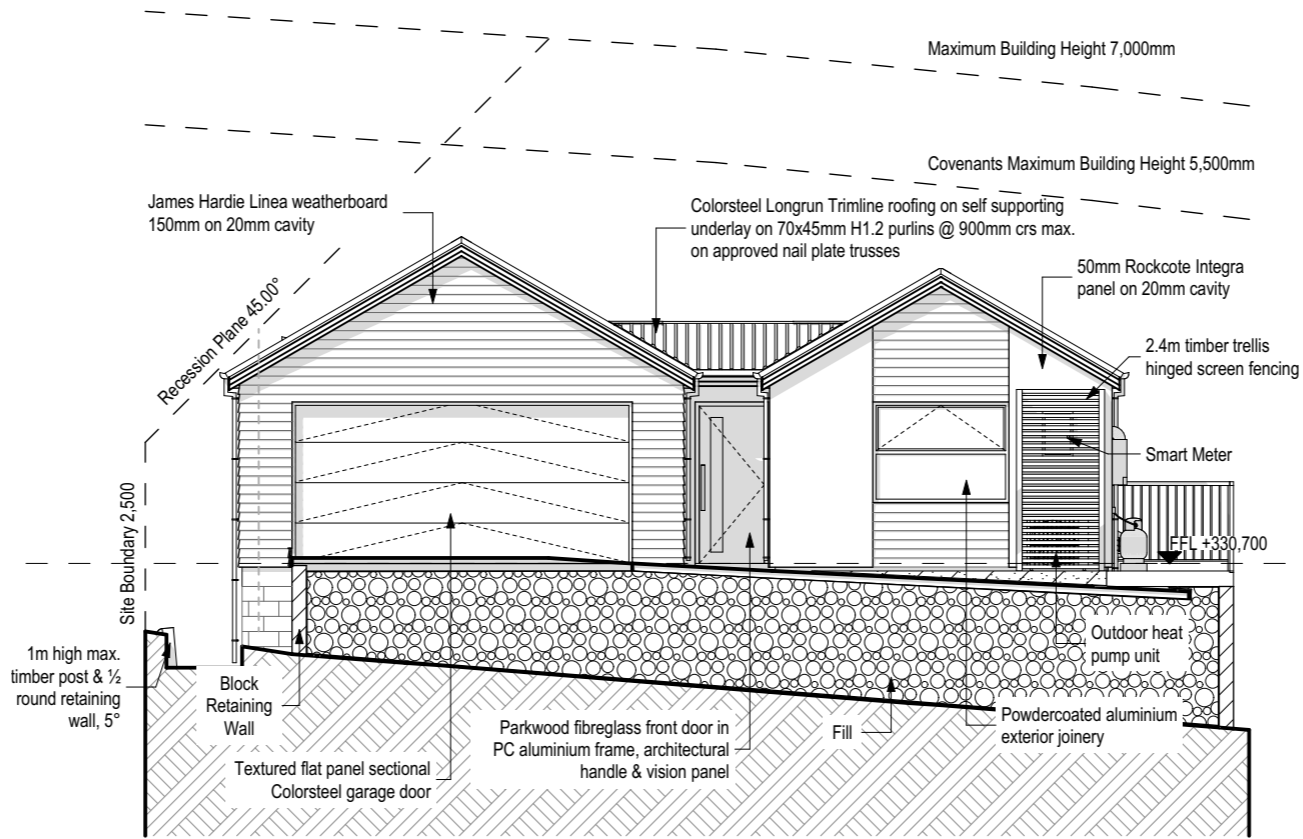
FRR wall to extend to u/side of roofing

Standard timber framing



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East Elevation

SCALE 1:100 @A3



West Elevation

SCALE 1:100 @A3

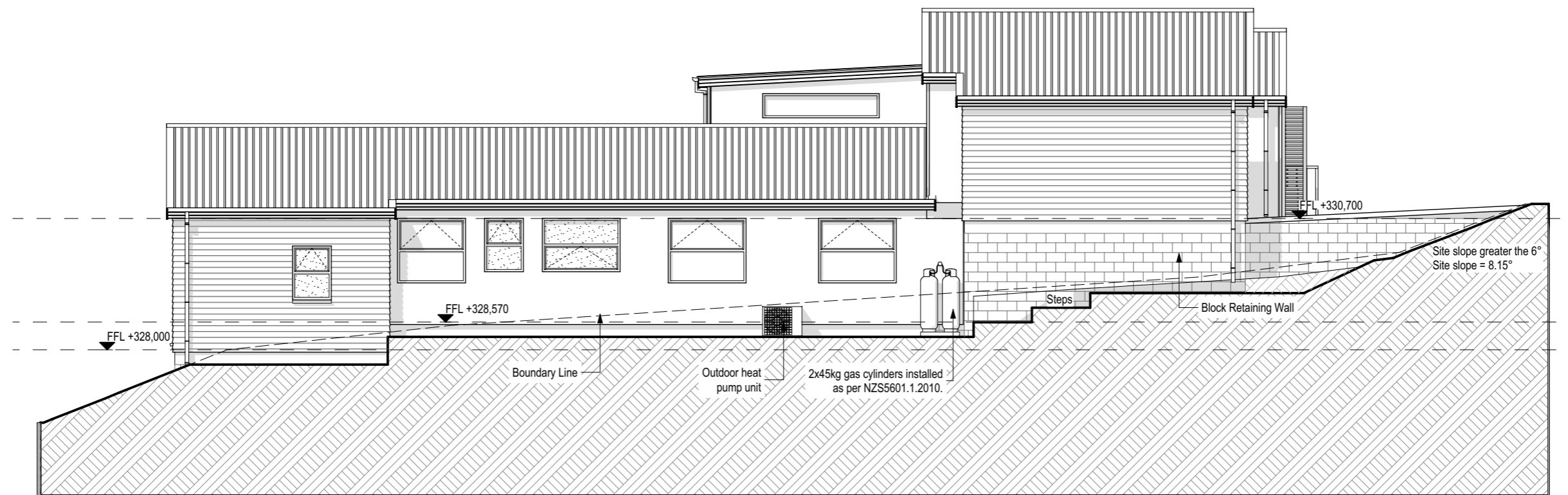
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					<p>VERSION: V2</p>	<p>CODE: 3</p>	<p>JOB # WN675</p>	



North Elevation

SCALE 1:100 @A3

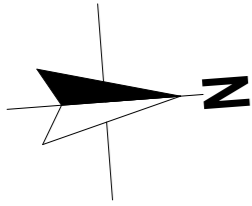


South Elevation

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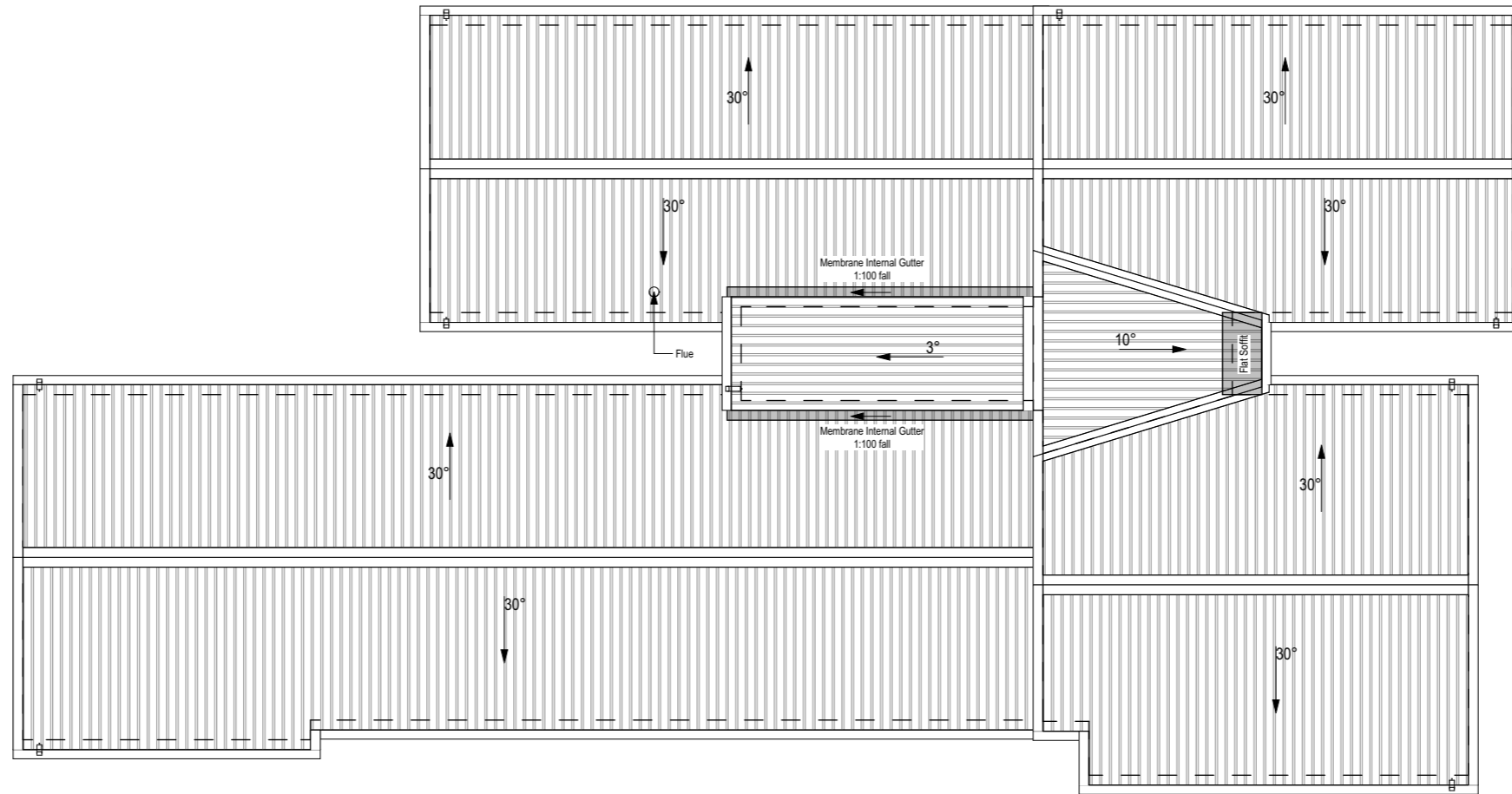
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GENERAL NOTES

Area Over Roof (on flat) to face of fascia: 213.60 m²



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