

APPLICATION AS NOTIFIED

Balrum PTY Limited

(RM240633)

TechnologyOne ECM Document Summary

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8253146	1	15-Aug-2024
PUB_ACC	AEE	8253145	1	15-Aug-2024
PUB_ACC	Appendix A Record of Title	8253144	1	15-Aug-2024
PUB_ACC	Appendix B Development Plans	8253143	1	15-Aug-2024
PUB_ACC	Appendix D VAMP	8253142	1	15-Aug-2024
PUB_ACC	Appendix E Proposed Conditions	8253141	1	15-Aug-2024
PUB_ACC	APA - Apartment 3	8260896	1	21-Aug-2024
PUB_ACC	APA Form 8A - Unit 4	8256470	1	19-Aug-2024
PUB_ACC	APA Form 8A - 13D Poole Lane	8256469	1	19-Aug-2024



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:

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:

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

District Plan Zone(s):



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

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

YES NO

Is there a dog on the property?

YES NO

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

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



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.



FEES INFORMATION

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

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



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 the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related 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.

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](tel:034410499) 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. Unless you have requested an invoice.

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 and included on the invoice.

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: Land Use and Subdivision Resource Consent fees - please select from drop down list below

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

Date of Payment

APPLICATION & DECLARATION

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

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

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

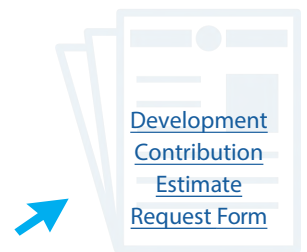
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas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

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

Information and Assessment of Effects on the Environment

Residential Visitor Accommodation

Balrum Pty Limited

13D Poole Lane, Queenstown

August 2024

Prepared by: Karen Page

CONTENTS

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

- 1.1 Site Description
- 1.2 The Proposal
- 1.3 Statutory Provision

2.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT

- 2.1 Permitted Baseline
- 2.2 Affected Party Approvals
- 2.3 Matters of Discretion

3.0 AFFECTED PARTY ASSESSMENT

4.0 PROPOSED DISTRICT PLAN

5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

APPENDIX

- A..... Certificate of Title
- B..... Development Plans
- C..... Affected Party Approval
- D VAMP
- E..... Volunteered Conditions

1.0 A DETAILED DESCRIPTION OF THE PROPOSAL

1.1 Site & Background

The subject is a residential allotment located at 13 Poole Lane, Queenstown. It is legally identified as Unit 4 DP 336066 and Accessory Unit 4 DP 336066 and supports a multi-level residential unit located within a four unit titled development. A copy of the title is contained in Appendix A.

The unit is identified as 13 D Poole Lane (or Unit 4) and is located in the rear northwestern corner of the site, see figure 1 below.



Figure 1: Subject site

The four units are generally identical in their design with a small exception in the rear units that have a ground level double garage as opposed to a single garage for Units A and B. Unit D consists of three bedrooms on the second level and the kitchen, living and dining on the upper level. Decks and terracing along the southern and western facades complement the development, see Appendix B and figures 2 below.

Access to the site is via Poole Lane which is a private ROW that services approximately 17 residential units. The four units at 13 Poole Lane share a small ROW off Poole Lane that separates the front Units A and B from Units C and D, see figure 1 above. Internal access to Unit D is provided via the garage, lift and stairwell, as well as two external entries along its northern and southern facades.

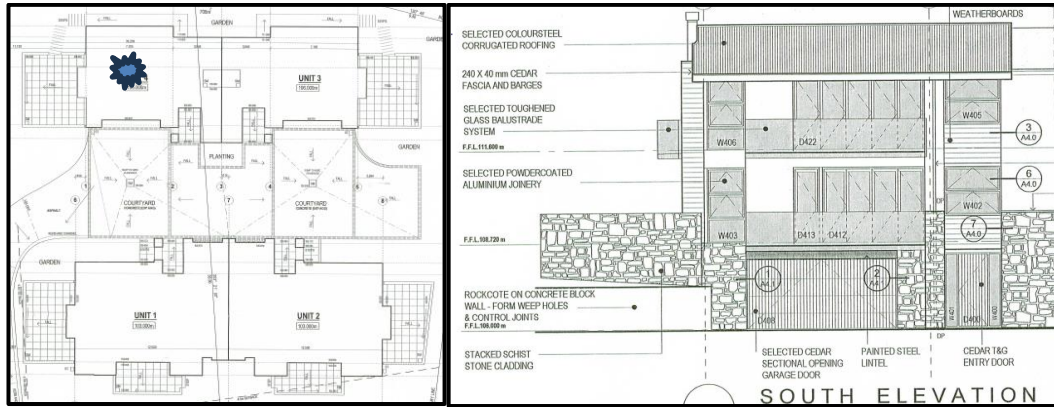


Figure 2: Unit D

The previous consenting history for the site includes the following:

- i) RM020933
Resource consent was granted 19.2.03 to construct four residential units on site.
- ii) RM020932
A Unit Title subdivision consent was approved 19.2.03 in respect to the above four units
- iii) BC030986 and BC030749
Building consents were approved with Code Certificate Compliance issued 6.08.04 for the four residential units and associated works.
- iv) RM041117
Consent was lodged 16.11.04 to carry out visitor accommodation from all four units. This consent was put on hold pending the decisions in respect to VA on the District Plan. The consent has since lapsed.
- v) RM198072
Consent was sought and approved 6/11/2019 to carry out visitor accommodation for up to 300 days per annum for a maximum of six guests in respect to Unit 13 A.

The subject site is located on Queenstown Hill approximately 1.5k uphill of the Queenstown commercial precinct. The surrounding residential environment consists of a mix of Low, to Medium and High density developments consisting of multi-level units on steep sites that afford extensive views to the south over Queenstown Bay.


In terms of the consented environment and existing residential visitor accommodation on Poole Lane, this includes the following:

- 5A Poole Lane, RM191106 RVA 180 nights
- 7 Poole Lane RM180459 RVA 365 nights

- 8 Poole Lane RM240214 RVA 180 nights
- 9 Poole Lane RM181629 365 nights
- 13A Poole Lane Unit 1 RM191319 RVA 300 nights
- 16 York Street RM230224 RVA 180 nights

In summary there are six units out of a total of seventeen that front onto Pool Lane that are consented for RVA. As a result the predominate activity in this immediate environment is Residential Activity as illustrated below in figure 3.



Figure 3  Residential Activity (1, 5 and 4 Poole Lane are occupied by two units)

1.2 The Proposal

The application seeks consent for Residential Visitor Accommodation up to 365 nights per year within Unit 4 (D) as approved under RM020932 and identified as 13 D Poole Lane.

Consent is sought to accommodate a maximum of seven guests on site at any one time. An additional bed will be provided as a fold-out couch if required. No physical changes to the unit or its access are necessary or included as part of this proposal.

On site parking will be provided in the double garage via the shared ROW. The double garage has the opportunity to be utilised as a mobility park but this space does not meet the definition of mobility park under the PDP as discussed below. A service space in the garage will provide a suitably screened storage area for the rubbish and recycling bins.

The applicant anticipates that the Council will levy a development contribution as part of a separate process for the activity to cater for the increase in demand on Council infrastructure.

The proposal includes volunteered conditions along with a Visitor Accommodation Management Plan included in Appendix D and E. The conditions include the following requirements and restrictions that manage the scale, intensity and frequency of the proposed residential visitor accommodation:

	Condition
1	<i>Rented to no more than one group at any one time and for a minimum of two nights per stay</i>
2	<i>The number of persons is restricted to no more than a total of seven adults / children combined.</i>
3	<i>No passenger service vehicle capable of carrying more than 12 people.</i>
4	<i>The use of the deck and terrace is restricted to before 10pm</i>
9	<i>All rubbish and recycling shall be disposed of appropriately.</i>
1	<i>Residential Visitor Accommodation activities undertaken in accordance with the approved Visitor Accommodation Management Plan.</i>
14	<i>All vehicles associated with the Residential Visitor Accommodation shall be parked in the garage.</i>
15	<i>Each unit is professionally managed.</i>
16	<i>Section 128 and 129 review conditions are anticipated.</i>

1.3 Statutory Provisions

1.3.1 Proposed Queenstown Lakes District Plan

The application site is located within the Lower Density Suburban Residential Zone of the Proposed District Plan. The current application requires consent for the following reasons:

- A **Restricted Discretionary Activity** resource consent pursuant to **Rule 7.4.14** for the proposed operation of Residential Visitor Accommodation (RVA) in the Lower Density Suburban Residential zone for up to 365 nights within Unit 13 D, with a maximum of seven guests.
- A **Restricted Discretionary Activity** resource consent pursuant to Rule 29.5.4 for failing to provide a designated mobility park.

Overall the proposal is considered a **Restricted Discretionary Activity** that Council restricted in its consideration to the following matters:

1.3.3 National Environmental Standards & Policy Statements

All applications for resource consent need to be determined if they apply under the 'National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health' (NES).

Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been, undertaken on that land. Therefore, the NES only applies to land that is potentially or actually affected by contaminants because of its historical and/or current use and the types of activities previously undertaken on the site.

The land use history is therefore the trigger for determining whether the land is considered by the NES. Subclause (2) below prescribes the methods that the person may use for establishing whether or not a piece of land is as described in regulation 5(7).

Part 6(2):

One method is by using information that is the most up-to-date information about the area where the piece of land is located that the territorial authority—

(a) holds on its dangerous goods files, property files, or resource consent database or relevant registers; or

(b) has available to it from the regional council.

The site has been zoned for residential purposes for many years. Numerous residential dwellings have been established in this vicinity. Furthermore, no works or physical changes are proposed to the existing unit.

Overall, it is highly unlikely that there would be a risk to human health. The land for which resource consent is being sought is not considered as being HAIL land under sub-clause (7) section 5 of the NES. Accordingly, consent is not required.

2.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT:

2.1 Permitted Baseline

Section 104 of the Resource Management Act 1991 provides that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect. A number of activities are permitted on the site and therefore form part of the permitted baseline for the site.

Residential activity can include:

- The occupation and use of the subject unit and individual bedrooms for rental on a long-term basis and the non-commercial use of holiday homes;
- The occupation and use of part of the subject unit as registered homestay accommodation for up to 5 paying guests;

- Vehicle numbers associated with tenanted residential occupation in the subject units commensurate with the number of occupants i.e. three bedrooms containing a total of six people who may own six cars;
- Traffic generation of suburban residential development at 8 - 10 vehicle movements per day¹;
- Vehicle movements during all hours of the day required by tenants employment i.e. hospitality workers;

2.2 Affected Persons Approvals

Written approvals have been obtained from the owners / occupiers of the three remaining units on site within this four- unit development. These approvals are contained in Appendix C and are shown below in figure 4.



Figure 4:  Affected Party Approvals Obtained.

Pursuant to s.95E (3) (a) of the RMA, the parties above cannot be considered affected and any effects upon them must be ignored.

2.3 Matters of Discretion

The proposed activity is a Restricted Discretionary Activity and is therefore anticipated under the District Plan subject to its effects in respect to the following matters, as considered:

- The location, nature and scale of activities;**

The unit is one of four units that were established under RM020933 and BC 030986 in 2004. It is located to the rear of this development behind Unit 1 that fronts onto Poole Lane. As such, the sites location is generally screened from the road boundary and hence provides minimal contribution to the surrounding streetscene.

The activity will be located behind Unit 1 that currently operates as Residential Visitor Accommodation up to 300 nights per year.

The change in use from residential to RVA will not exacerbate any adverse visual effects in respect to the scale (bulk) and location of the unit, over and above those effects considered and approved under the original consent. Given there are no proposed changes to the unit as part of this application, the proposed activity will not alter the appearance of the development as viewed from any adjoining site or further afield.

The development does, however, propose to alter the nature of the permitted activity on site from a mix of residential activity and RVA up to 90 days per annum, to 365 days RVA per annum. The proposal will permit the sole use of the site for itinerant guest accommodation.

The scale and nature of the activity on site will change in that the consent will potentially result in no long-term residential activity on the site. This change has the potential to affect the surrounding residential character and compromise any residential cohesion that may, or could, exist in this environment.

In respect to residential character, it is considered that the proposed activity will have negligible adverse effects. As stated, no physical changes are proposed to the unit and when assessed against the effects permitted on site, the scale of the activity could be considered comparable or less. Given the accessibility to town, it is likely the unit would accommodate residential activity with up to six permanent tenants year-round with associated effects including noise levels, vehicle movements and parking requirements. In contrast, with Queenstown Airbnb occupancy rates around 70% it is not fanciful to suggest that the unit accommodating RVA could be unoccupied for 30% of the year or approximately 110 nights.

With only one group permitted on site at a time as RVA, vehicle movements and parking requirements are likely to be less in comparison, see below for further detail. Noise levels will be more restricted under RVA through limitations on the use of outdoor living spaces that would not be otherwise restricted. Overall, it is considered that in comparison to those effects permitted, the proposed RVA and any associated effects will have negligible adverse effects on the surrounding residential character.

A discussion paper on residential coherence was prepared by Hill Young Cooper Ltd as part of Plan Change 23 which was used as supporting documentation to QLDC reporting on the District Plan Review. The definition of residential coherence in this paper included three elements: *Stability*, *Character* and *Identify*.

The physical dimensions of stability strongly relate to people knowing who lives next door, and not experiencing a constant flow of strangers. In defining the above elements which influence residential coherence it is apparent that residential cohesion is a human attribute and factors are described at times as a "sense". This sense is considered to be neighbourly relations shared by directly adjoining or adjacent neighbours.

As advised above, there are 17 units that front onto Poole Lane and only six, or 35%, have consent to operate RVA 180-365 nights a year. Only three of these six have consent to operate more than 300 nights a year leaving three with the ability to continue to accommodate residential activity for six months a year. As a result, the consented environment includes 14 units, or 82%, within this immediate neighbourhood that are restricted to residential activity for at least 6 months of the year. Where necessary, in restricting RVA consents to 180 nights a year, Council has recognised the potential for these sites to continue to be used for residential activity. It has also recognised that owners using holiday homes periodically during the year form relationships with neighbours and contribute to the residential cohesion.

The subject site is included in a four-unit development where residential use is the prominent activity. Fifteen Poole Lane adjoining the site is used for residential activity along with 8 Poole Lane adjacent the site which has consent for 180 nights RVA (RM240214). The Applicant for this consent adjacent the site advised that the remaining half of the year would be used as a holiday home, supporting residential activity. Given the above, only one of six units adjoining or adjacent the site does not support residential activity in some form.

In considering the effects of this development on this neighbourhood the following can be concluded:

- 1.No units within Poole Lane with consent to operate RVA support any residential activity. If consent is approved, residential activity will be limited to ten of the 17 units or 59% of the dwellings.
- 2.All or some of the units with consented RVA to 180 nights may also support residential activity to some degree. Residential activity will be accommodated in eleven - fourteen of the 17 units, or 59%-88% of the units on site.

Based on the above, it can only be concluded that residential activity will continue to dominate this neighbourhood under both scenarios above. Furthermore, the subject site is a rear site and does not provide any interface with the street frontage which in turn reduces opportunities for connections and interactions outside the unit development.

It is for the above reasons that it is considered that the proposal to utilise 13D for RVA to 365 nights will have negligible adverse effects on residential cohesion. The activity will not "tip" the predominate activity in this neighbourhood from residential to RVA. Furthermore, given APA has been obtained, any adverse effects on the units within the unit development must be disregarded. Adverse effects associated with any loss of residential cohesion at a wider level are considered negligible.

b. Vehicle access and parking;

The unit affords two car parking spaces and the access arrangement to the unit is considered appropriate for residential and RVA use.

The proposal will not provide for a complying designated mobility carpark given the reduced overhead clearance in the double garage. It will, however, accommodate some mobility users given the width of the garage. An advice note will be included on any advertising advising of the above.

In terms of traffic generation, the existing environment anticipates traffic generation from suburban residential development at approximately 8-10 vehicle movements per day and this constitutes the permitted baseline. Therefore, any consideration of adverse effects from the proposal must acknowledge this baseline. Traffic generation associated with RVA (VA) is widely accepted at approximately 3 - 6 vehicle movements per day. As such, traffic generation associated with the proposal is below the level anticipated in the existing environment.

It is acknowledged that the proposed RVA activities may result in vehicles travelling to and from the subject units at later or earlier hours of the day. However, it is not considered to be fanciful for vehicles associated with long term rental of any residential unit to be commensurate with the number of occupants i.e. three bedrooms containing a total of six people may own six cars and the movements associated with these vehicles should be anticipated to occur during all hours of the day as required by the tenants employment such as hospitality workers. As such, the timing of traffic movement associated with RVA is the same as anticipated in the existing environment while the frequency of this movement is considered to be below the level anticipated as a permitted activity.

The proposed RVA activities are to be managed professionally which is likely to result in professional cleaning and maintenance of the property. This increases the proposed vehicle movements. However, the traffic generation associated with RVA is 2-5 vehicle movements per day less than residential.. Therefore, should both cleaning and maintenance occur on the same day as guests depart then the additional traffic movement this generates is still likely to be similar if not the same as residential occupation of the same property.

Subject to conditions of consent, any potential traffic effects associated with the RVA will be negligible.

c. The management of noise, rubbish, recycling and outdoor activities;

The management of noise, rubbish, recycling and outdoor activities are to be undertaken in accordance with the volunteered conditions of consent as contained in Appendix E. Subject to these conditions, the proposal is considered to satisfy this assessment matter

d. Privacy and overlooking;

The unit has two outdoor living areas along its southern and western façades. The southern decks overlook the common area that supports the driveway for all four units. They also overlook the rear of Unit A that includes its garage and rear internal access.

The modest decking spaces and their elevated location results in none of the existing four units enjoying a complete and unfettered level of privacy within their outdoor areas. The underlying consent has approved these decks and any reduced level of privacy under residential occupation. Through residential use, there is unrestricted use of these decking spaces in terms of numbers of people occupying the decks and the hours during the day/night. This must be considered as the consented baseline (existing environment) and any associated effects disregarded.

The proposal includes a number of volunteered conditions which are included in Appendix E. The conditions are relevant in ensuring that the RVA use of the residential unit does not result in a use creating adverse effects beyond the magnitude of effect associated with any residential occupation: They include:

- a. Require a management plan for the use of the unit;
- b. Restrict the numbers of people which can occupy the unit at any one time;
- c. Restrict the hours the decking spaces can be occupied;
- d. Require signage within the unit reinforcing (c) above.

Subject to conditions of consent, any adverse effects associated with the RVA use in relation to existing levels of privacy will be negligible. It is also noted that the owners of all three units have given affected party approval in respect to the development hence any effects on these parties must be disregarded.

Above the site at 12 and 14 Limerick Lane these units overlook the west facing deck on the subject site. It is considered, however, that given their elevation above the site and their separation distance of more than 10m any adverse effects on these neighbours to the north will be negligible. Furthermore, compliance with conditions of consent will ensure all potential noise levels are contained to acceptable levels.

e. Outdoor lighting;

The proposal does not include any outdoor lighting above or beyond that considered under RM020933.

f. Guest management and complaints procedures;

Guest management and complaints procedures are to be undertaken in accordance with the volunteered conditions of consent as contained in Appendix E. Subject to these conditions, the proposal is considered to satisfy this assessment matter

g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection;

Record keeping and the availability of records for Council inspection are to be undertaken in accordance with the volunteered conditions of consent as contained in Appendix E. Subject to these conditions, the proposal is considered to satisfy this assessment matter.

h. Monitoring requirements, including imposition of an annual monitoring charge.

Monitoring requirements are administered by the volunteered conditions of consent as contained in Appendix E. Subject to these conditions, the proposal is considered to satisfy this assessment matter.

3.0 AFFECTED PARTIES ASSESSMENT

Affected party approval has been obtained from the three adjacent unit owners within the unit title development, see Appendix C for detail.

Fifteen Poole Lane is located to the west of the development adjoining the sites driveway and outdoor living space. It is a large residential property, measuring 925m² and is currently utilised for residential activity. The substantial dwelling is located in the southern half of the site with the rear garden and driveway located adjacent the unit, see figure 5 below for detail. Orientated to the south over Lake Wakatipu, it faces away from the unit and affords little amenity from the site. For these reasons and for those matters outlined above in respect to the scale and nature of the activity, any adverse effects on this neighbour will be negligible, over and above those effects that could be generated as a permitted activity. Compliance with the VAMP will ensure any noise levels generated from the unit will be restricted and at complying levels. Residential cohesion may be altered to a degree but it is considered that any adverse effects on this neighbour will be insignificant.

In respect to the units above the site to the north at 12 and 14 Limerick Lane, it is considered that given their elevation above the site and the separation distance between developments, as long as compliance with the VAMP is met, any adverse effects on these neighbours will be negligible. The separation and elevation of these lots above the unit, limits interaction with the subject site. They are not considered to add to the residential cohesion of the residential neighbourhood along Poole Lane.

Eight Poole Lane does not share a boundary or an accessway with the subject site. The sites are separated by a distance of approximately 35m and the developments do not overlook each other. On site parking will ensure there is no overflow parking at this end of Poole Lane. The sites rear location behind Unit 1 and compliance with the VAMP, will ensure any adverse effects on this adjacent neighbour will negligible.



Figure 5: Adjacent and Adjoining Neighbours

In conclusion it is considered that the proposal will continue to maintain the surrounding residential amenity and character. Compliance with the VAMP and conditions of consent will ensure any adverse effects from activity generated on site will be avoided. The activity will have negligible adverse effects on these neighbours and on the surrounding residential cohesion for reasons outlined above.

4.0 DISTRICT PLAN - OBJECTIVES & POLICIES

Proposed District Plan: Lower Density Suburban Residential – Chapter 7

Objective 7.2.1 Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

Policies

7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure and is designed in a manner consistent with the capacity of infrastructure networks.

The proposal does not generate any additional demand on public infrastructure above or beyond the demand considered and approved under the previous consent. As such, the proposal is considered to be consistent with this policy 7.2.1.1.

7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential

development and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.

The proposal occupies the unit at a commensurate level to residential occupation so the intensity is considered to be the same as the anticipated.

Based upon the above, the proposal is considered to be consistent with this policy 7.2.1.2.

7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.

The *height, bulk and location* of development, *amenity values, privacy and access to sunlight* have been assessed above where any adverse effects are considered to be acceptable. Based upon this assessment, the proposal is considered to be consistent with this policy 7.2.1.3.

7.2.1.4 Require, as necessary, all new buildings, relocated buildings and additions and alterations to existing buildings that contain an Activity Sensitive to Road Noise located adjacent to a State Highway to be designed to maintain internal residential amenity values and, in particular provide protection to sleeping occupants from road noise.

The proposal does not include any *new buildings, relocated buildings, additions or alterations to existing buildings*. As such, policy 7.2.1.4 is not a relevant consideration for the current application.

Summary, for the reasons listed above, the proposal is considered to be consistent with Objective 7.2.1 and policies 7.2.1.1 to 7.2.1.3 while policy 7.2.1.4 is not a relevant consideration for the current application.

Objective 7.2.2 Development is limited within the Queenstown Airport Air Noise Boundary and Outer Control Boundary in recognition of the severe amenity (noise) constraints now and also likely in the foreseeable future as a result of its increasing intensity of operation and use.

Objective 7.2.2 and its related policies 7.2.2.1 – 7.2.2.3 have been assessed and are not considered to be relevant to the proposal as the location of the subject site is outside the Outer Control Boundary.

Objective 7.2.3 Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policies

7.2.3.1 *Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:*

- a. *manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;*
- b. *achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;*
- c. *provides activation of streets through the placement of doors, windows and openings that face the street.*

7.2.3.2 *Limit building height on sites smaller than 900 square metres that are proposed to be developed for two or more principal units (i.e. excluding residential flats) so as to mitigate a reduction in spaciousness around and between buildings that otherwise forms part of suburban residential amenity values.*

7.2.3.3 *Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.*

In relation to Objective 7.2.3 and related policies 7.2.3.1 – 7.2.3.3 above, these are not relevant considerations for the proposal for the following reasons:

- Objective 7.2.3 primarily relates to residential density which has already been considered and approved. The proposal will occupy the subject unit at a commensurate level to residential occupation so the intensity is considered to be the same.
- The proposal does not include any physical alterations to the built environment.

Objective 7.2.4 Residential development in Arrowtown compatible with the town's existing character.

Objective 7.2.4 and its related policies 7.2.4.1 – 7.2.4.2 have been assessed and are not considered to be relevant to the proposal as the location of the subject site is not located in Arrowtown.

Objective 7.2.5 Community activities serving the needs of people within the zone locate within the zone on sites where adverse effects are compatible with residential amenity values.

Objective 7.2.5 and its related policies 7.2.5.1 – 7.2.5.3 have been assessed and are not considered to be relevant as the proposal does not include any community facilities / activities.

Objective 7.2.6 Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

Policies

- 7.2.6.1 *Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.*
- 7.2.6.2 *Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.*
- 7.2.6.3 *Integrate development with all transport networks and in particular, where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).*

In relation to Objective 7.2.6 and related policies 7.2.6.1 – 7.2.6.3 above, the proposal is considered to be consistent with each for the following reasons:

- The proposal includes two parking spaces with sufficient manoeuvrability, assessed and already approved under RM020933.
- The safety and efficiency of the road network has been discussed above and it is concluded that the proposal will not compromise the safety of any road user;
- The site is already serviced.

Objective 7.2.7 Commercial development in the zone is small scale and generates minimal amenity value impacts.

Objective 7.2.7 and its related policies 7.2.7.1 – 7.2.7.4 have been assessed and are not considered to be relevant as the proposal does not include any commercial development.

Objective 7.2.8 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

- 7.2.8.1 *Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low-density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.*

The subject site is not located within a Visitor Accommodation Sub-Zone. As such, policy 7.2.8.1 is not a relevant consideration for the current application.

- 7.2.8.2 *Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.*

As discussed, the current application is for 365 days residential visitor accommodation and does not include any *visitor accommodation* activities. As such, policies 7.2.8.1 – 7.2.8.2 are not relevant considerations.

7.2.8.3 *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.*

7.2.8.4 *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.*

7.2.8.5 *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 of the activities that differentiate them from residential activities.*

The residential character of the site and surrounding area has been discussed above. It is considered that residential activity predominates the surrounding environment along Poole Lane. Due to the scale of the proposal, it is not considered to have any adverse effects on the residential character of this neighbourhood.

5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Lower Density Suburban Residential Zone requirements for Residential Visitor Accommodation. This development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy and mitigate adverse effects of activities on the environment. Overall, the proposal is in keeping with the purpose and principles of the RMA.

AEE prepared by **Karen Page**

August 2024



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




R. W. Muir
Registrar-General
of Land

Identifier 147922
Land Registration District Otago
Date Issued 21 July 2004

Prior References
139663

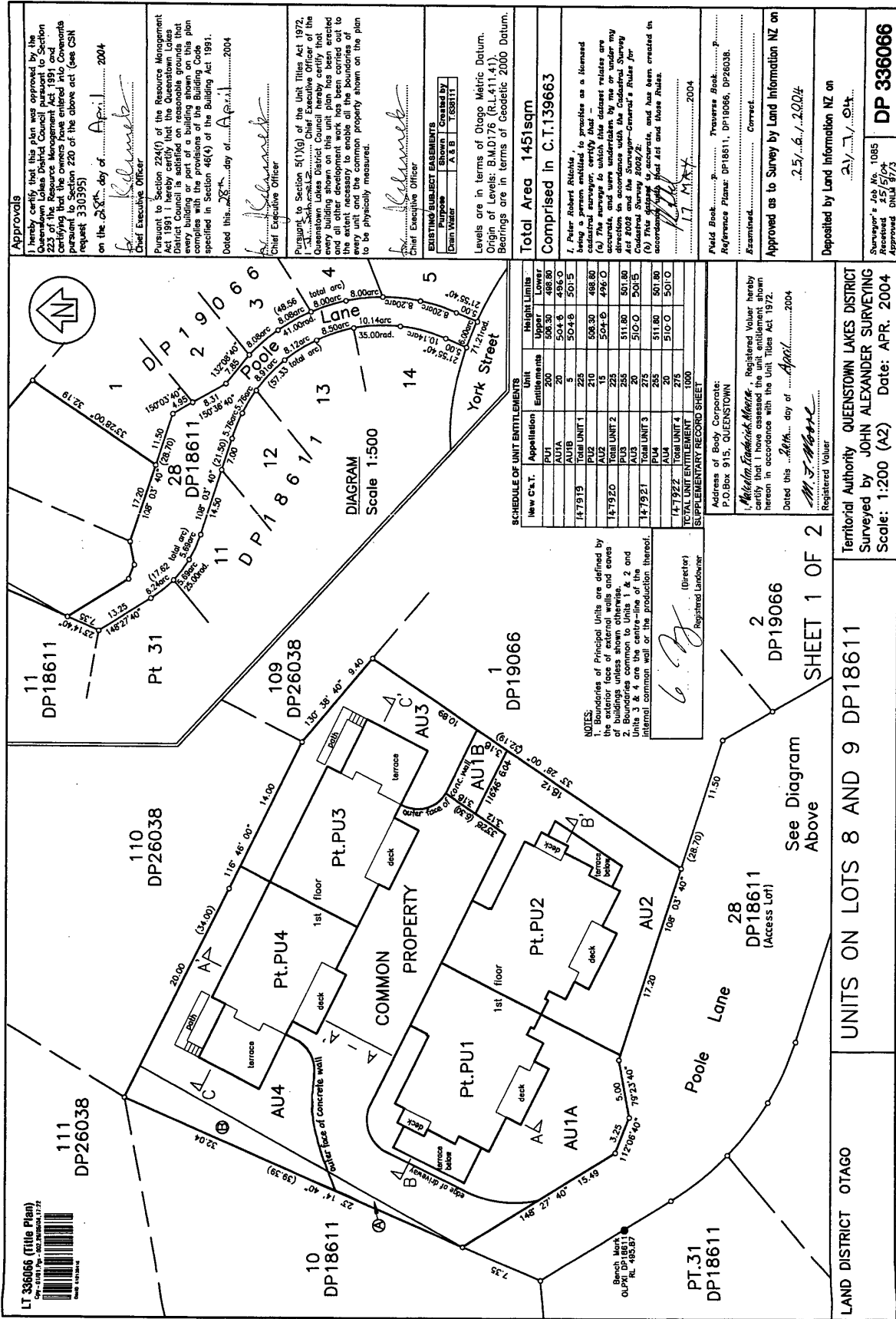
Supplementary Record Sheet
165121

Estate Stratum in Freehold
Legal Description Unit 4 Deposited Plan 336066 and
Accessory Unit 4 Deposited Plan 336066

Registered Owners
Balrum Pty Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

6086655.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 164714) -
21.7.2004 at 9:00 am



Approvals
 I hereby certify that this plan was approved by the Queenstown Lakes District Council pursuant to Section 223 of the Resource Management Act 1991 and pursuant to Section 220 of the above act (see CSN request 330395) on the 28th day of April 2004
 Chief Executive Officer
 Pursuant to Section 224(1) of the Resource Management Act 1991 I hereby certify that the Queenstown Lakes District Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the Building Code specified in Section 46(4) of the Building Act 1991.
 Dated this 28th day of April 2004
 Chief Executive Officer

Pursuant to Section 51(1)(g) of the Unit Titles Act 1972, I, Peter Robert Roberts, Chief Executive Officer of the Queenstown Lakes District Council, hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
 Chief Executive Officer

EXISTING/SUBJECT EASEMENTS
 Shown Contained by
 Drain Water A & B TSS/TTI

Levels are in terms of Otago Metric Datum.
 Origin of Levels: B.M.D176 (R.L.411.41).
 Bearings are in terms of Geodetic 2000 Datum.

Total Area 1451sqm
Comprised in C.I.139663
 I, Peter Robert Roberts, being a person entitled to practise as a licensed cadastral surveyor, certify that -
 (a) The survey to which this document relates are conducted in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;
 (b) The survey is accurate, and has been created in accordance with the Act and those Rules.
 17.11.2004

Field Book.....P
Reference Plans: DP18611, DP19066, DP26038.
Examined..... Correct.
Approved as to Survey by Land Information NZ on
 ..25/..6/..2004
Deposited by Land Information NZ on
 ..27/..1/..04.

Surveyor's Job No. 1085
Received 25/5/04
Approved DNLM 9/3
DP 336066

SCHEDULE OF UNIT ENTITLEMENTS

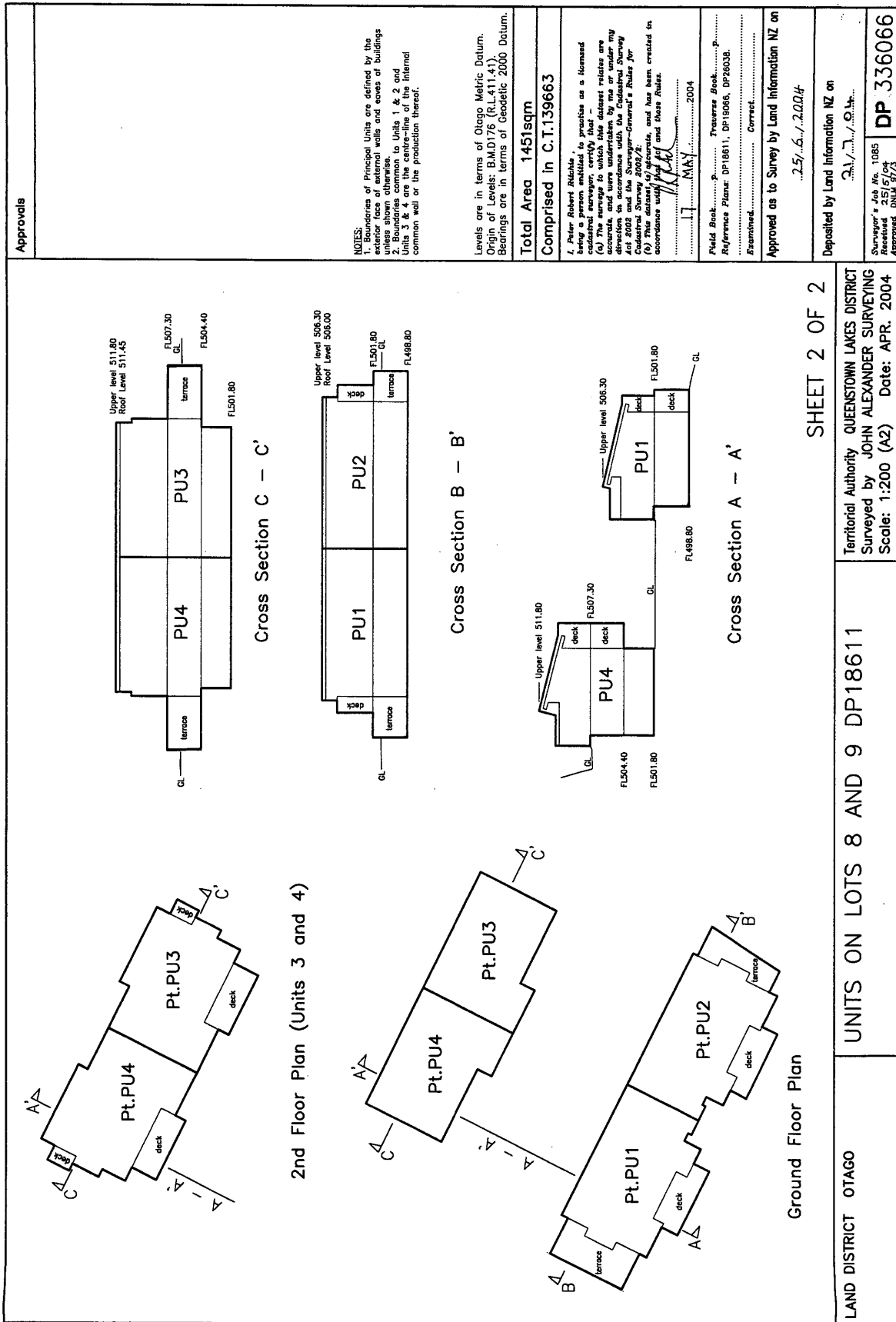
New C.T.	Appellation	Unit Entitlements	Height Limits	
			Upper	Lower
147919	AU1A	20	5.04-8	436.0
147919	AU1B	5	5.04-8	501.5
147919	TOTAL UNIT 1	25	5.04-8	498.80
147920	AU2	15	5.04-8	496.0
147920	TOTAL UNIT 2	25	5.04-8	501.80
147921	AU3	25	5.10-0	509.5
147921	TOTAL UNIT 3	25	5.10-0	501.80
147922	AU4	20	5.10-0	501.0
147922	TOTAL UNIT 4	275	5.10-0	501.0
TOTAL UNIT ENTITLEMENT			1000	

Address of Body Corporate:
 P.O.Box 915, QUEENSTOWN
 I, *Melanie Endersby-Morse*, Registered Valuer hereby certify that I have assessed the unit entitlement shown herein in accordance with the Unit Titles Act 1972.
 Dated this 28th day of April 2004
 Registered Valuer

Territorial Authority QUEENSTOWN LAKES DISTRICT
Surveyed by JOHN ALEXANDER SURVEYING
Scale: 1:200 (A2) **Date:** APR. 2004



LT 336066 (Title Plan)
 DP 18611 (Access Lot)
 Date Issued



SHEET 2 OF 2
 Territorial Authority QUEENSTOWN LAKES DISTRICT
 Surveyed by JOHN ALEXANDER SURVEYING
 Scale: 1:200 (A2) Date: APR. 2004

Approvals

NOTES:
 1. Boundaries of Principal Units are defined by the centre-line of walls and eaves of buildings unless shown otherwise.
 2. Boundaries common to Units 1 & 2 and Units 3 & 4 are the centre-line of the internal common wall or the production thereof.

Levels are in terms of Otago Metric Datum.
 Origin of Levels: B.M.D176 (R.L.411.41).
 Bearings are in terms of Geodetic 2000 Datum.

Total Area 1451sqm
 Comprised in C.I.139663

I, Peter Robert Ritchie being a person entitled to practise as a Licensed cadastral surveyor, certify that -
 (a) The survey to which this dataset relates are the boundaries of the Principal Units as shown on any subdivision in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
 (b) The dataset of surveys, and has been created in accordance with the Act and those Rules.

MAJ
 2004

Field Book.....P
 Traverse Book.....P
 Reference Plans: DP18611, DP18066, DP26038.
 Examined..... Correct

Approved as to Survey by Land Information NZ on
 25/6/2004

Deposited by Land Information NZ on
 24/7/2004

Surveyor's Job No. 1085
 Received 25/5/04
 Approved DNLM 97/3
DP 336066



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier **165121**

Land Registration District **Otago**

Date Issued 21 July 2004

Plan Number DP 336066

Subdivision of

Lot 9 Deposited Plan 18611 and Lot 8 Deposited Plan 18611

Prior References

139663

Unit Titles Issued

147919	147920	147921	147922
--------	--------	--------	--------

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to a right to drain water over part marked A and B on DP 336066 created by Transfer 638111 - 2.7.1985 at 1:41 pm

The easements created by Transfer 638111 are subject to Section 309 (1) (a) Local Government Act 1974

6086655.7 Change of rules of the Body Corporate - 21.7.2004 at 9:00 am

6585899.1 Change of rules of the Body Corporate - 27.9.2005 at 9:00 am

6585899.2 Change of address of the Body Corporate - 27.9.2005 at 9:00 am

7240762.1 Change of rules of the Body Corporate - 20.2.2007 at 9:00 am

7759967.1 Change of rules of the Body Corporate - 25.3.2008 at 9:00 am

11072778.1 Change of address of the Body Corporate - 29.3.2018 at 7:00 am

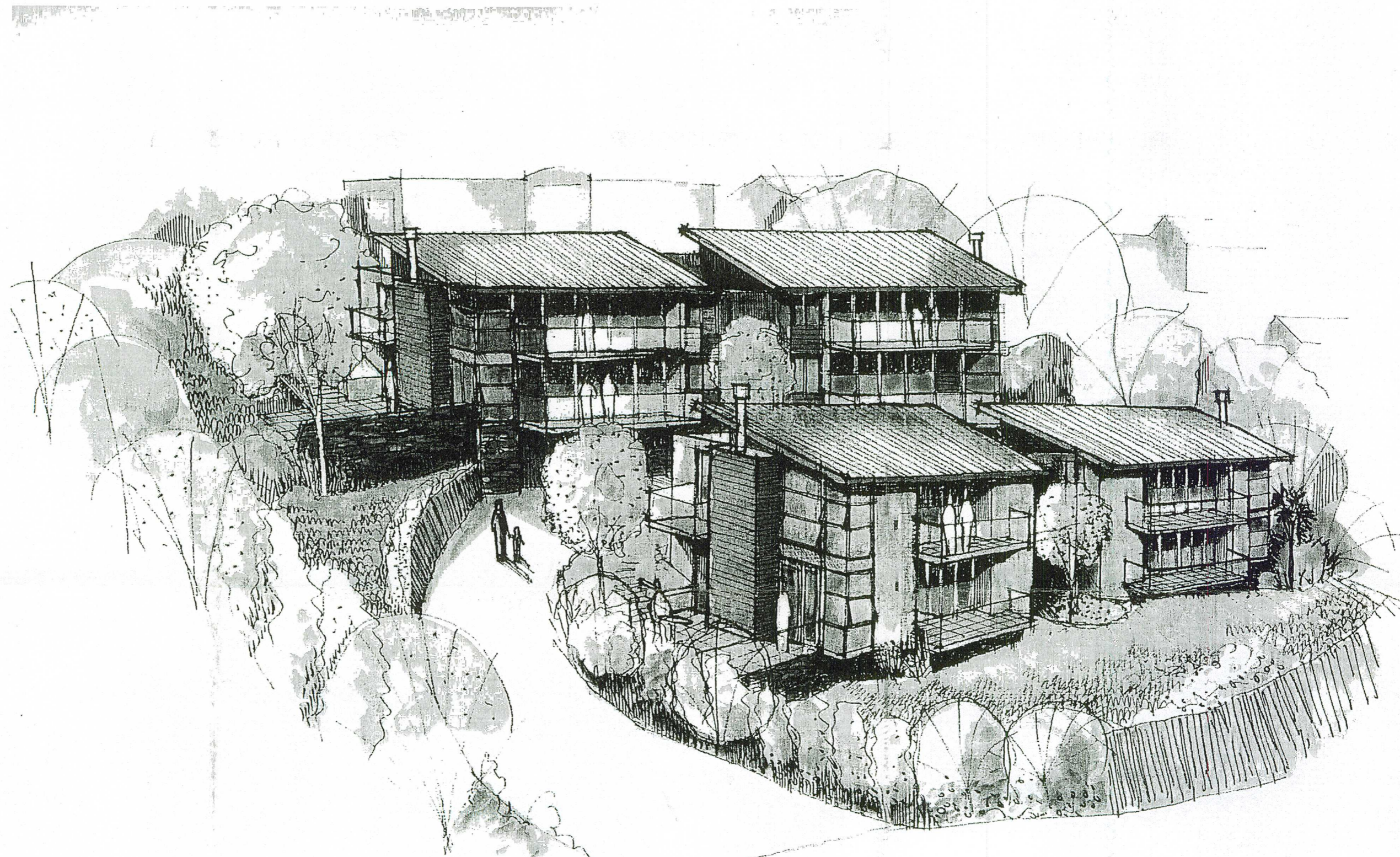
11537833.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 12.9.2019 at 9:32 am

POOLE LANE APARTMENTS

QUEENSTOWN

DRAWING SCHEDULE

Consent Issue	
Site	
A 0.0	Site Plan 1 : 100
0.1	Site Drainage Plan 1 : 100
Plans all 1 : 100	
1.0	Lower Floor Plan – Front Units
1.1	Upper Floor Plan – Front Units
1.2	Ground Floor Plan – Rear Units
1.3	First Floor Plan – Rear Units
1.4	Second Floor Plan – Rear Units
Slab and Steel Setout Plans all 1 : 50	
1.5	Front Units – Lower Floor Slab Setout Plan 1 : 50
1.6	Front Units – Upper Floor Setout Plan 1 : 50
1.7	Rear Units – Ground Floor Slab Setout Plan 1 : 50
1.8	Rear Units – First Floor Slab Setout Plan 1 : 50
1.9	Rear Units – Second Floor Slab Setout Plan 1 : 50
Roof Plans all 1 : 100	
1.10	
Elevations all 1 : 100	
2.0	Front Units - Elevations
2.1	Rear Units - Elevations
Sections all 1 : 50	
3.0	Front Units – Section AA 1 : 50
3.1	Front Units – Section BB 1 : 50
3.2	Front Units – Section CC 1 : 50
3.3	Rear Units – Section AA 1 : 50
3.4	Rear Units – Section BB 1 : 50
3.5	Rear Units – Section CC 1 : 50
3.6	Rear Units – Section DD 1 : 50
3.7	Rear Units – Section EE 1 : 50
3.8	Rear Units – Section FF 1 : 50
Details	
4.0	Horizontal details 1 : 5
4.1	Horizontal details 1 : 5
4.2	Vertical details 1 : 5
4.3	Vertical details 1 : 5
4.4	Details 1 : 5
4.5	Timber window details 1 : 5
4.6	Glass balustrade details 1 : 5
Aluminium Window Schedules	
5.0	Front Units 1 : 50
5.1	Rear Units 1 : 50



BUILDING CONSENT
DOCUMENTS

Notes:

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Client

ISSUE:		DATE:
01	CONSENTS	10-04-2003
02	REVISION TO DRAINAGE	16-04-2003
03	SLAB PLANS- SECTIONS	15-05-2003
04	REVISIONS	13-06-2003
07	STAGE 2 CONSENT	04-08-2003

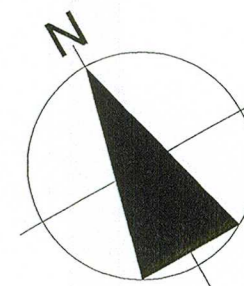
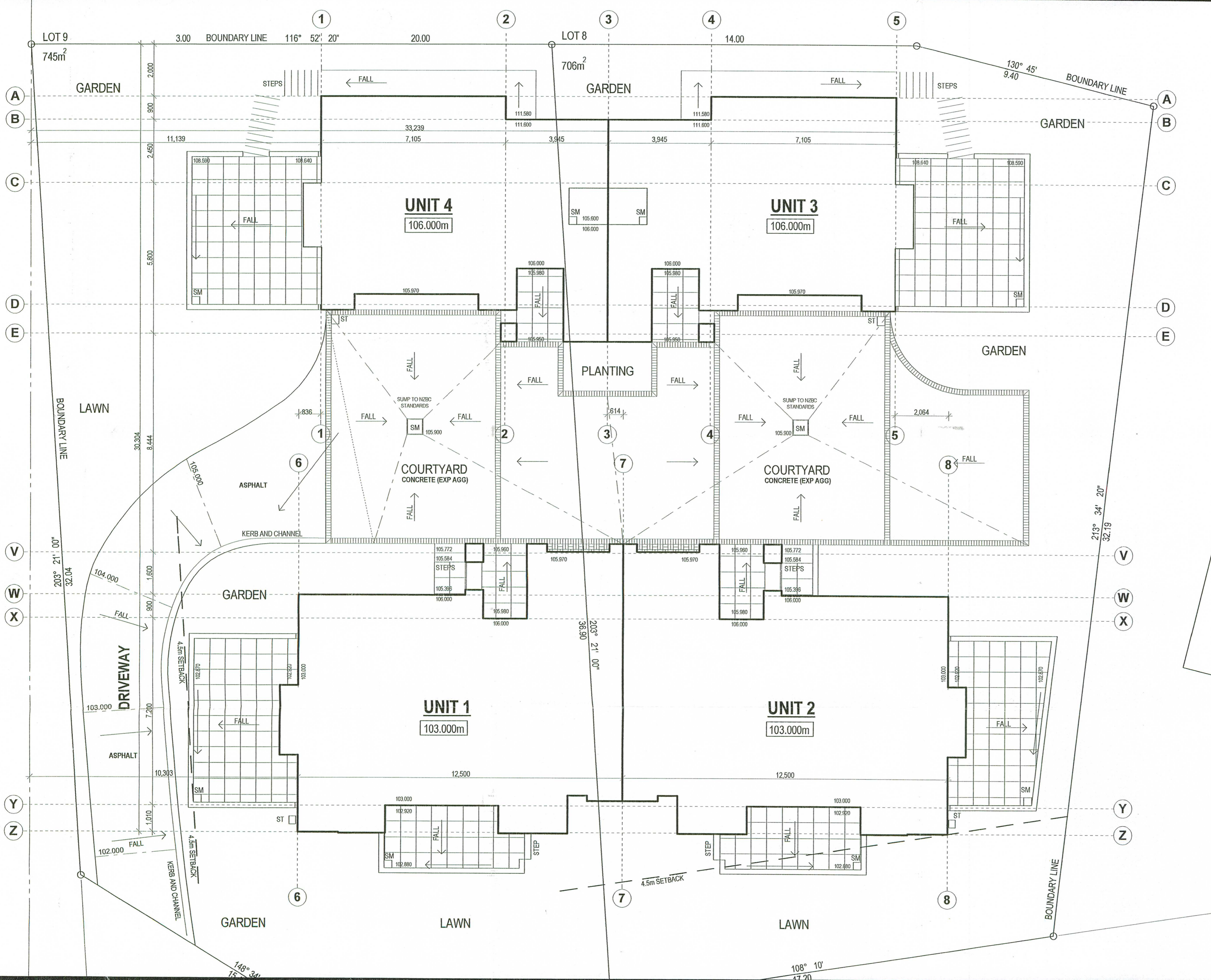
Title

**POOLE LANE
APARTMENTS**

QUEENSTOWN

FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR, DG
APPROVED:	
DATE:	13 JUNE 2003
SCALE:	1:100

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

- DS- DISCHARGE STACK
- TV- TERMINAL VENT
- DP- DOWNPIPE
- ST- SILT TRAP
- SM- SUMP
- GT- GULLY TRAP

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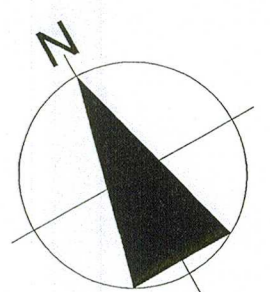
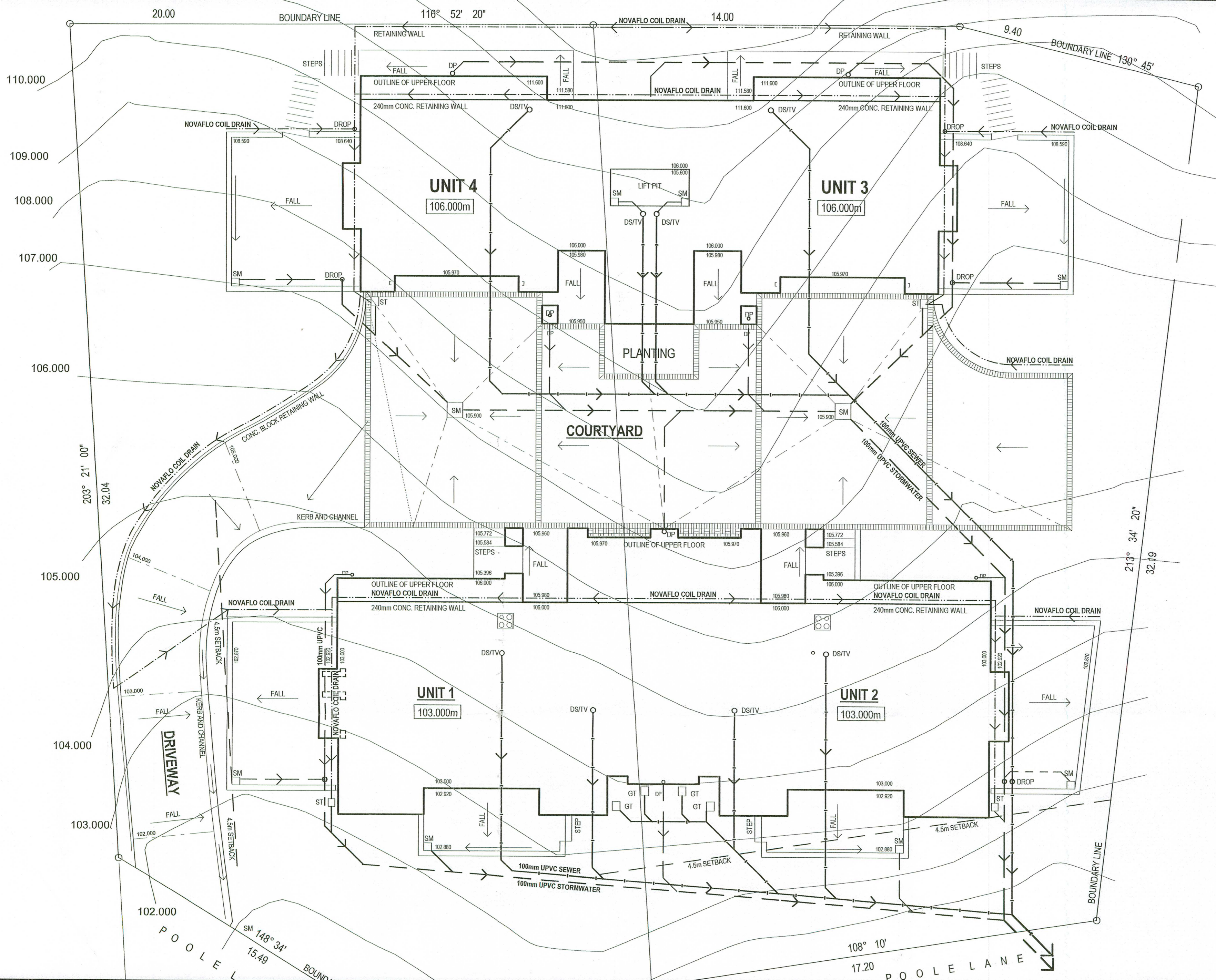
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04 REVISIONS	13-06-2003
05 REVISIONS - PLANS	20-06-2003
06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE
APARTMENTS
QUEENSTOWN
SITE PLAN

FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

- DS- DISCHARGE STACK
- TV- TERMINAL VENT
- DP- DOWNPIPE
- ST- SILT TRAP
- SM- SUMP
- GT- GULLY TRAP
- 100mm UPVC SEWAGE
- 100mm UPVC STORMWATER
- NOVAFLO COIL DRAIN

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Client

POOLE LANE LTD

ISSUE:	DATE:
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS
QUEENSTOWN

SITE DRAINAGE PLAN

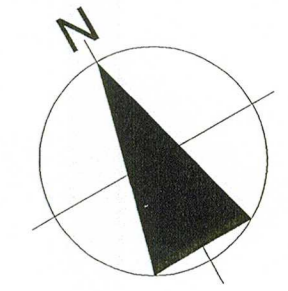
FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100



P.O.Box 717, 329 Durham St, Christchurch, New Zealand
Ph. (03) 366 5445, Fax. (03) 366 5443

JOB: 354
ISSUE:
A0.1

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

- 200mm CONC BLOCK
- 150mm TIMBER FRAMING
- 100mm TIMBER FRAMING
- STACKED SCHIST STONE
- TIM. TIMBER POST
- SHS SHS STEEL POST
- PFC PFC STEEL BEAM

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POOLE LANE LTD

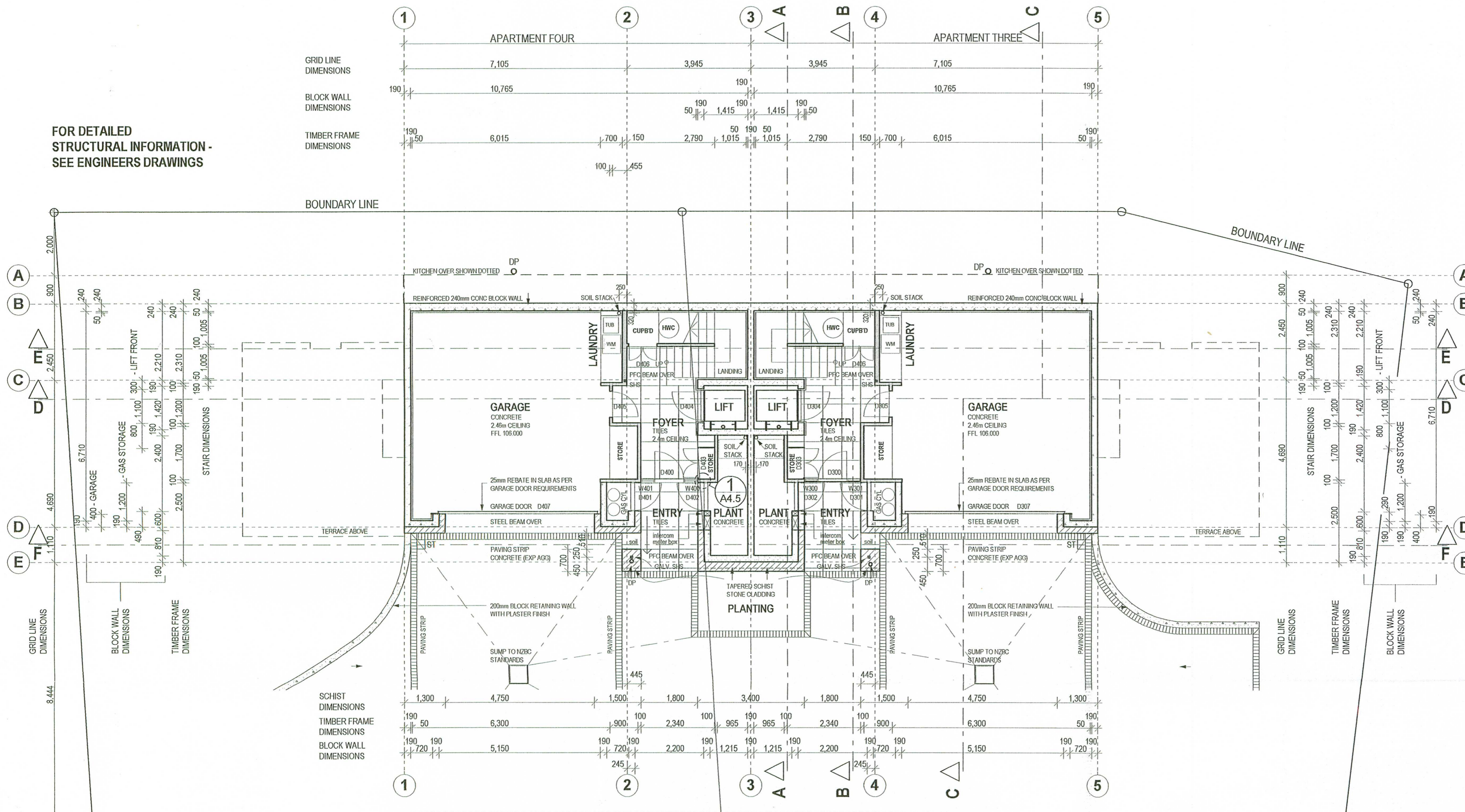
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS
QUEENSTOWN

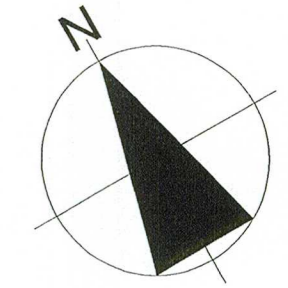
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GROUND FLOOR PLAN**

FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100



**FOR DETAILED
STRUCTURAL INFORMATION -
SEE ENGINEERS DRAWINGS**

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

- 200mm CONC BLOCK
- 150mm TIMBER FRAMING
- 100mm TIMBER FRAMING
- STACKED SCHIST STONE
- TIM. TIMBER POST
- SHS SHS STEEL POST
- PFC PFC STEEL BEAM

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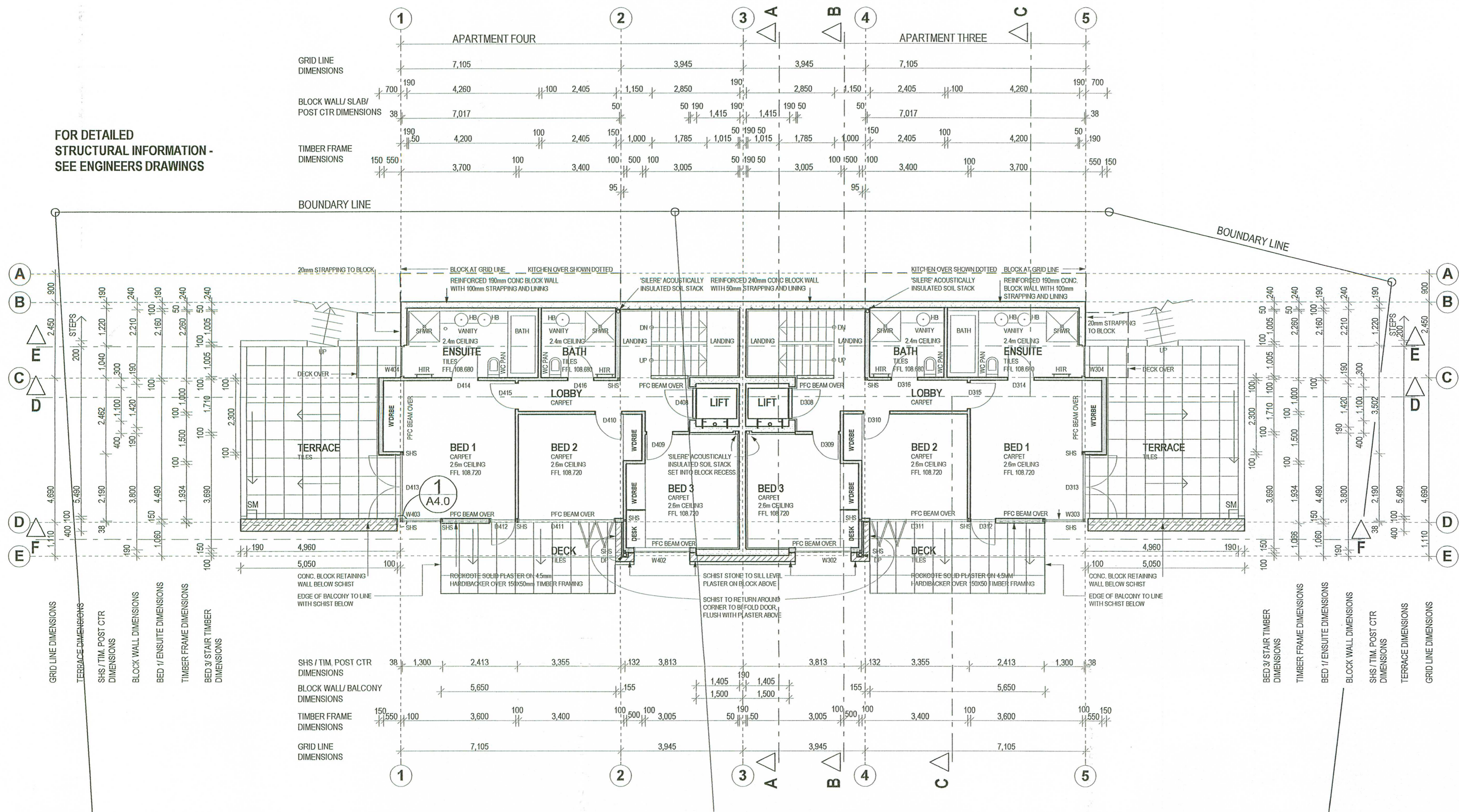
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS
QUEENSTOWN

-REAR UNITS- FIRST FLOOR PLAN

FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100



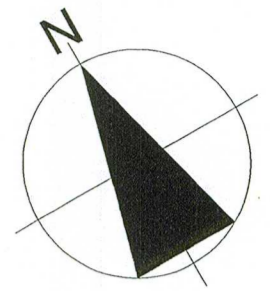
FOR DETAILED STRUCTURAL INFORMATION - SEE ENGINEERS DRAWINGS

GRID LINE DIMENSIONS
TERRACE DIMENSIONS
SHS / TIM. POST CTR DIMENSIONS
BLOCK WALL DIMENSIONS
BED 1 / ENSUITE DIMENSIONS
TIMBER FRAME DIMENSIONS
BED 3 / STAIR DIMENSIONS

SHS / TIM. POST CTR DIMENSIONS
BLOCK WALL / BALCONY DIMENSIONS
TIMBER FRAME DIMENSIONS
GRID LINE DIMENSIONS

BED 3 / STAIR DIMENSIONS
TIMBER FRAME DIMENSIONS
BED 1 / ENSUITE DIMENSIONS
BLOCK WALL DIMENSIONS
SHS / TIM. POST CTR DIMENSIONS
TERRACE DIMENSIONS
GRID LINE DIMENSIONS

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



Notes:

- 200mm CONCRETE BLOCK
- 150mm TIMBER FRAMING
- 100mm TIMBER FRAMING
- STACKED SCHIST STONE
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- SHS SHS STEEL POST
- PFC PFC STEEL BEAM

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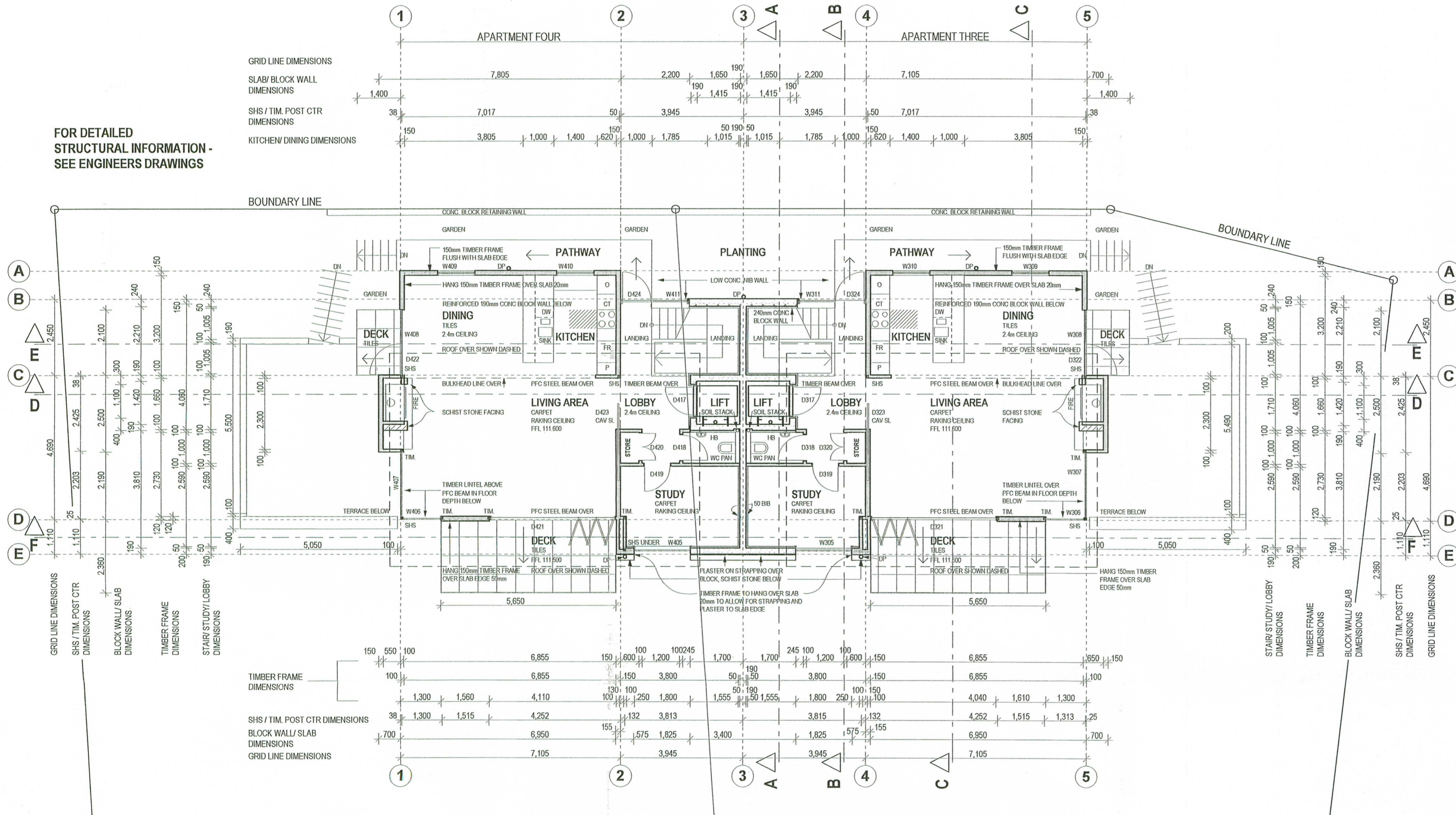
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

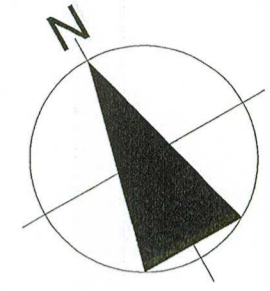
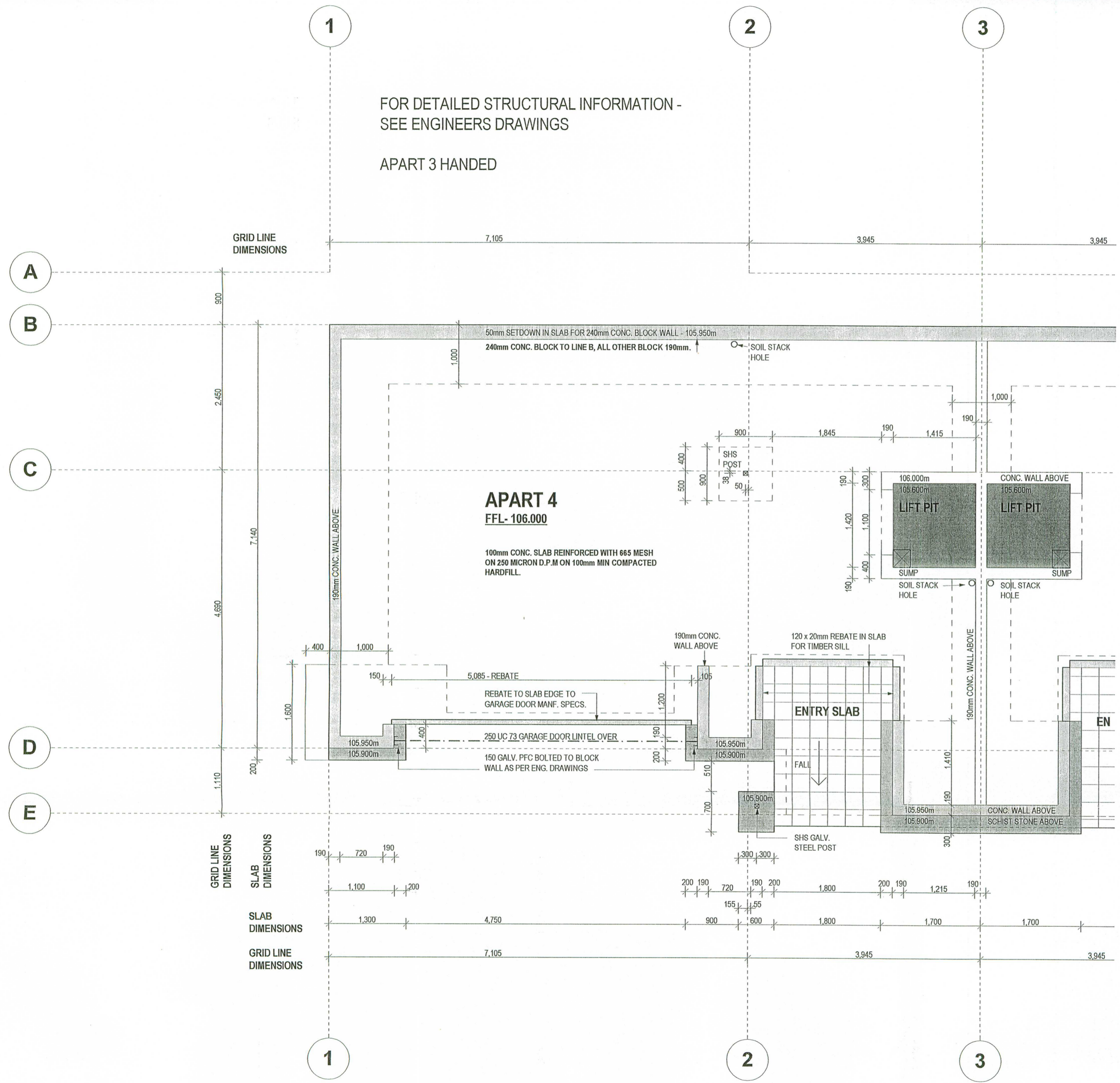
POOLE LANE APARTMENTS
 QUEENSTOWN
 -REAR UNITS-
 SECOND FLOOR PLAN

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DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100

FOR DETAILED STRUCTURAL INFORMATION - SEE ENGINEERS DRAWINGS



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Notes:

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- SHS SHS STEEL POST
- PFC PFC STEEL BEAM

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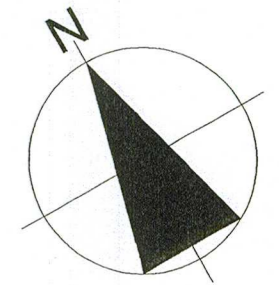
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POOLE LANE
APARTMENTS
QUEENSTOWN

-REAR UNITS-
GROUND FLOOR
SLAB PLAN

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DESIGN:	JMK
DRAWN	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:50

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Notes:

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SHS SHS STEEL POST
PFC PFC STEEL BEAM

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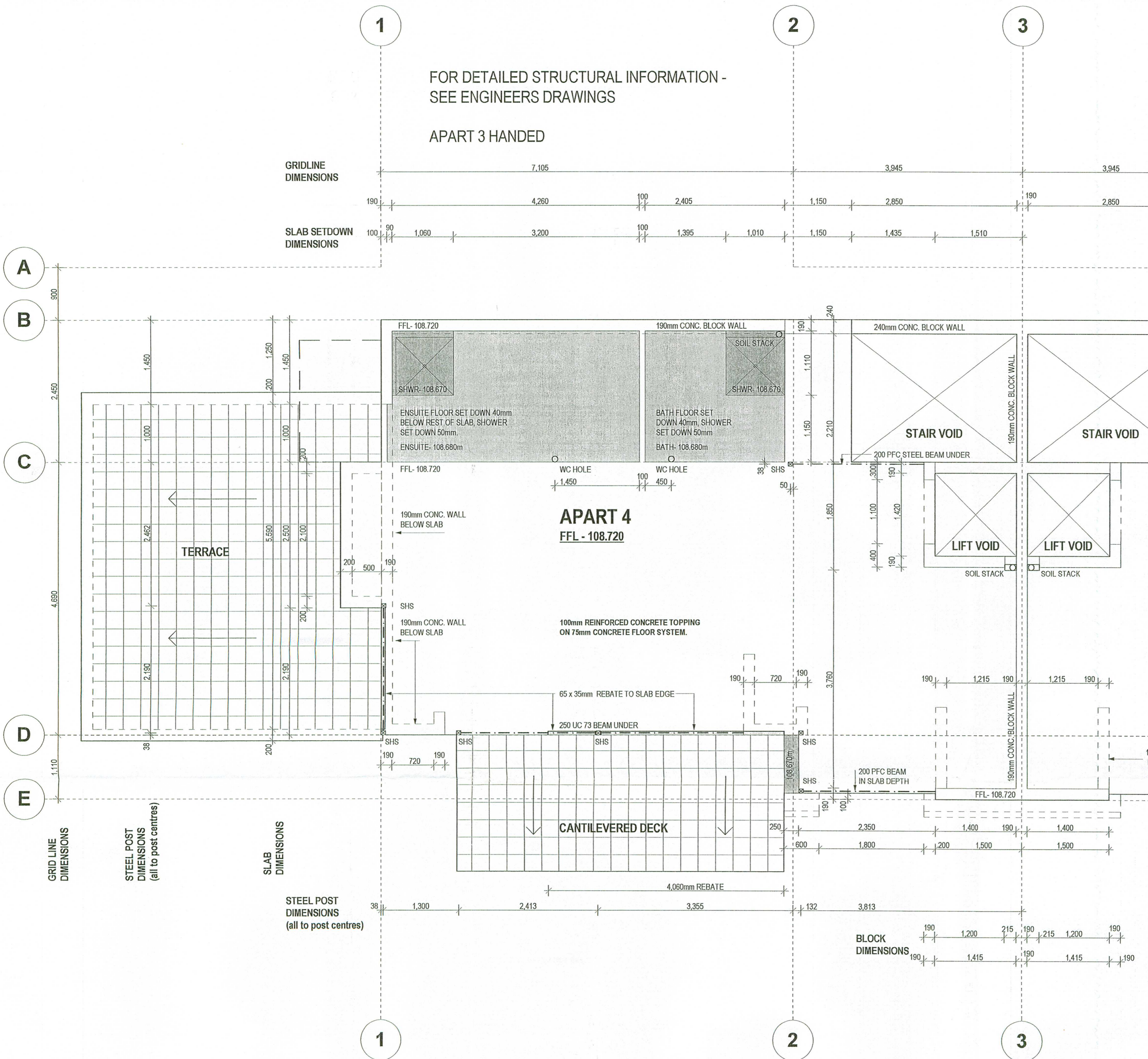
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS
QUEENSTOWN

**-REAR UNITS-
FIRST FLOOR
SLAB PLAN**

FILE:	G:1354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:50



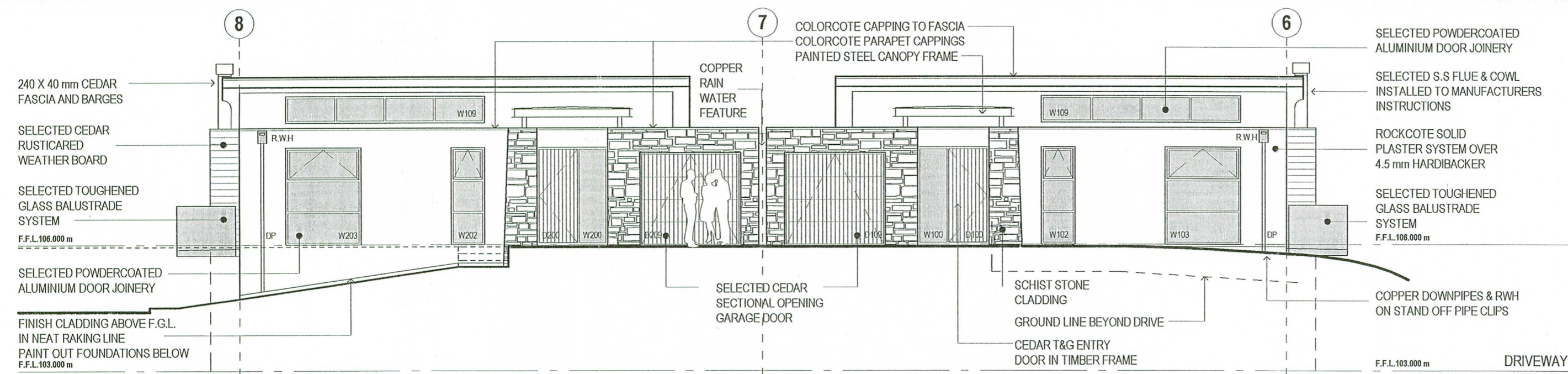
JOB: 354
ISSUE:



A1.8

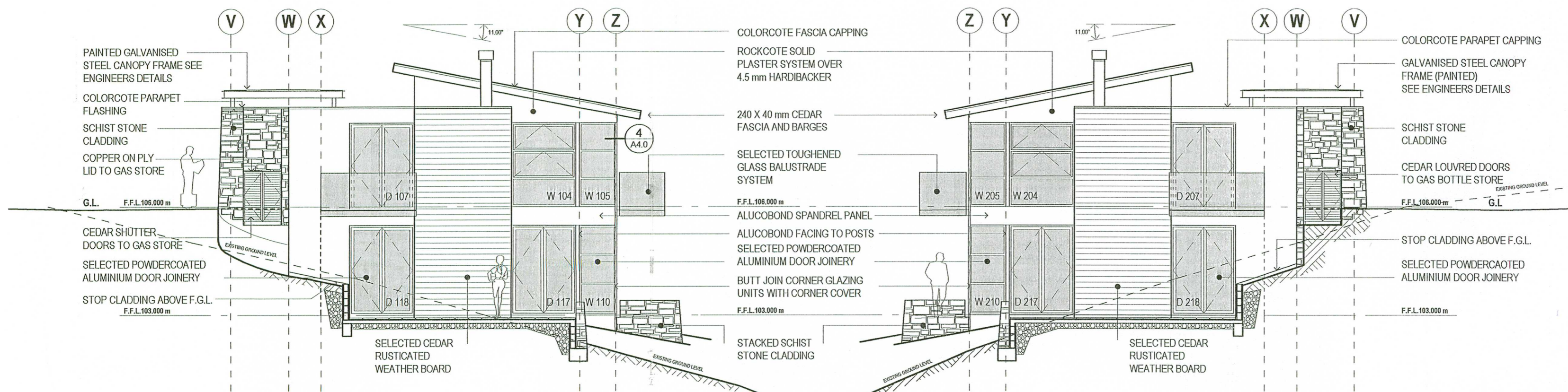
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Ph. (03) 366 5445, Fax. (03) 366 5443

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NORTH ELEVATION

1:100

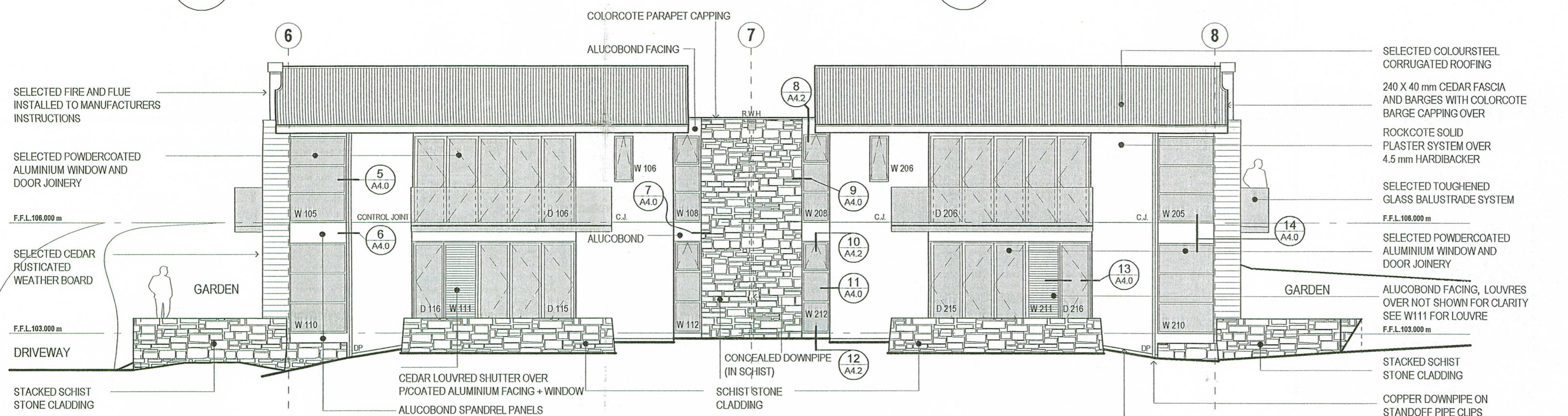


WEST ELEVATION

1:100

EAST ELEVATION

1:100



SOUTH ELEVATION

1:100

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ISSUE:	DATE:
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04 REVISIONS	13-06-2003
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS

QUEENSTOWN

-FRONT UNITS- ELEVATIONS

FILE:	G:\354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	DG, JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100

DALMAN ARCHITECTURE

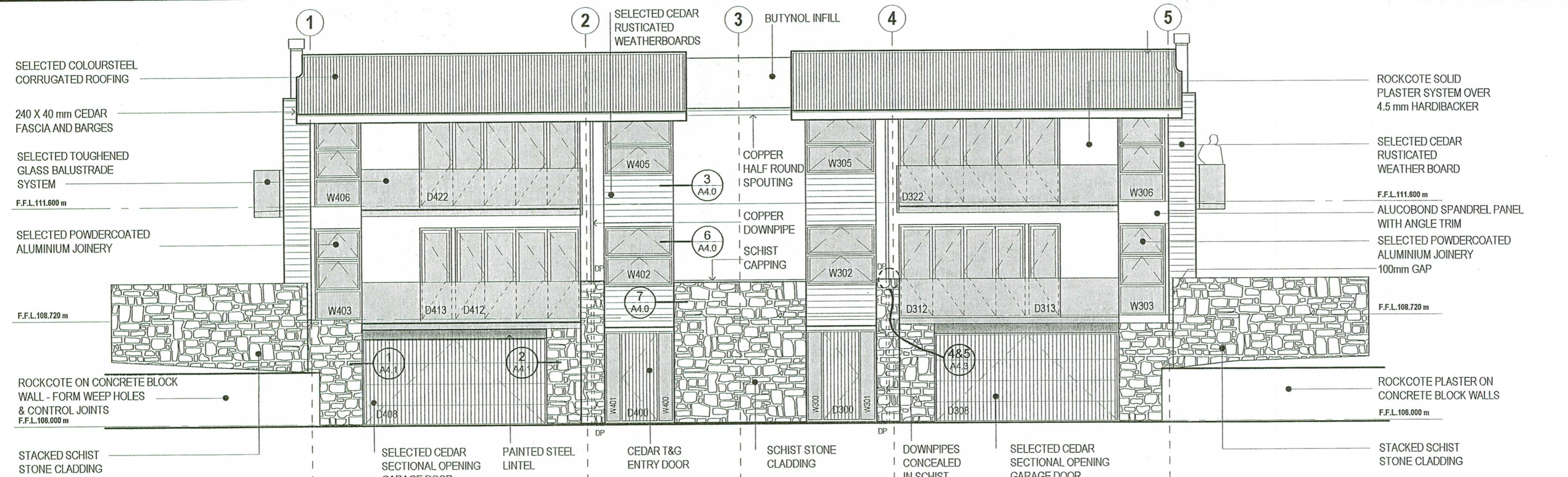
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Ph. (03) 366 5445, Fax. (03) 366 5443

JOB: 354

ISSUE:

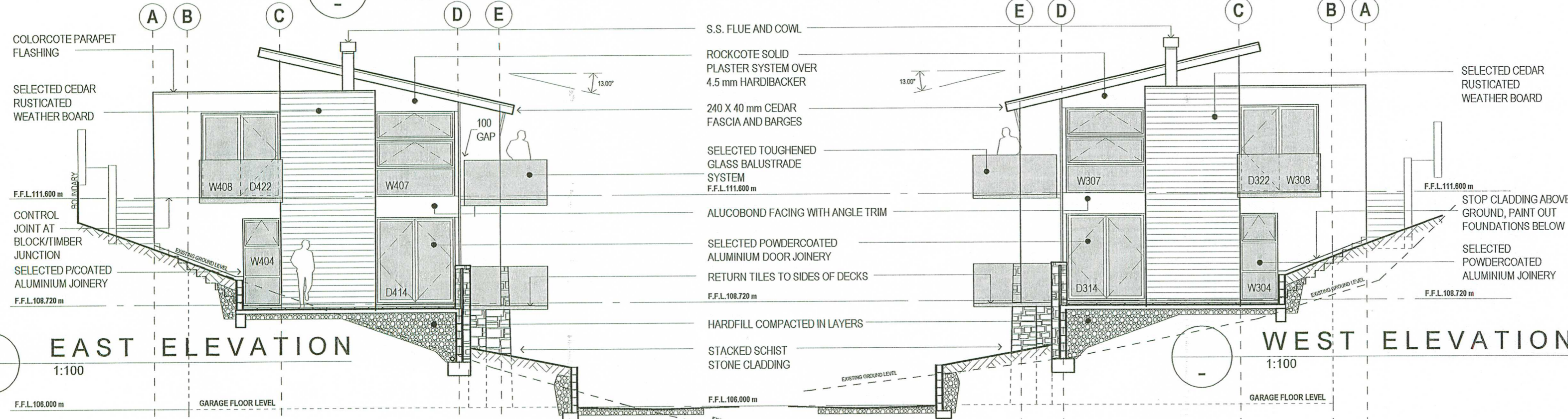
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CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



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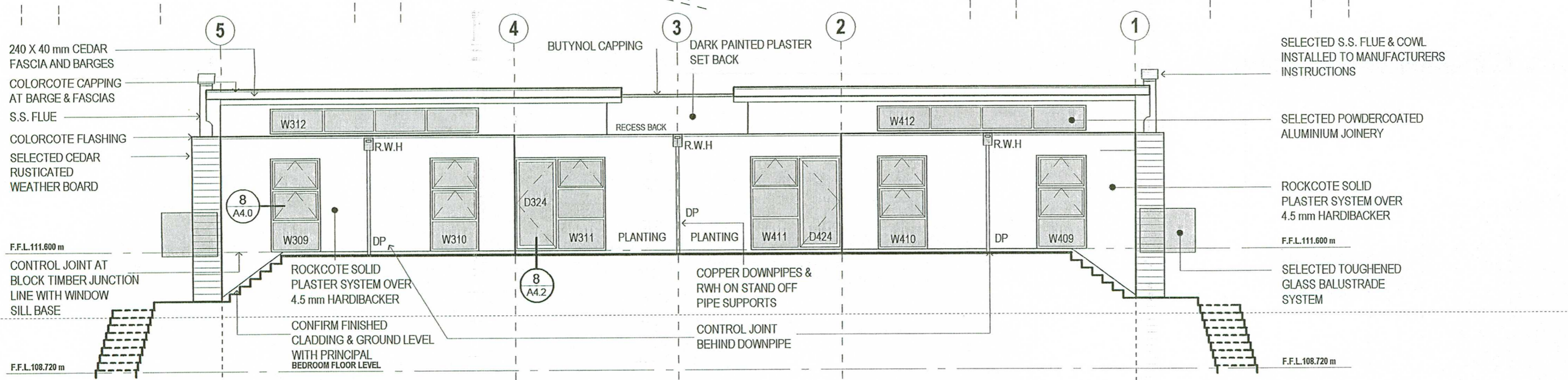


EAST ELEVATION

1:100

WEST ELEVATION

1:100



NORTH ELEVATION

1:100

Notes:

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Client

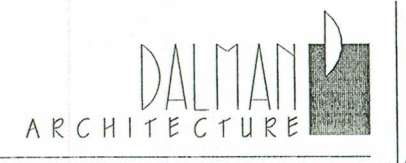
POOLE LANE LTD

ISSUE:	DATE:
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06 REVISIONS - PLANS	22-07-2003
07 CONSENTS - STAGE 2	31-07-2003

Title

POOLE LANE APARTMENTS
QUEENSTOWN
-REAR UNITS- ELEVATIONS

FILE:	G:1354 Queenstown Apartments
DESIGN:	JMK
DRAWN:	DG, JR
APPROVED:	
DATE:	31 JULY 2003
SCALE:	1:100



P.O. Box 717, 329 Durham St, Christchurch, New Zealand
Ph. (03) 366 5445, Fax. (03) 366 5443

JOB: 354
ISSUE:
A2.1

VISITOR ACCOMMODATION MANAGEMENT PLAN

This management plan applies to the use of the property at 13 D Poole Lane, Unit 4 DP 336066 and Accessory Unit 4 DP 336066, Queenstown, for its use as Residential Visitor Accommodation (RVA) in accordance with RMXXXXXX.

Section 1: Property Management Details:

The property manager of the residential visitor accommodation is: TBA

Email: TBA

Contact: TBA

Section 2: Property Manager Responsibilities:

2.1 On check in of guests:

- To provide guests a copy of House Rules;
- To check the number of guests does not exceed 7;
- To have all adult guests to read the full terms of the tenancy agreement;
- To ensure the onsite compendium contains a list of the House Rules.

2.2 On Servicing and other visits:

- That rubbish has been placed in the appropriate rubbish bin or recycling bin for disposal on the applicable day;
- To check that the number of guests does not exceed 7 (the maximum occupancy).

Section 3: House Rules

3.1 House Rules

- There shall be no more than 7 guests at any time;
- There shall be no guests on balconies from 10pm to 7am;
- Vehicles should be parked in the allocated car parks on site;
- Be courteous to neighbours and keep noise levels down from 9pm onwards.

General Conditions

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

•

stamped as approved on **September 2024**

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

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

Operational Conditions

4. The Consent Holder shall ensure the Residential Visitor Accommodation activity is undertaken in accordance with the approved visitor management plans and the following conditions (5-12).

Advice note: The visitor management plan may be updated from time to time, this shall be certified by Council's Planning and Development department prior to implementation and shall demonstrate the management techniques that will be used to ensure conditions (5 - 12) are met, and shall include the contact details of the property manager available for any complaints.

5. The subject site shall be rented to a maximum of one (1) group at any one time, for a maximum of 365 nights per year.
6. The maximum number of guests shall be restricted to seven persons at any one time.
7. Regarding the use of outdoor areas:
 - a. The use of outdoor areas is prohibited between the hours of 10.00pm – 07.00am;
 - b. Two (2) signs (minimum A4 size) shall be erected on site to remind guests that they are in a residential area, and that the use of outdoor areas is prohibited between the hours of 10.00pm to 07.00am. One sign shall be installed in the kitchen and weatherproof signs (e.g. laminated) shall be installed within the outdoor areas;
 - c. Upon installation, and prior to the use of the property for Visitor Management, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the Visitor Management activity is undertaken.
8. The Consent Holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. This register shall be made available for inspection by the Council at all times.

Note: Whilst the Consent Holder is responsible for there being an up to date register, the register may be completed by a letting agent / property manager.

9. The Consent Holder shall ensure that all vehicles associated with the Residential Visitor Accommodation, including those belonging to people visiting guests, shall be parked on site. The consent holder must advise all guests of this condition prior to their arrival on site.
10. The Consent Holder shall ensure that no coaches are to service the authorised activity.
11. Prior to the operation of the residential unit for residential visitor accommodation, the consent holder shall provide to the Council the name and contact details of the Visitor Accommodation Manager. If these are to change, updated details shall be provided to the Council.

12. All rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection, rubbish and recycling shall only be placed on the street the day of or day prior to collection.

Review

13. Within six months of the date of this decision; and/or upon the receipt of information identified as noncompliance with the conditions of this consent, and/or within ten working days of each anniversary of the date of this decision, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - a. To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage;
 - b. To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered;
 - c. To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991;
 - d. The purpose of this review is in relation to effects on any person in relation to nuisance (including but not limited to noise and rubbish/recycling).
14. As part of the review clause stated in Condition 13 of this consent, the Council may have the Visitor Accommodation Management Plans / Noise Management Plans audited at the consent holders expense.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy




R. W. Muir
Registrar-General
of Land

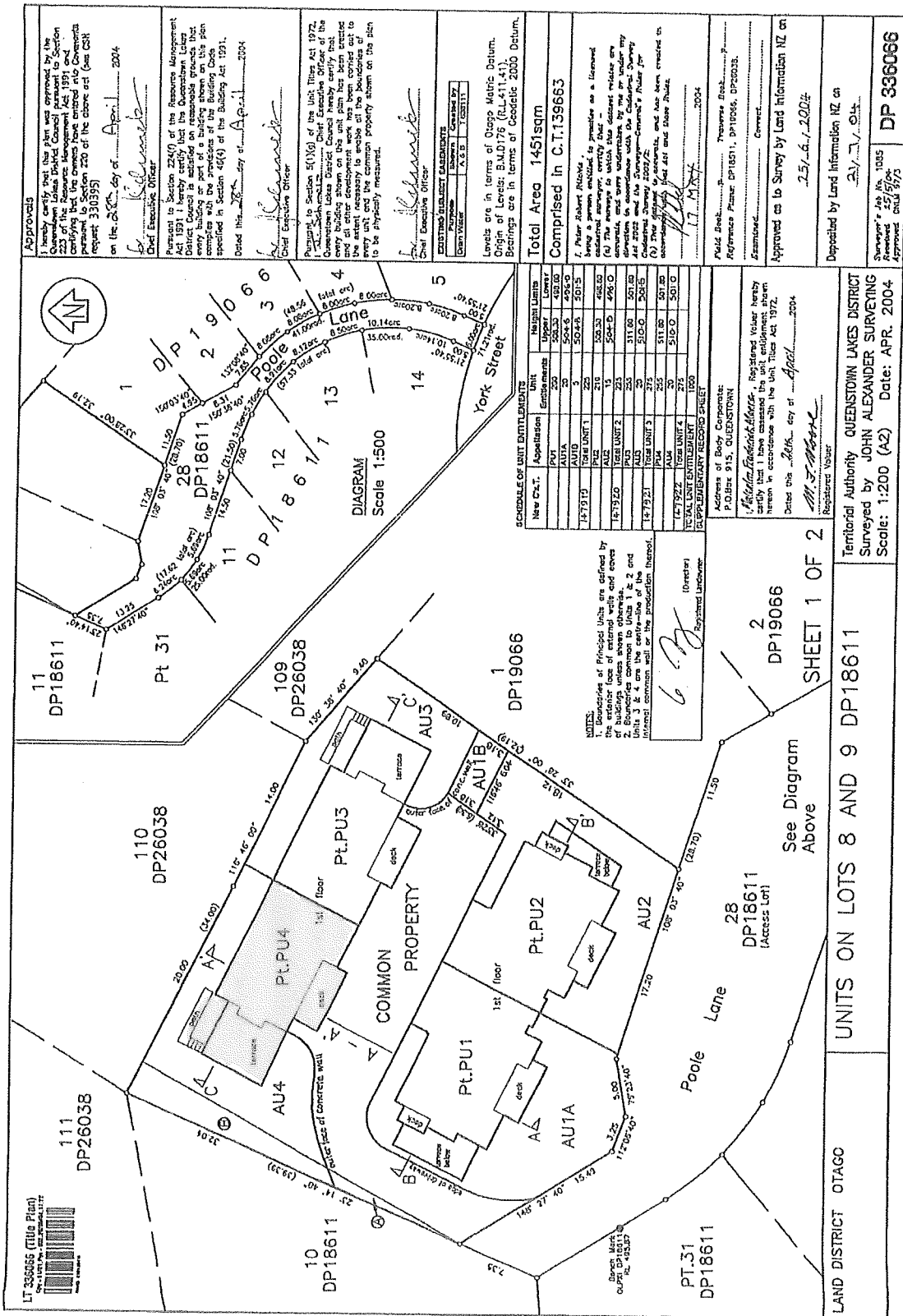
Identifier **147922**
Land Registration District **Otago**
Date Issued 21 July 2004

Prior References
139663

Supplementary Record Sheet
165121

Estate Stratum in Freehold
Legal Description Unit 4 Deposited Plan 336066 and
Accessory Unit 4 Deposited Plan 336066
Registered Owners
Balrum Pty Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet
6086655.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 164714) -
21.7.2004 at 9:00 am



Approvals
 I hereby certify that this plan was approved by the Queenstown Lakes District Council pursuant to Section 224(1) of the Resource Management Act 1991 and that the Council has granted a Resource Consent pursuant to Section 220 of the Resource Management Act 1991 on the 28th day of April 2004.
 Chief Executive Officer
 [Signature]

I hereby certify that the Queenstown Lakes District Council has approved this plan pursuant to Section 224(1) of the Resource Management Act 1991 and that the Council has granted a Resource Consent pursuant to Section 220 of the Resource Management Act 1991 on the 28th day of April 2004.
 Chief Executive Officer
 [Signature]

Planned in Section 4(1)(a) of the Unit Titles Act 1972.
 I, the undersigned, Chief Executive Officer of the Queenstown Lakes District Council hereby certify that every building shown on this plan has been erected in accordance with the provisions of the Building Code specified in Section 4(4) of the Building Act 1991.
 Dated this 28th day of April 2004.
 Chief Executive Officer
 [Signature]

LEVELS
 Levels are in terms of Otago Metric Datum.
 Origin of Levels: B.M.D.176 (R.L.411.41).
 Bearings are in terms of Geodetic 2000 Datum.

SCHEDULE OF UNIT DIMENSIONS

New Cmt.	Appliances	Unit	Area (sqm)	Volume (cu m)
1	AUT1	1	50.4	151.2
2	AUT2	2	50.4	151.2
3	AUT3	3	50.4	151.2
4	AUT4	4	50.4	151.2
5	AUT5	5	50.4	151.2
6	AUT6	6	50.4	151.2
7	AUT7	7	50.4	151.2
8	AUT8	8	50.4	151.2
9	AUT9	9	50.4	151.2
10	AUT10	10	50.4	151.2
11	AUT11	11	50.4	151.2
12	AUT12	12	50.4	151.2
13	AUT13	13	50.4	151.2
14	AUT14	14	50.4	151.2
TOTAL	TOTAL	TOTAL	705.6	2116.8

Total Area 1451sqm
 Comprised in C.T.139663

1. PETER ROBERT ALMOND
 being a person entitled to practice as a Licensed Surveyor, hereby certifies that the area and volume of the units and common property shown on this plan are correct and true and that the units and common property are in accordance with the Unit Titles Act 1972.
 Dated this 28th day of April 2004.
 Peter Robert Almond
 Licensed Surveyor

Address of Body Corporate:
 P.O. Box 915, QUEENSTOWN

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Address of Body Corporate:
 P.O. Box 915, QUEENSTOWN

Registered Landowner:
 [Signature]

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Address of Body Corporate:
 P.O. Box 915, QUEENSTOWN

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Address of Body Corporate:
 P.O. Box 915, QUEENSTOWN

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Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Address of Body Corporate:
 P.O. Box 915, QUEENSTOWN

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

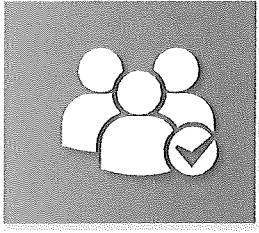
Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]

Registered Landowner:
 [Signature]



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Balrum Pty Limited

PERSON AFFECTED PERSON'S DETAILS

I/We LEONARDS MANAGEMENT 2023 LTD
Are the owners/occupiers of UNIT # 3

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Carry out residential visitor accommodation to 365 nights per annum accommodating a maximum of 6 persons per night.

at the following subject site(s):
13 D Poole Lane - Unit 4 DP 336066 1

- 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. [Signature]



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)	
	Contact Phone / Email address	
	Signature	Date

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.





AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Balrum Pty Limited

PERSON AFFECTED PERSON'S DETAILS

I/We Ashley Young

Are the owners/occupiers of

13A Poole Lane - Unit 1

DETAILS OF PROPOSAL

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

Carry out residential visitor accommodation to 365 nights per annum accommodating a maximum of 6 persons per night.

at the following subject site(s):

13 D Poole Lane - Unit 4 DP 336066 1



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



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

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

Ashley Young



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)	
	Contact Phone / Email address	
	Signature	Date

ASHLEY YOUNG
0416458557
Ashley Young
18.08.24

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.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy




R. W. Muir
Registrar-General
of Land

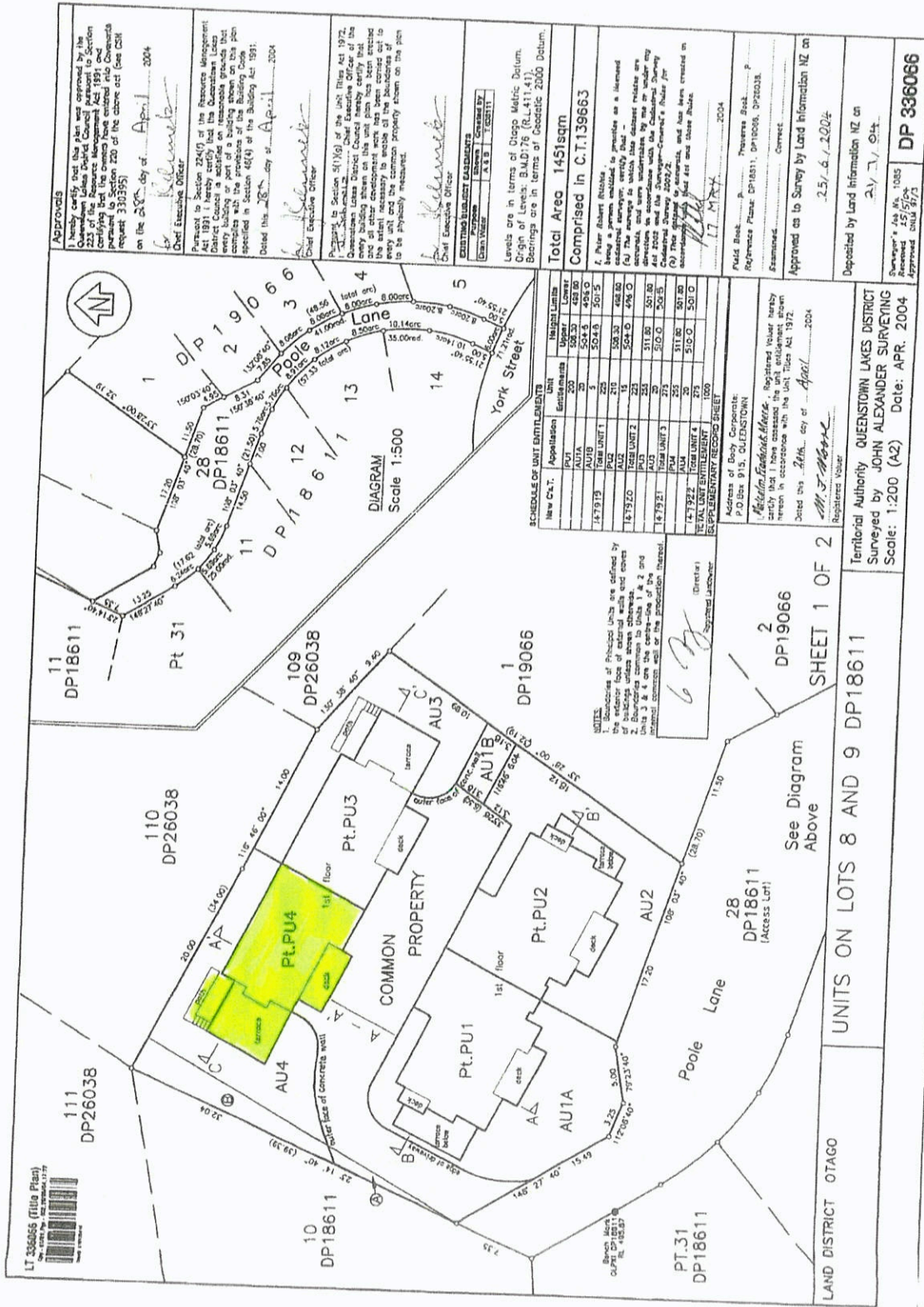
Identifier 147922
Land Registration District Otago
Date Issued 21 July 2004

Prior References
139663

Supplementary Record Sheet
165121

Estate Stratum in Freehold
Legal Description Unit 4 Deposited Plan 336066 and
Accessory Unit 4 Deposited Plan 336066
Registered Owners
Balrum Pty Limited

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet
6086655.6 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 164714) -
21.7.2004 at 9:00 am



Approvals
I hereby certify that this plan was approved by the Queen's Bench and the Registrar of Land Information NZ on the 25th day of April 2004.
Chief Executive Officer
[Signature]

Pursuant to Section 224(4) of the Resource Management Act 1991, I hereby certify that the information on this plan is true and correct to the best of my knowledge and belief and that the plan complies with the provisions of the Building Act 1991.
Dated this 25th day of April 2004.
Chief Executive Officer
[Signature]

Pursuant to Section 4(1)(g) of the Unit Titles Act 1972, I hereby certify that the information on this plan is true and correct to the best of my knowledge and belief and that the plan complies with the provisions of the Unit Titles Act 1972.
Dated this 25th day of April 2004.
Chief Executive Officer
[Signature]

EXTENDING EXISTING SUBDIVISIONS
Name of Unit: DP18611
Subdivided by: A.S.B. 1/10/11
Date: 17/11/11

Units are in terms of Chopp Metric Datum.
Chopp Datum: B.M.D.78 (R.L.411.41).
Bearings are in terms of Geodetic 2000 Datum.

Total Area 1451sqm
Comprised in C.T.139663

If other sheets include, in part, as a licensed professional surveyor, any part of the area shown on this plan, the surveyor shall be responsible for the accuracy of the information shown on the plan and the surveyor shall be responsible for the accuracy of the information shown on the plan and the surveyor shall be responsible for the accuracy of the information shown on the plan.

Field Book
Reference Plan: DP18611, DP19066, DP20031.
Examined: Correct.
Approved on to Survey by Land Information NZ on: 25/4/2004
Deposited by Land Information NZ on: 25/4/2004
Surveyor's No. 1085
Approved: 21/1/04
DP 396066



Address of Body Corporate:
P.O. Box 915, QUEENSTOWN

Registered Valuer hereby examined the unit entitlement shown in accordance with the Unit Titles Act 1972.
Dated this 25th day of April 2004.
[Signature]
Registered Valuer

Territorial Authority QUEENSTOWN LAKES DISTRICT
Surveyed by JOHN ALEXANDER SURVEYING
Scale: 1:200 (A2) Date: APR. 2004

UNITS ON LOTS 8 AND 9 DP18611

See Diagram Above

SHEET 1 OF 2

DP19066

[Handwritten mark]



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Tania Marie Julyan

PERSON AFFECTED PERSON'S DETAILS

I/We Balrum Pty Limited c/o Michelle Nugan

Are the owners/occupiers of
13 D Poole Lane - Unit 4 DP 336066 1

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Carry out residential visitor accommodation to 365 nights per annum accommodating a maximum of 7 persons per night.

at the following subject site(s):
13 B Poole Lane - Unit 2 DP 336066



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.

1 plan attached.



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) Tania Maria Julyan	
	Contact Phone / Email address 02102967897	
	Signature 	Date 15/8/24

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

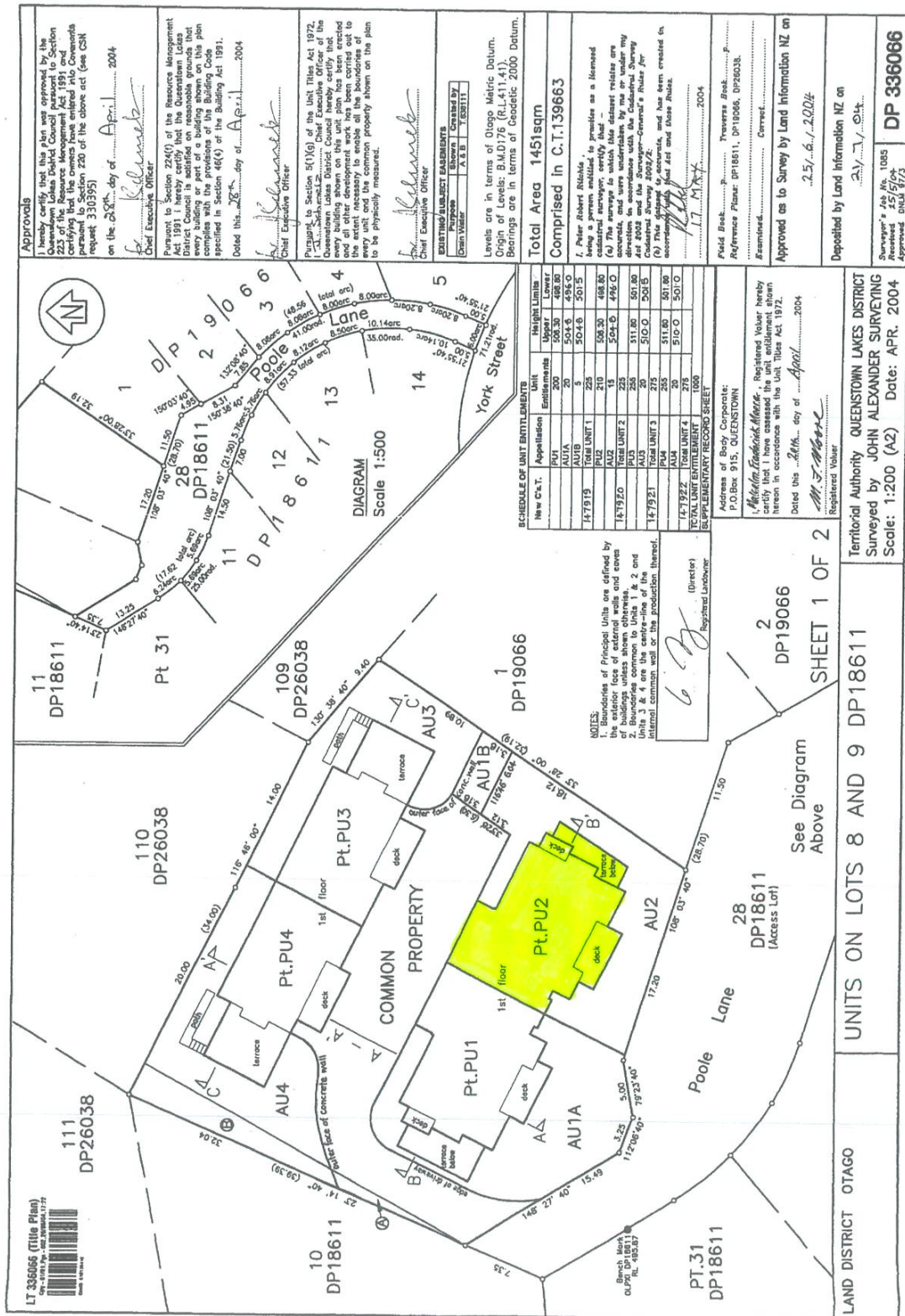
Conditional written approvals cannot be accepted.

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.





Approvals

I hereby certify that this plan was approved by the Council of the Resource Management Act 1991 and that the owners have entered into a Consent pursuant to Section 220 of the above act (see CSN request 336066) on the 25th day of April 2004

[Signature]
Chief Executive Officer

Pursuant to Section 224(1) of the Resource Management Act 1991 I hereby certify that the Queenstown Lakes District Council in addition on reasonable grounds that complies with the provisions of the Building Code specified in Section 46(4) of the Building Act 1991.

Dated this 28th day of April 2004

[Signature]
Chief Executive Officer

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I hereby certify that the plan complies with the provisions of the Unit Titles Act 1972 and that every building shown on this plan has been erected to the extent necessary to give effect to the provisions of every unit and the common property shown on the plan to be physically measured.

[Signature]
Chief Executive Officer

EXISTING SUBJECT EASEMENTS

Section	Priority	Benefit To	Benefit From
188117	1	188117	188117

Levels are in terms of Ottago Metric Datum.
Origin of Levels: B.M.D176 (R.L.411.41).
Bearings are in terms of Geocentric 2000 Datum.

Total Area 1451sqm
Comprised in C.T.139663

I, Peter Robert Ritchie, being a person entitled, to provide as a licensed surveyor, certify that the plan complies with the provisions of the Unit Titles Act 1972 and that every building shown on this plan has been erected to the extent necessary to give effect to the provisions of every unit and the common property shown on the plan to be physically measured.

[Signature]
Registered Landowner

SCHEDULE OF UNIT ENTITLEMENTS

New Co. T.	Appellation	Unit Entitlements	Height Limits
147919	AU1A	20	504.6 - 496.0
147919	AU1B	25	504.6 - 501.5
147920	TOTAL UNIT 1	45	504.6 - 496.0
147920	AU2	210	504.0 - 498.0
147920	TOTAL UNIT 2	225	504.0 - 498.0
147921	AU3	255	511.8 - 501.0
147921	AU3	20	510.0 - 501.5
147921	TOTAL UNIT 3	275	511.8 - 501.5
147922	AU4	30	510.0 - 501.0
147922	TOTAL UNIT 4	275	510.0 - 501.0
147922	TOTAL UNIT ENTITLEMENT	1000	

REGULATORY RECORD SHEET

Address of Body Corporate:
P.O. Box 915, QUEENSTOWN

[Signature]
Registered Valuer

NOTES:

- Boundaries of Principal Units are defined by the exterior face of external walls and eaves.
- Boundaries common to Units 1 & 2 and Units 3 & 4 are the centre-line of the internal common wall or the production thereof.

Address of Body Corporate:
P.O. Box 915, QUEENSTOWN

[Signature]
Registered Valuer

Registered Valuer hereby certifies that I have assessed the unit entitlement shown hereon in accordance with the Unit Titles Act 1972.

Dated this 26th day of April 2004



LAND DISTRICT OTAGO

UNITS ON LOTS 8 AND 9 DP18611

Scale: 1:200 (A2) Date: APR. 2004

See Diagram Above

DP19066

SHEET 1 OF 2

DP18611 (Access Lot)

POOLE LANE

YORK STREET

APPROVED AS TO SURVEY BY LAND INFORMATION NZ ON

25/4/2004

DEPOSITED BY LAND INFORMATION NZ ON

25/4/2004

DP 336066

Surveyor's No. 1085
Approved ONL 1973