

APPLICATION AS NOTIFIED

Cromer (NZ) Limited

(RM240899)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

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

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

Cromer (NZ) Limited

What is proposed:

For land use consent to undertake to undertake residential visitor accommodation (RVA) from within an existing residential apartment for 365 nights per year, for up to nine persons, with transport breaches of a shortfall of mobility parking and a shortfall in minimum sight distances.

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

Apartment 1, 6a Lordens Place, Queenstown (Unit A and Accessory Unit A1, A2 Deposited Plan 345147 held in Record of Title 185004)

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM240899 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Kayla Vincent, who may be contacted by phone at 03 443 0409 or e-mail at kayla.vincent@qldc.govt.nz

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

Monday 5th May 2025

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

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

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

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

You must serve a copy of your submission to the applicant (Cromer (NZ) Limited, md@cromerproperty.com) as soon as reasonably practicable after serving your submission to Council:

C/- Charlotte Clouston
charlotte@jea.co.nz
John Edmonds & Associates Limited
PO Box 98,
Queenstown, 9300

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: Wednesday 2nd April 2025.

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 20-Mar-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8350741	1	29-Oct-2024
PUB_ACC	AEE	8350746	1	29-Oct-2024
PUB_ACC	Appendix A - Record of Title 185004	8350742	1	29-Oct-2024
PUB_ACC	Appendix B - Floor Plans and Elevations	8350743	1	29-Oct-2024
PUB_ACC	Appendix C - Residential VAMP	8350744	1	29-Oct-2024
PUB_ACC	Appendix D - APA	8350745	1	29-Oct-2024
PUB_ACC	APA - 10 Lordens Place	8503035	1	03-Mar-2025

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: **Cromer (NZ) Limited**

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Donna Scott-Young***Postal Address: **1 Sutherland Avenue, Ascot, Brisbane, Australia**

*Post code:

4007

*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: **md@cromerproperty.com**

*Phone Numbers: Day

Mobile: **+61 417635657**

*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: **Emma Ryder (JE&A)***Phone Numbers: Day **03 450 0009**Mobile: **027 841 9989***Email Address: **emma@jea.co.nz***Postal Address: **PO Box 95, Queenstown**

*Postcode:

9300

INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:

*Attention: **Donna Scott-Young***Postal Address: **1 Sutherland Avenue, Ascot, Brisbane, Australia**

*Post code:

4007

*Please provide an email AND full postal address.

*Email: **md@cromerproperty.com**



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

Apartment 1, 6a Lordens Place, Queenstown

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

Unit A and Accessory Unit A1, A2, Deposited Plan 345147, and held in Certificate of Title 185004

District Plan Zone(s): Lower Density Residential



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

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

YES

NO

Is there a dog on the property?

YES

NO

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

YES

NO

If 'yes' please provide information below



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:

Use a residential unit for Residential Visitor Accommodation (RVA) for up to 365 nights per year, for up to 9 guests.



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

8

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:

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

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

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

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



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



PRIVACY INFORMATION

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



FEEES INFORMATION

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

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



FEES INFORMATION // CONTINUED

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

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

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that 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 – BKNZ222)

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 **RMCROME**

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

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

(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 **9/16/24**

APPLICATION & DECLARATION

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



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

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

OR:



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

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

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

Full name of person lodging this form **Emma Ryder**

Firm/Company **JE&A**

Dated **16/09/2024**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

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

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

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

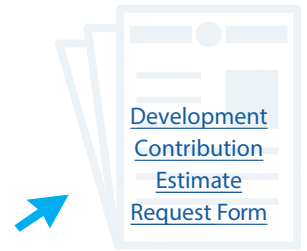
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas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

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as 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)

Record of Title

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

Assessment of Environmental Effects
Residential Visitor Accommodation
at 6a Lordens Place, Queenstown
October 2023

EXECUTIVE SUMMARY OF PROPOSAL

Cromer (NZ) Limited (the Applicant) seek resource consent to use an existing residential unit for Residential Visitor Accommodation up to 365 nights per year, for up to 9 guests (up to 6 adults and 3 children) at Apartment 1, 6a Lordens Place, Fernhill Queenstown.

Location:	Apartment 1, 6a Lordens Place, Fernhill, Queenstown
Legal Description:	Unit A and Accessory Unit A1, A2, Deposited Plan 345147, and held in Certificate of Title 185004
Territorial Authority:	Queenstown Lakes District Council
Plan:	PDP - Proposed District Plan (PDP)
Zoning:	Low Density Residential
Natural Hazards:	Liquefaction Susceptibility: LIC 1 – Nil to Low Risk
Other:	N/A
Activity Status:	Restricted discretionary

APPENDICES

Appendix A -	Record of Title
Appendix B -	Floor Plans and Elevations
Appendix C -	Residential Visitor Accommodation Management Plan
Appendix D -	APA – Resolution for apartments to be used for 365 nights VA

TABLE OF CONTENT

1 INTRODUCTION 4

 1.1 Overview 4

 1.2 Site Description and Surrounds 5

 1.3 Receiving Environment 6

 1.4 Consent History 6

2 DESCRIPTION OF PROPOSAL 6

3 DISTRICT PLAN PROVISIONS 7

 3.1 Proposed District Plan 7

 3.2 Activity Status Summary 7

4 ACTIVITY STATUS 7

5 WRITTEN APPROVALS 8

6 ASSESSMENT OF EFFECTS 8

 6.1 Permitted Baseline 8

 6.2 Actual & Potential Effects 8

 6.3 The location, nature and scale of activities 9

 6.4 Vehicle access and parking 9

 6.5 The management of noise, rubbish, recycling and outdoor activities 9

 6.6 Privacy and overlooking 10

 6.7 Outdoor lighting 12

 6.8 Guest management and complaints procedures 12

 6.9 The keeping of records of residential visitor accommodation use, and availability of records for Council inspection 12

 6.10 Monitoring requirements, including imposition of an annual monitoring charge 12

 6.11 Residential Zone Design Guide 2021 13

 6.12 Summary of Assessment of Effects 13

7 OBJECTIVES AND POLICIES ASSESSMENT 13

 7.1 Proposed District Plan 13

8 NOTIFICATION SUMMARY 14

 8.1 Public notification 14

 8.2 Limited notification 15

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991) 15

10 CONCLUSION 16

1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to use a residential unit for Residential Visitor Accommodation (RVA) for up to 365 nights per year, for up to 9 guests (up to 6 adults and 3 children) at Apartment 1, 6a Lordens Place, Fernhill, Queenstown. The site is zoned Low Density Residential within the PDP.

Apartment 1 occupies the first floor of the block with two further apartments located on the upper floors. Affected Person's Approval has been provided by the owners of the other two apartments (**Appendix D**).



Figure 1: Site Location (Site identified in yellow, Subject Unit identified in red)

Overall, it is considered that the proposal will result in a less than minor effect upon the adjoining properties and the environment. It is consistent with the strategic direction provided for in the PDP. As such, it is considered that the application can be approved on a non-notified basis.

1.2 Site Description and Surrounds

The site (Apartment 1) is legally described as Unit A and Accessory Unit A1, A2, Deposited Plan 345147, and held in Certificate of Title 185004 (a copy of which has been attached as **Appendix A**). There are no instruments listed on the Title that are of relevance to the current application.

Apartment 1 is one of three terraced apartments within a unit title development and occupies the first floor of a five storey building. Floor plans and elevations are attached at **Appendix B**.

Apartment 1, 6a Lordens Place has a total floor area of 272m². The Apartment contains an open plan living, kitchen and dining area, a master bedroom with ensuite, two further bedrooms, a bathroom and laundry room. There is an outdoor living area/balcony on the north-eastern corner of the Apartment that is accessed from the living and dining areas. The outdoor living area looks out over Lake Wakatipu and towards The Remarkables.

The garage/storage space allocated to Apartment 1 (shown as AUA2 on Certificate of Title) is located within the ground floor of the building and has a floor area of 65m². Apartment 1 has a private double garage (named 'Garage 1' on the floor plans) and storeroom with lift access and stairs up to the Apartment.

The site is accessed via a private driveway off Lordens Place which connects to the north-eastern corner of the site. The site shares access on the private driveway with 8 Lordens Place and 10 Lordens Place.

The surrounding area is characterised by a mix of residential and visitor accommodation activities. The surrounding area largely comprises established built form. To the west, north-west and south of the subject site is land zoned Lower Density Residential with a Visitor Accommodation sub-zone which is currently vacant, however subdivision consent is being sought for 15 lots (RM220993).

The Council's Hazards Register identifies a liquefaction hazard risk of 'nil to low' over the subject site.

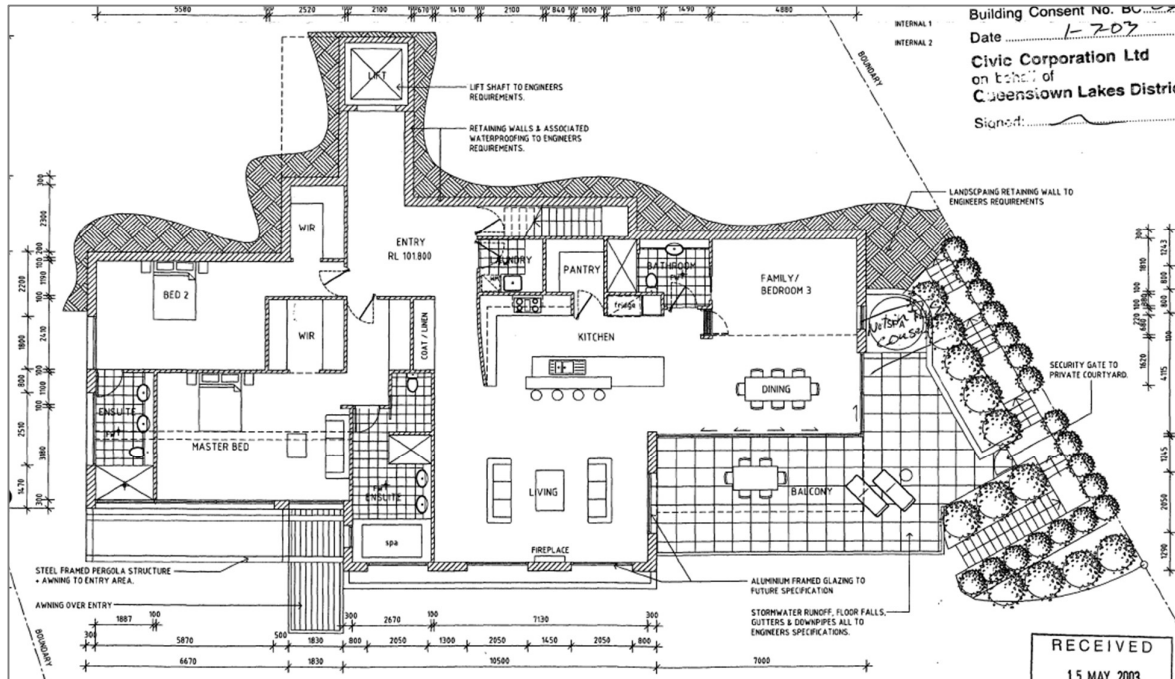


Figure 2: Floor plan of Apartment 1

1.3 Receiving Environment

The receiving environment is described in section 1.2 of this report and includes the urban environment in which the subject site is located. The receiving environment is characterised by apartments and single dwellings, used for residential activity and RVA (identified below).

Table 1: Residential Visitor Accommodation and Visitor Accommodation within proximity to the Subject Site.

Address	Number of Nights	Consent Ref.
Apartment 3, 6 Lordens Place	365	RM180318
195C Fernhill Road	365	RM160697

1.4 Consent History

The following resource consents have been granted in relation to the subject site and are summarised in the table below.

Table 2: Consent History

Consent number	Date	Description
BC030588	3 January 2007	Construction of a 3-storey apartment building.
RM180317	16 April 2018	Consent was approved to undertake visitor accommodation for up to 180 nights per year, for up to 8 guests.

2 DESCRIPTION OF PROPOSAL

The applicant seeks resource consent to use an existing residential unit for RVA for up to 365 nights per year, for up to 9 guests (2 adults per bedroom and 3 children).

The site and RVA use will be managed off site by a Property Manager as detailed within the proposed RVA Management Plan attached as **Appendix C**. This Management Plan has outlined measures to be implemented on site to appropriately manage any potential nuisance effects of the RVA use. These measures include:

- Restrictions on outdoor living areas;
- Requirement to comply with conditions of the relevant resource consent decision;
- Ensuring the total number of guests does not exceed 2 guests;
- Management of rubbish; and
- Management of parking areas, including allocation of parking during visitor accommodation use.

The Management Plan is a dynamic document in which to continue managing effects and include new content if anything were to arise throughout the RVA use. The Management Plan includes the contact details of the manager, and the complaints process, if any concerns arise from neighbours.

This application does not include any physical changes to the existing building on the site. The application is for RVA use of the residential unit only.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Lower Density Residential, and the purpose of the zone related to residential visitor accommodation is:

'The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.'

Under the PDP, Resource Consent is sought for the following:

Chapter 7 – Lower Density Residential

- A **restricted discretionary** activity resource consent pursuant to rule 7.5.18, for Residential Visitor Accommodation for up to 365 nights per year. Council's discretion is restricted to:
 - a. *The location, nature and scale of activities;*
 - b. *Vehicle access and parking;*
 - c. *The management of noise, rubbish, recycling and outdoor activities;*
 - d. *Privacy and overlooking;*
 - e. *Outdoor lighting;*
 - f. *Guest management and complaints procedures;*
 - g. *The keeping of records of residential visitor accommodation use, and availability of records for Council inspection;*
 - h. *Monitoring requirements, including imposition of an annual monitoring charge.*

3.2 Activity Status Summary

The activity status of the application is restricted discretionary.

4 ACTIVITY STATUS

Sections 104 and 104C set out the relevant assessment matters for resource consent applications carrying the restricted discretionary activity status:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–*
 - (a) *any actual or potential effects on the environment of allowing the activity; and*
 - (b) *any relevant provisions of–*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

104C Determination of applications for restricted discretionary activities

- (1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which –*
 - (a) *A discretion is restricted in national environmental standards or other regulations;*
 - (b) *It has restricted the exercise of its discretion in its plan or proposed plan.*

- (2) *The consent authority may grant or refuse the application*
- (3) *However, if grants the application, the consent authority may impose conditions under section 108 only for those matters over which –*
- (a) *A discretion is restricted in national environmental standards or other regulations:*
- (b) *It has restricted the exercise of its discretion in its plan or proposed plan.*

5 WRITTEN APPROVALS

Affected Party Approval has been provided by the other units and these are included within **Appendix D**. A resolution was passed by the body corporate approving the use of all units for 365 nights RVA.

Table 3: *Affected Party Approvals*

Person (owner/occupier)	Address	Location in respect of subject site
Lordens Ltd	Apartment 2, 6 Lordens Place	Adjoining apartment
Lordens Penthouse Ltd	Apartment 3, 6 Lordens Place	Adjacent apartment

6 ASSESSMENT OF EFFECTS

6.1 Permitted Baseline

Under section 104(2) of the RMA, Council may disregard an adverse effect of a proposed activity on the environment if a plan permits an activity with that effect. The permitted baseline refers to the effects of permitted activities or activities which have already been granted resource consent on the subject site. The permitted baseline provides a clear baseline from which any effect beyond this can be assessed.

In this instance, the baseline is considered to be residential activity, homestay activity and RVA up to 90 nights per year. In all cases there could be up to 9 people (2 adults per bedroom and 3 children), with no restrictions on use of the outdoor living spaces. These activities can occur on the site without consent. Therefore, only the effects of the RVA use of over 90 nights to 365 nights should be considered.

It is also noted that while not part of the permitted baseline, the apartment is already consented for 180 nights use as visitor accommodation for up to 8 guests, which is considered to form part of the consented baseline.

6.2 Actual & Potential Effects

The following is included within the matters of discretion under rule 7.5.18:

- a) *The location, nature and scale of activities;*
- b) *Vehicle access and parking;*
- c) *The management of noise, rubbish, recycling and outdoor activities;*
- d) *Privacy and overlooking;*
- e) *Outdoor lighting;*
- f) *Guest management and complaints procedures;*
- g) *The keeping of records of residential visitor accommodation use, and availability of records for Council inspection;*
- h) *Monitoring requirements, including imposition of an annual monitoring charge.*

These matters form the basis of which the proposal assessment is restricted to. The matters are addressed within the information provided below.

6.3 The location, nature and scale of activities

The proposal seeks to use an existing residential unit for RVA. The subject unit is located within an apartment complex, within proximity to Queenstown Town Centre.

The area in which the unit is located is characterised by a mix of residential, RVA and VA as outlined in section 1.3 above, including within the same apartment building, which has Apartment 3 consented for 365 nights visitor accommodation.

In terms of scale of the activity, the proposal seeks to use the 3-bedroom unit for up to 2 adults per bedroom and 3 children, which is the same number of people that could be expected to be accommodated within a residential unit of this nature and size. The small scale of the activity is appropriate within the site context, given that the scale of the activity being similar to the scale of residential use of the apartment. The Management Plan outlines that the dwelling will accommodate up to 9 guests at any one time and will only be rented to one group at a time. The scale of the activity is limited by way of the size of the unit. The property is already consented for up to 8 guests, which could all be adults, therefore there is a reduction in the number of adults that can stay at the property by 1.

There are no proposed changes to the external appearance of the building as part of this application. The existing building will continue to appear as a complementary part of the wider Queenstown urban fabric, contained within the apartment complex.

There is a difference in elevation between the site and the surrounding properties to the east and south which will aid in reducing the effects of the proposed activity in this direction. Outdoor activity will be limited in the evening hours through the proposed Management Plan (attached at **Appendix D**) which will also assist in mitigating potential noise effects.

Fernhill Road is a regular bus route, where the nearest bus stop is on Fernhill Road at the end of Lordens Place, an approximate 100m walk from the end of the driveway to the apartment.

The nature and scale of the activity is appropriately mitigated through the size of the unit and limiting the number of guests and is considered appropriate within this unit, and apartment complex.

6.4 Vehicle access and parking

There are no requirements under the PDP for car parking to be provided for RVA activity, however there are two designated car parking spaces for Apartment 1 within a garage for exclusive use by the occupants of the unit, as shown on the Survey Plan in Appendix A, ensuring parking associated with up to 9 guests, including mobility parking if required, can be accommodated safely and off-street. However, it is unlikely that a mobility park will be required considering the design of the unit not being catered towards accessible use.

Vehicle access to and from the site is via the shared driveway onto Lordens Place, which is a wide and safe access. Vehicles will be able to enter and exit to Lordens Place in a forward motion and given the location of the driveway at the top of the cul de sac, there is good visibility at the access entry. The proposal will not generate a high level of traffic in the area and will not be greater than that for a normal residential use of the unit.

The site shares access to the private driveway with 8 Lordens Place and 10 Lordens Place. As the proposed activity is small in scale with the maximum number of people accommodated for in the apartment being eight, traffic generation is expected to be of a similar level to residential use of the unit. For these reasons, it is considered that there are unlikely to be any adverse effects associated with vehicle or pedestrian movements to and from the apartment, or in the vicinity.

For these reasons any adverse effect from or on traffic will be less than minor.

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

RVA activities are required to comply with the District Plan standards (36.5.2). The assessment matters seek to avoid noise emissions beyond the property boundary through mitigation measures.

The majority of the RVA activity will be undertaken inside the existing unit, and where it is located outside on the balcony, the hours of use will be restricted. It is considered that activity undertaken within the building will comply with the district plan standards considering the design of the building to recent building code standards.

The RVA Management Plan identifies the following methods to be utilised to avoid and mitigate adverse effects from the outdoor living areas:

- Consideration must be shown to neighbours at ALL times. Particularly in relation to noise and any other activities that cause nuisance to neighbours.
- Guests shall not engage in activities which generate excessive noise.
- The unit is located within a residential area and use of the outdoor space associated with the accommodation is not permitted between 10pm and 7am daily.
- There shall be no outside speaker systems operating at any time.
- Signage is to be placed on doors leading to outside entertainment area stating: “Outdoor area, is STRICTLY not to be used between 10pm and 7am daily”.
- There is a comments and complaints procedure in place.

The outdoor living area associated with Apartment 1 is on the north-eastern corner of the apartment. It is oriented in this direction to provide views toward Lake Wakatipu and The Remarkables. The orientation of the outdoor living area in combination with the topography of the receiving environment and existing planting along the northern and eastern boundary will aid in reducing any adverse effects of the activity on neighbouring properties. The proposed activity is of a small, similar scale to residential use of the apartment with the maximum number of guests being accommodated for in the apartment being nine. The management plan for the apartment prohibits guests from using the outdoor living areas between the hours of 10pm and 7am. These limits on the use of the apartment will aid in reducing the actual or potential effects of the activity. As such, it is not considered any excessive noise will be experienced from outside the unit as a result of the RVA use over that anticipated by full time residents, and the use of the unit would be acceptable in the context.

The RVA managers will ensure all rubbish and recycling is collected from the unit upon departure of the guests and disposed of appropriately within the communal rubbish and recycling areas for private collection.

6.6 Privacy and overlooking

The residential unit is contained within an apartment building which is oriented towards the lake and mountains beyond, to the east of the site. The entry into the unit is via an entrance lobby on the ground floor to a lift which provides access to each apartment. There are not considered to be any privacy or overlooking effects upon entry into the unit.

Once in the apartment there is no potential for privacy and overlooking effects on any of the other apartments as Apartment 1 occupies the entire first floor and the other two apartments are located above on the upper floors.

There will be no adverse overlooking or privacy effects on persons to the east (195 Fernhill Road) or south-east (Chandler Lane) as the subject site is located at a higher elevation, with the apartment building located within the western portion of the site, providing a horizontal and vertical separation.

There is established screening planting and landscaping along the north, west and southern boundaries which will aid in reducing noise and visual effects on neighbouring properties. The outdoor living area/balcony is located on the north-eastern corner of the apartment. The balcony is screened to the north by a solid wall on the north end of the balcony as shown in **Figure 2** below and then screening planting along the boundary as shown above in **Figure 3**.



Figure 2: View from access showing solid screening on wall on north side of balcony (shown by red arrow).

There are not considered to be any overlooking and privacy effects on persons at properties to the west of the Apartment as there are no windows on this façade.

Apartment 3 has provided their APA, and therefore effects will not be considered on these unit owners.

As such, no overlooking or privacy effects will arise of the additional use of the apartment for RVA considering the design of the indoor and outdoor spaces, the orientation of the apartment towards the lake, and the difference in elevation between the subject site and the surrounding area (including immediately adjoining sites).



Figure 3: Planting along eastern boundary

6.7 Outdoor lighting

All outdoor lighting at the property is down lights ensuring there is no adverse effects from light spill on adjoining properties.

6.8 Guest management and complaints procedures

The RVA Management Plan sets out the use of the unit for guests. Included in this is a complaints procedure which provides 24/7 contact for any issues that arise from the use of the dwelling for RVA. However, if guests adhere to the RVA Management Plan and house rules, complaints should not arise from the use. The owners and property manager will ensure that there are no potential hazards on site that could result in health and safety issues.

6.9 The keeping of records of residential visitor accommodation use, and availability of records for Council inspection

Records will be kept by the owners/property manager for the RVA use, and all records will be available for Council's inspection whenever necessary.

6.10 Monitoring requirements, including imposition of an annual monitoring charge

The owners are aware of potential monitoring requirements by the Council, and their responsibility for a monitoring charge if necessary.

6.11 Residential Zone Design Guide 2021

Rule 9.5A.1 requires that all restricted discretionary activities under Rules 9.4 and 9.5 provide a statement confirming the relevant design elements from the Residential Zone Design Guide 2021 has been considered. In this case, the Design Guide has been considered, however as there are no physical works proposed, and the proposal is within an existing dwelling, no further assessment is warranted.

6.12 Summary of Assessment of Effects

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor.

7 OBJECTIVES AND POLICIES ASSESSMENT

7.1 Proposed District Plan

The relevant provisions are contained within Chapter 3- Strategic Direction and Chapter 9 – High Density Residential zone. The relevant objectives and associated policies are:

Clause	Description	Assessment
Chapter 3	Strategic Direction	
3.2.1	<i>Objective - The development of a prosperous, resilient and equitable economy in the District</i>	The RVA will support the tourism industry, as well as provide residential accommodation.
3.2.1.1	<i>Objective - The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.</i>	The RVA is on a site located in proximity to the lake and to Queenstown town centre. The apartment offers well designed accommodation for guests.
3.3.1	<i>Policy – Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.</i>	The proposed RVA is consistent with objectives and policies for the relevant zone and this is demonstrated below.
Chapter 7	Lower Density Suburban Residential	
7.2.8	<i>Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.</i>	The subject property is located within close proximity to Queenstown Town Centre and the bus network. The proposal will not create any traffic safety effects, as parking will be provided on site. The dwelling will retain its appearance as a residential unit and the scale of the activity is small in nature.
7.2.8.2	<i>Restrict the establishment of visitor accommodation in locations outside the Visitor</i>	While the subject site is not located within the visitor accommodation sub-

	<i>Accommodation Sub-Zones to ensure that the zone maintains a residential character.</i>	zone, it will ensure that the zone as a whole maintains a residential character. The dwelling will retain its appearance as a residential unit, (although its visibility is fairly limited due to its location down a driveway and the elevation of the area) and is of a small scale.
7.2.8.3	<i>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.</i>	There are no physical changes proposed to the apartment as part of this application. The unit will maintain its appearance as an apartment within a mixed residential and RVA environment. The Management Plan will ensure noise and nuisance effects are effectively managed.
7.2.8.4	<i>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.</i>	The proposed RVA is small scale and will contribute to the diversity of accommodation options within Queenstown. While the proposed RVA is within proximity to the town centre, it is located within an inner city suburb which provides a different accommodation option.
7.2.8.5	<i>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.</i>	As discussed in the AEE above, any actual or potential effects of the proposed use can be appropriately managed through measures prescribed by the applicant and standard conditions of consent. As such it is considered that the proposed activity can be undertaken on the site without diminishing the residential character of the receiving environment.

In summary, the proposal would be consistent with the objectives and policies in the Proposed District Plan.

8 NOTIFICATION SUMMARY

8.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, section 9.6.2.3 of the PDP specifically precludes public notification of residential visitor accommodation activities.

Therefore, this application must be processed without public notification.

8.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below.

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
 - a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risk from natural hazards.*

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- (a) *Kaitiakitanga:*
 - (aa) *The ethic of stewardship:*
 - (b) *The efficient use and development of natural and physical resources:*

- (ba) The efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) Intrinsic values of ecosystems*
- (e) [repealed]*
- (f) Maintenance and enhancement of the quality of the environment:*
- (g) Any finite characteristics of natural and physical resources:*
- (h) The protection of the habitat of trout and salmon:*
- (i) The effects of climate change:*
- (j) The benefits to be derived from the use and development of renewable energy.*

This proposal includes use of an existing residential unit located within an existing apartment complex for RVA. The management of effects on site will be ensured by the on-going adherence with the Management Plan, therefore, the development avoids adverse effects on the environment. Overall, the proposal is consistent with Part 2 of the Resource Management Act.

10 CONCLUSION

Resource consent is sought to use an existing residential unit for Residential Visitor Accommodation for up to 365 nights per year, for up to 9 guests (6 adults and 3 children) at Apartment 1, 6a Lordens Place, Fernhill, Queenstown.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **185004**

Land Registration District **Otago**

Date Issued 06 December 2004

Prior References

OT6B/495 OT6B/496

Supplementary Record Sheet

192419

Estate Stratum in Freehold

Legal Description Unit A and Accessory Unit A1, A2
Deposited Plan 345147

Registered Owners

Cromer (NZ) 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

Appurtenant hereto are rights to drain stormwater, water and sewage, convey electricity, water and telecommunications created by Easement Instrument 6354681.6 - 22.3.2005 at 9:00 am

The easements created by Easement Instrument 6354681.6 are subject to Section 243 (a) Resource Management Act 1991

Approvals Address of the Body Corporate
4, Lordens Place
QUEENSTOWN

I hereby certify that this plan was supervised by me as a Licensed Valuer of the Queenstown Lakes District Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of November 2004

Principal Administrative Officer/Authorised Officer

Pursuant to Section 224(4) of the Resource Management Act 1991, the Resource Management Act 1991, the Queenstown Lakes District Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with, or will comply with, the provisions of the Building Code specified in Section 46(4) of the Building Act 1991. Dated this 20th day of November 2004

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I, the Principal Administrative Officer of the Queenstown Lakes District Council hereby certify that every building shown hereon has been erected, and all other development work carried out to the extent necessary to enable the boundaries of every unit and common property shown on the plan to be physically measured.

Principal Administrative Officer
Date

I, Rory J O'Donnell, Registered Valuer hereby certify that I have assessed the Unit Titles Act 1972, and the person in accordance with the Unit Titles Act 1972.

Signature Date

LEVEL DATUM: OTAGO
ORIGIN: BM D/176 RL: 41.1.406

CLASS OF SURVEY : I

Total Area 1580 m²

Comprised in CT's OTEB/495 and OTEB/496

Anthony Dennis Hosken of Dunedin being a person licensed to practice as a licensed valuer certifies that

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the provisions of the Valuers Act 1992 and the Survey-General's Rules for General Survey 2002/2;

(b) This dataset is accurate, and has been created in accordance with that Act and those Rules

Dated at DUNEDIN this 20th day of November 2004

Reference Plans DP 15592

Approval as to survey by Land Information New Zealand on

Deposited by Land Information New Zealand on

File 03120 Received Instructions DP 345147

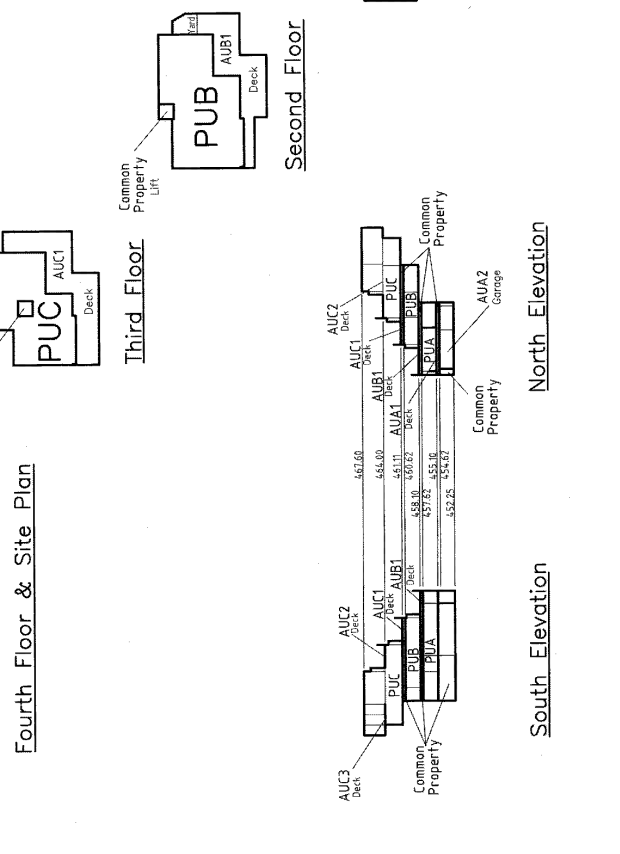
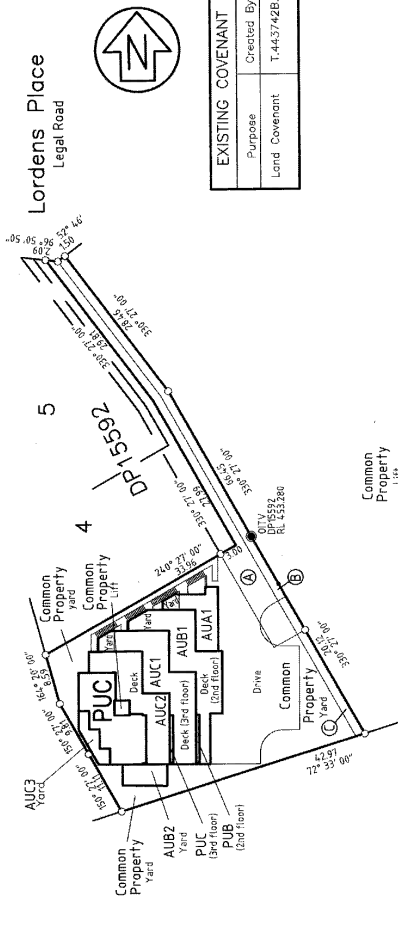
EXISTING SUBJECT EASEMENTS

Purpose	Shown	Created By
Right to Drain Foul Sewage, Stormwater & Water	Ⓐ	E.C.443742A
Right to Convey Water	Ⓑ	E.C.443742A
Right to Drain Foul Sewage, Stormwater & Water	Ⓒ	E.C.443742A

EXISTING APPURTENANT EASEMENTS

Purpose	Created By
Right to Drain Foul Sewage, Stormwater & Water	E.C.443742A
Right to Convey Water	E.C.443742A
Right to Drain Water	T.429681
Right to Drain Stormwater	E.C.444688

CT Issued	Appellation	Unit Entitlements	Height Limits	
			Upper	Lower
185004	PUA	234	457.62	455.10
	AU A1	14	457.62	455.10
	AU A2	29	454.62	452.25
	Unit Total	276		
185005	PUB	265	460.62	458.10
	AU B1	36	460.62	458.10
	AU B2	6	460.62	457.90
	AU B3	24	454.62	452.25
185006	PUC	299	460.62	461.11
	AU C1	27	464.00	461.11
	AU C2	29	467.60	464.00
	AU C3	5	467.60	464.00
Total Entitlements		Unit Total	393	
	Supplementary Record Sheet		1 000	



Surveyed by
PATERSON PITTS PARTNERS LTD
LAND SURVEYING + LAND PLANNING
RESOURCE MANAGEMENT + DEVELOPMENT
TELEPHONE (03)4427000 FACSIMILE (03)4425486 EMAIL QUEENSTOWN@ppgroup.co.nz

Units on Lots 2 & 3 DP 15592

LAND DISTRICT OTAGO
TERRITORIAL AUTHORITY Queenstown Lakes District
Scale 1 : 1000 Date AUG 2004



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier **192419**

Land Registration District **Otago**

Date Issued 06 December 2004

Plan Number DP 345147

Subdivision of

Lot 2 Deposited Plan 15592 and Lot 3 Deposited Plan 15592

Prior References

OT6B/495 OT6B/496

Unit Titles Issued

185004	185005	185006
--------	--------	--------

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.

Appurtenant hereto are rights to drain water created by Transfer 429681 - 18.9.1974 at 10:51 am

Land Covenant in Transfer 443742B.1 - 24.7.1975

Subject to a right of way, right to drain water, foul sewage, stormwater and concey water over parts marked A and B DP 345147 and right to drain water, foul sewage & stormwater over part marked C DP 345147 specified in Easement Certificate 443742A - 24.7.1975 at 11.57 am

Appurtenant hereto are rights of way and rights to drain water, foul sewage & stormwater specified in Easement Certificate 443742A - 24.7.1975 at 11.57 am

The easements specified in Easement Certificate 443742A are subject to Section 37 (1) (a) Counties Amendment Act 1961 6239012.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 6.12.2004 at 9:00 am

6266675.1 Change of rules of the Body Corporate - 23.12.2004 at 9:00 am

12005616.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 28.1.2021 at 3:29 pm

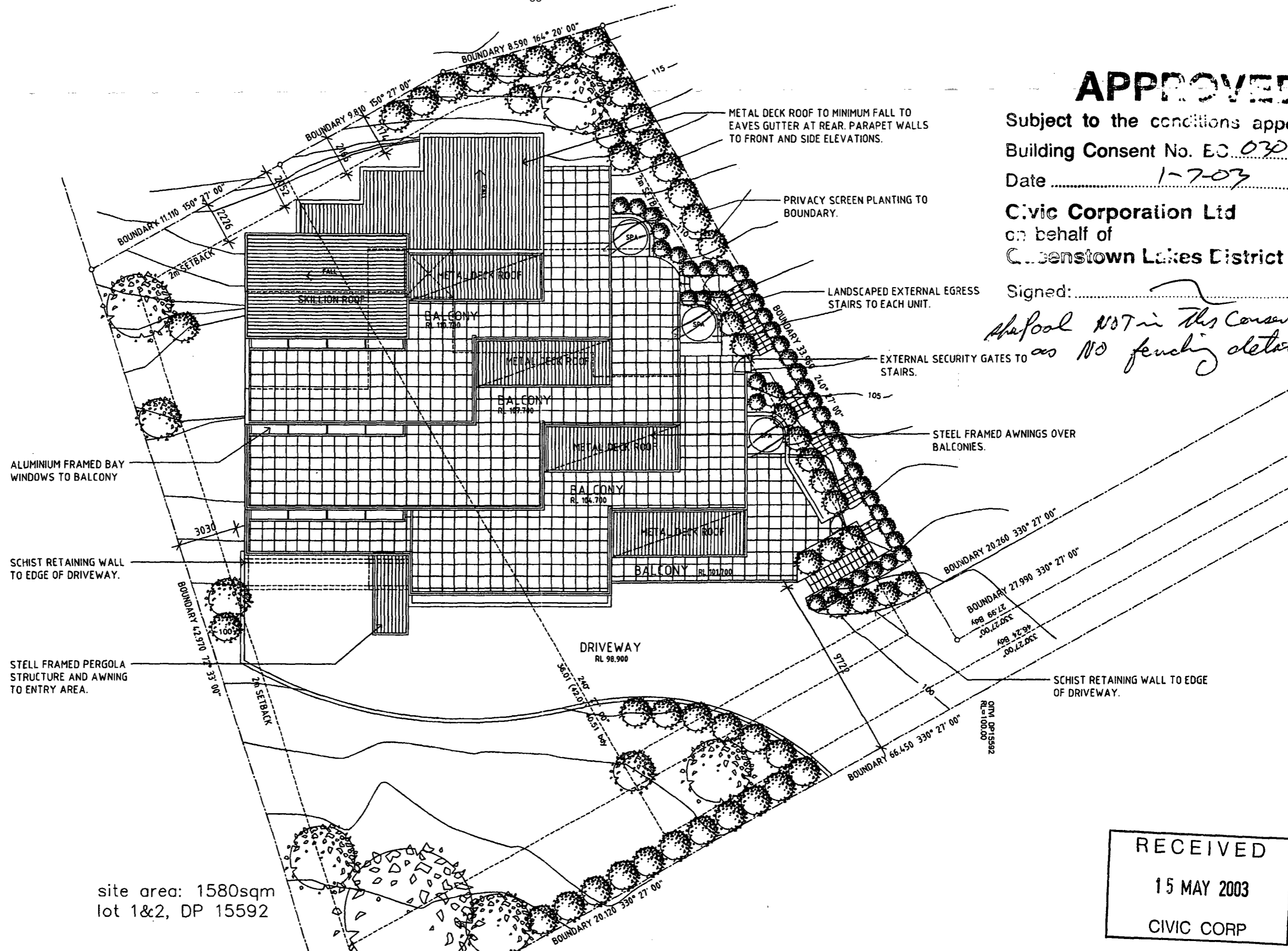
APPROVED

Subject to the conditions appended to
Building Consent No. EC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____
*A pool NOT in this consent
as no fencing details*



site area: 1580sqm
lot 1&2, DP 15592

RECEIVED
15 MAY 2003
CIVIC CORP

○ site plan
1:200
**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: site plan

reference: A2001 | issue: -
date: march 03 | scale: 1:200@3

rfa
robert ferguson
architects

APPROVED

Subject to the conditions appended to

Building Consent No. LC 020588

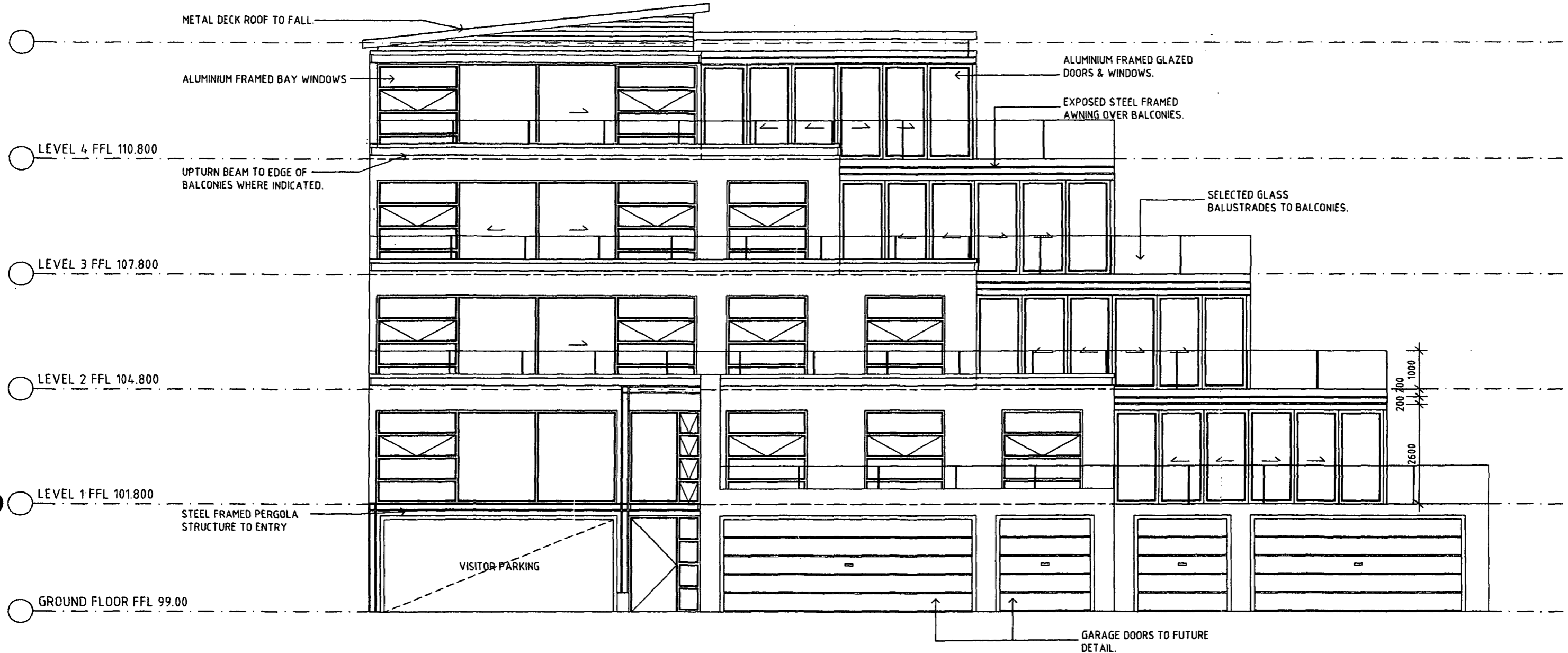
Date 1-7-03

Civic Corporation Ltd

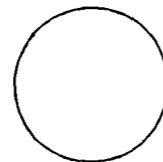
on behalf of

Queenstown Lakes District Council

Signed: _____



RECEIVED
 15 MAY 2003
 CIVIC CORP



revision: - | - | -

project: new multi residential development
 lordens lane
 queenstown, nz
 client: graeme shaw
 drawing: east elevation

reference: a3001 | issue: -
 date: march 03 | scale: 1:100 @ A3

T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au

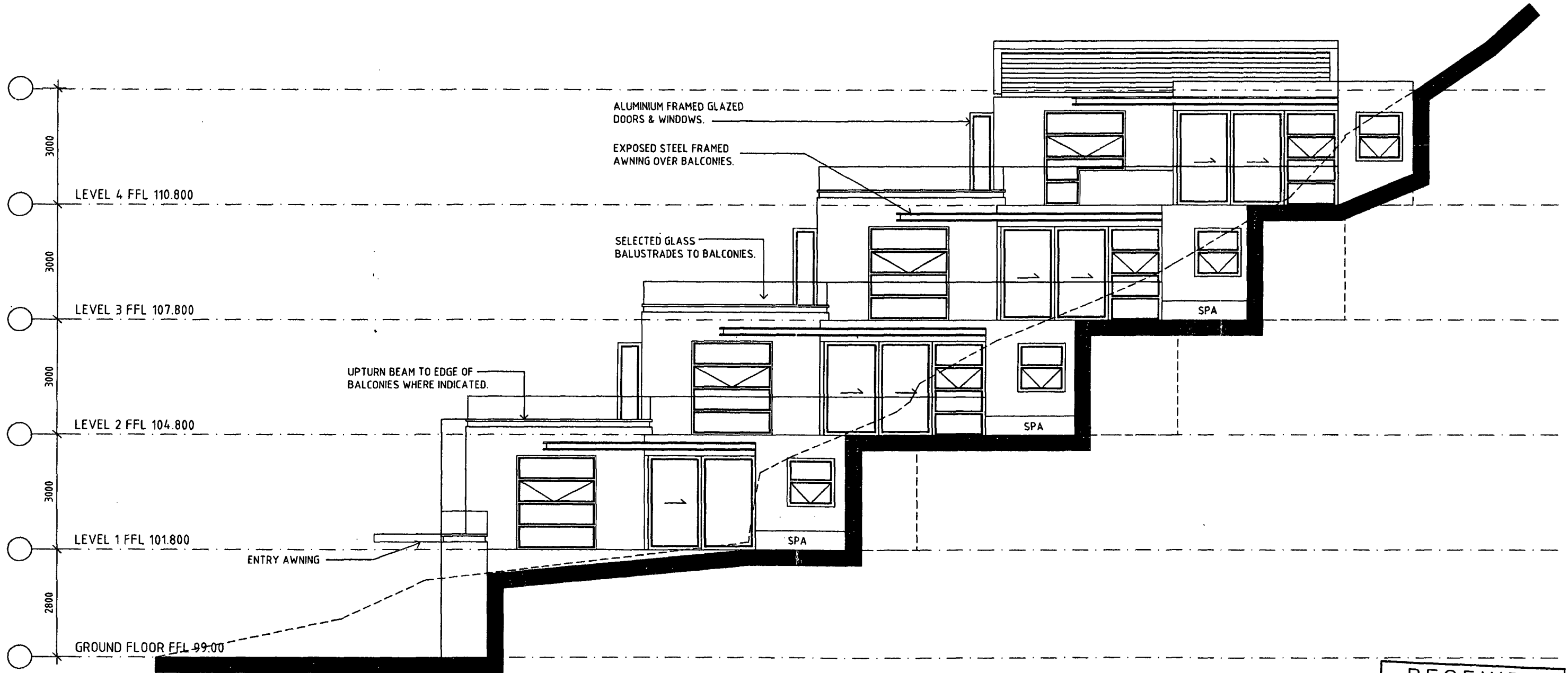


APPROVED

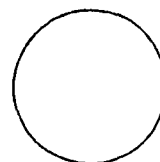
Subject to the conditions appended to
Building Consent No. BC 030588
Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____



RECEIVED
15 MAY 2003
CIVIC CORP



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: north elevation

reference: a3002 | issue: -
date: march 03 | scale: 1:100 @ A3
T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au

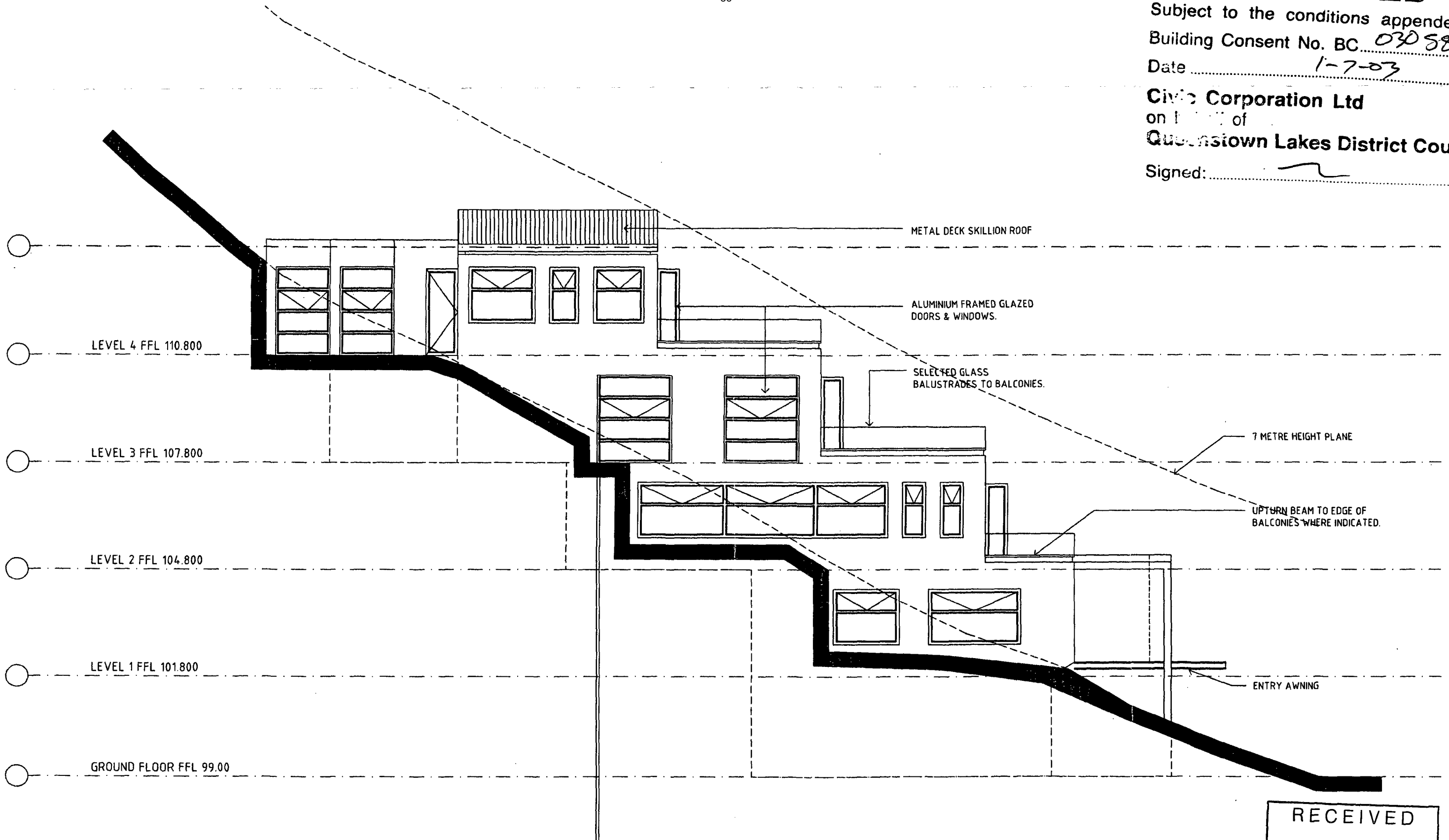
rfa
robert ferguson
architects

APPROVED

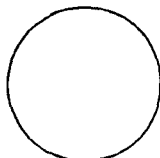
Subject to the conditions appended to
Building Consent No. BC 030588
Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____



RECEIVED
15 MAY 2003
CIVIC CORP



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: south elevation

reference: a3003 | issue: -
date: march 03 | scale: 1:100 @ A3

T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au



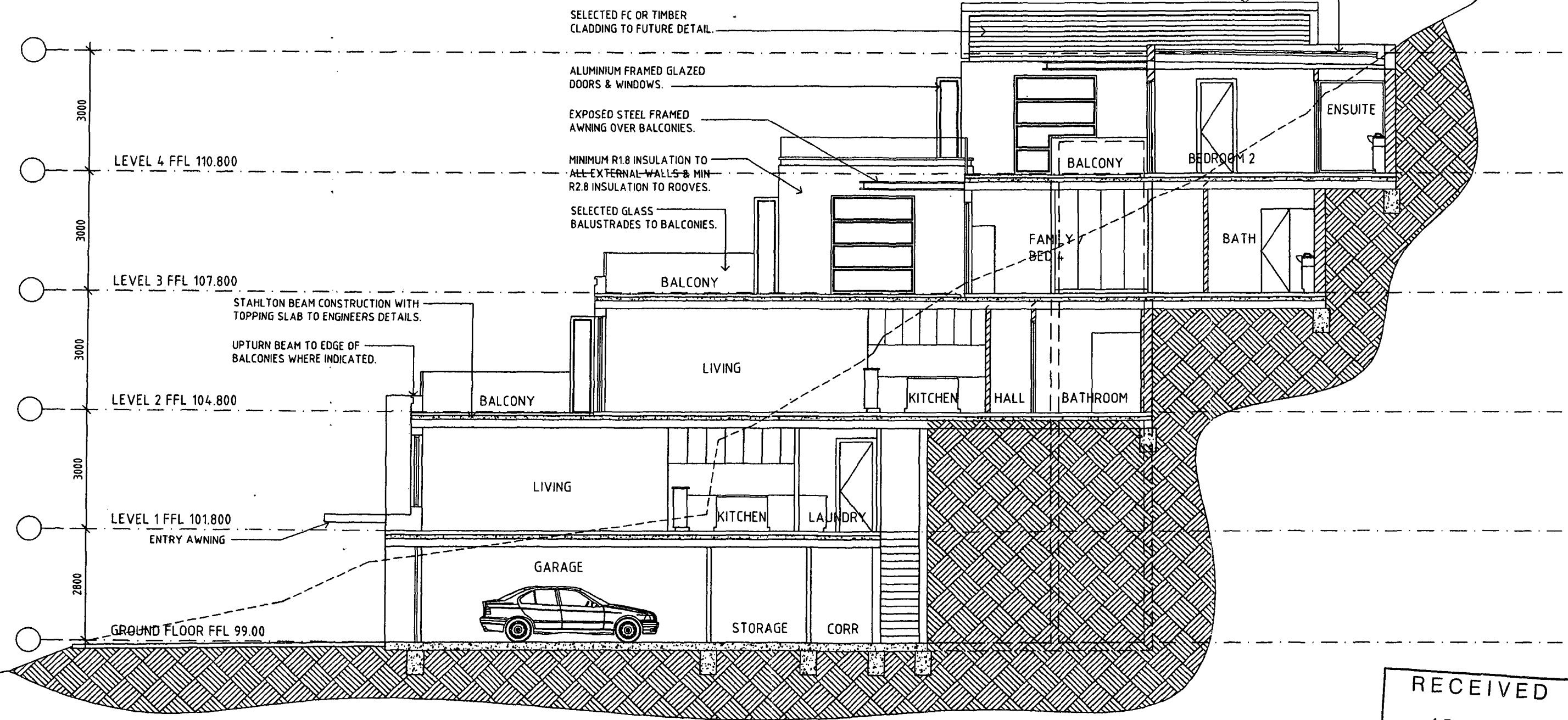
APPROVED

Subject to the conditions appended to
Building Consent No. BC 030588
Date 1-7-03

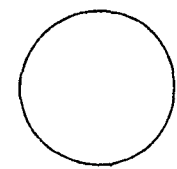
Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

METAL DECK ROOF CONCEALED
BY PARAPET. MIN. R2.8
INSULATION TO ALL ROOFS.

Signed: _____



RECEIVED
15 MAY 2003
CIVIC CORP



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme show
drawing: north elevation

reference: a3002 | issue: -
date: march 03 | scale: 1:100 @ A3
T +61 2 9969 8382 +61 2 9969 8782 admin@rfaarchitects.com.au



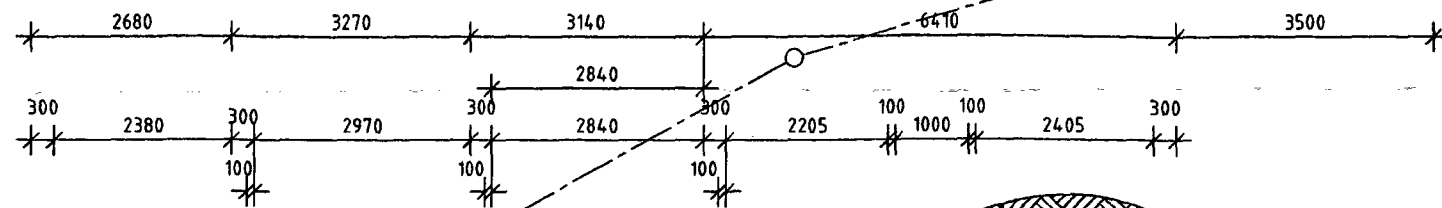
APPROVED

Subject to the conditions appended to

Building Consent No. BC 020588

Date 1-7-03

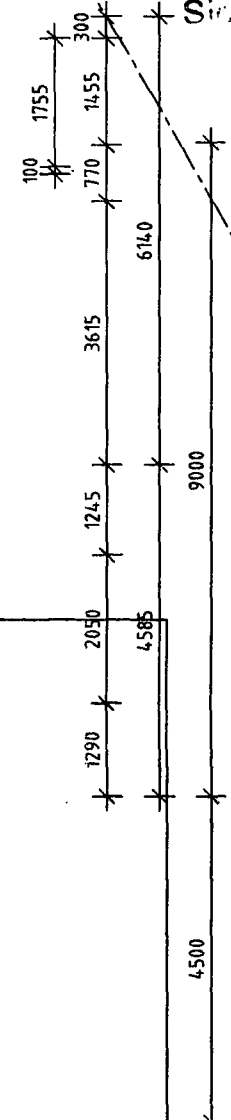
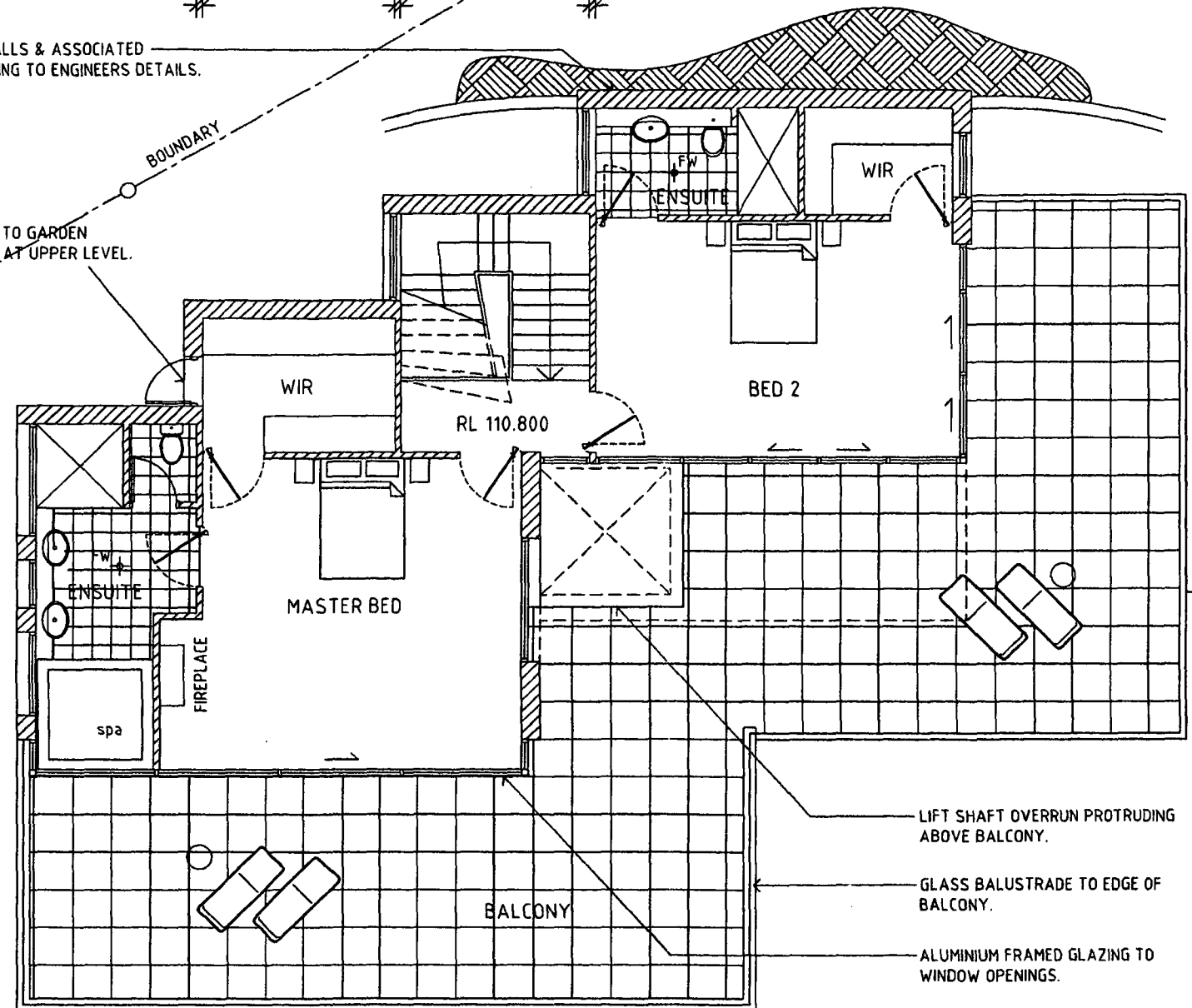
Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council



EXTERNAL
WINDOWS
INTERNAL 1
INTERNAL 2

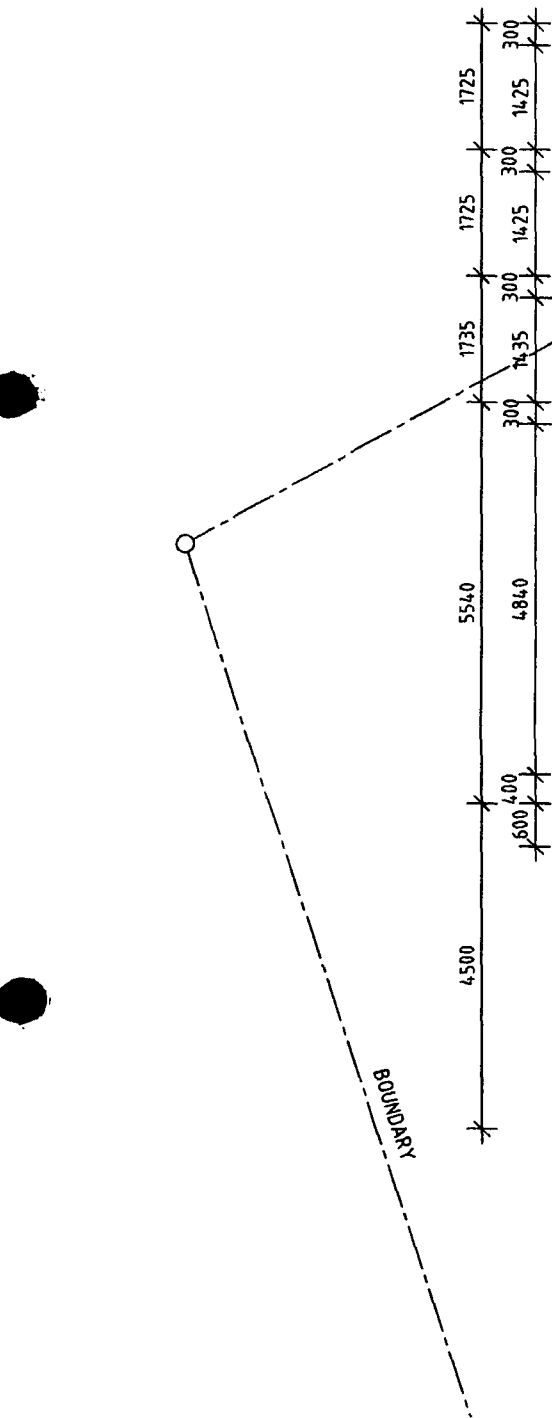
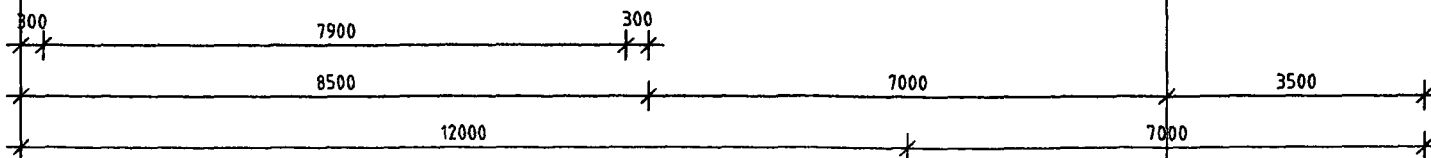
RETAINING WALLS & ASSOCIATED
WATERPROOFING TO ENGINEERS DETAILS.

DOOR ACCESS TO GARDEN
LANDSCAPING AT UPPER LEVEL.



BALCONIES
EXTERNAL
WINDOWS
INTERNAL 1
INTERNAL 2

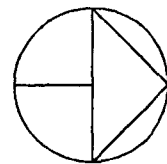
LIFT SHAFT OVERRUN PROTRUDING
ABOVE BALCONY.
GLASS BALUSTRADE TO EDGE OF
BALCONY.
ALUMINIUM FRAMED GLAZING TO
WINDOW OPENINGS.



fourth floor plan
1:100

floor area: 104sqm

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: fourth floor plan

reference: a2105 | issue: -
date: march 03 | scale: 1:100@03

T +61 2 9969 8322+61 2 9969 8722 admin@rfarchitects.com.au

RECEIVED
15 MAY 2003
CIVIC CORP

rfa
robert ferguson
architects

APPROVED

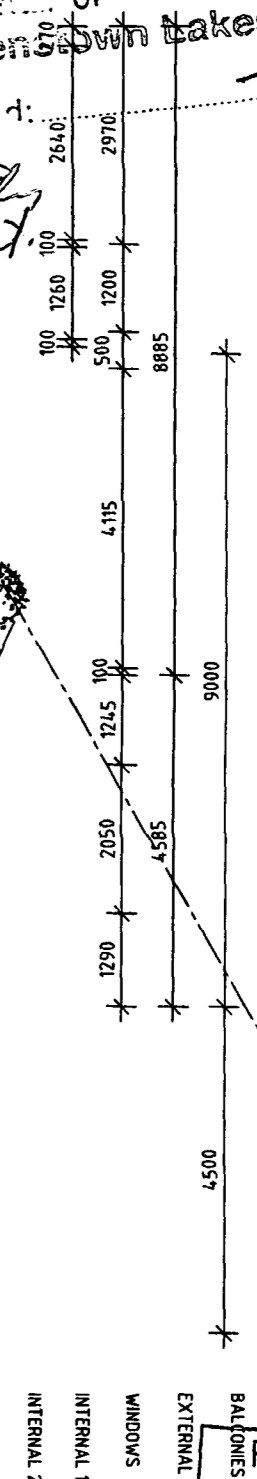
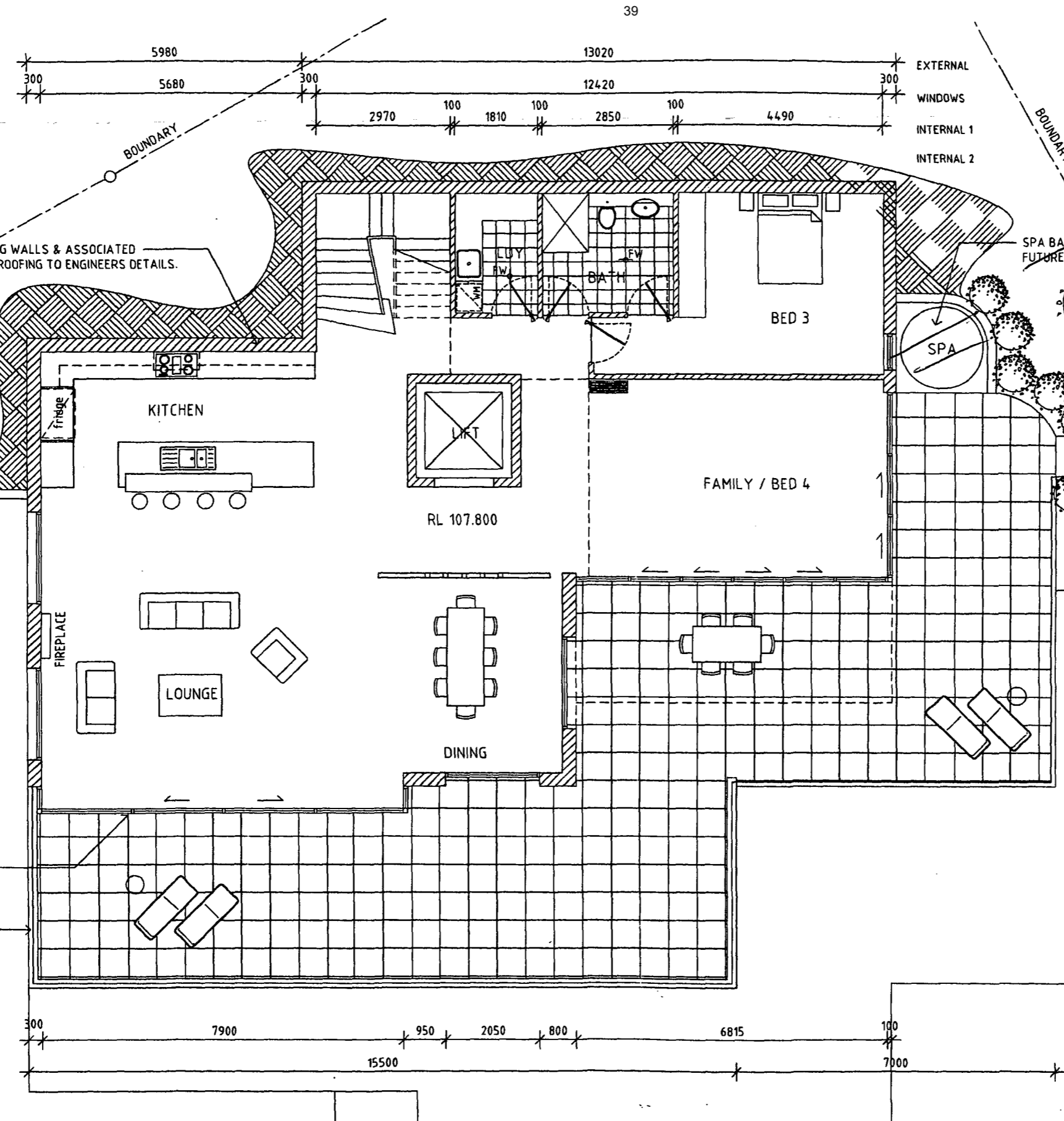
Subject to the conditions appended to
Building Consent No. BC 020588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

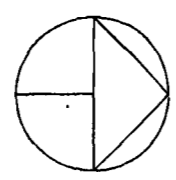
Signed: _____

*Not in the
Consent*



third floor plan
1:100
floor area: 203sqm

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: third floor plan

reference: a2104 | issue: -
date: march 03 | scale: 1:100@a3

T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au

RECEIVED
15 MAY 2003
CIVIC CORP

rfa
robert ferguson
architects

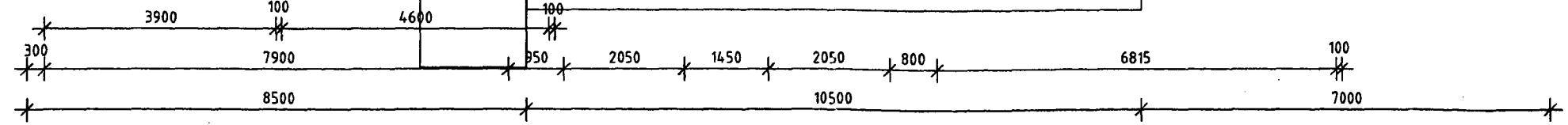
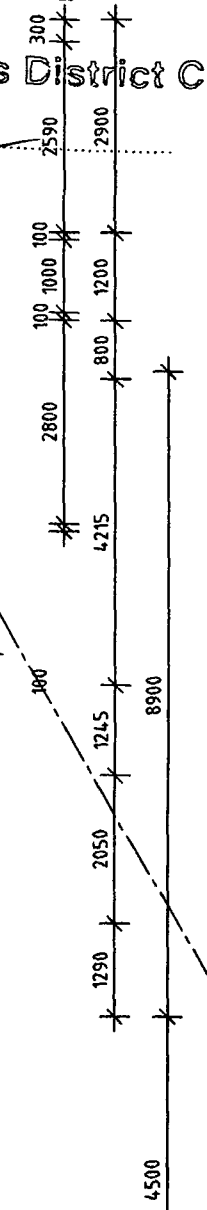
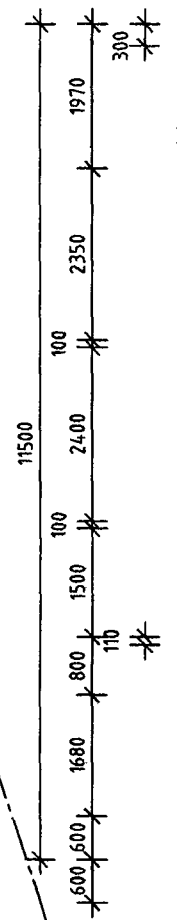
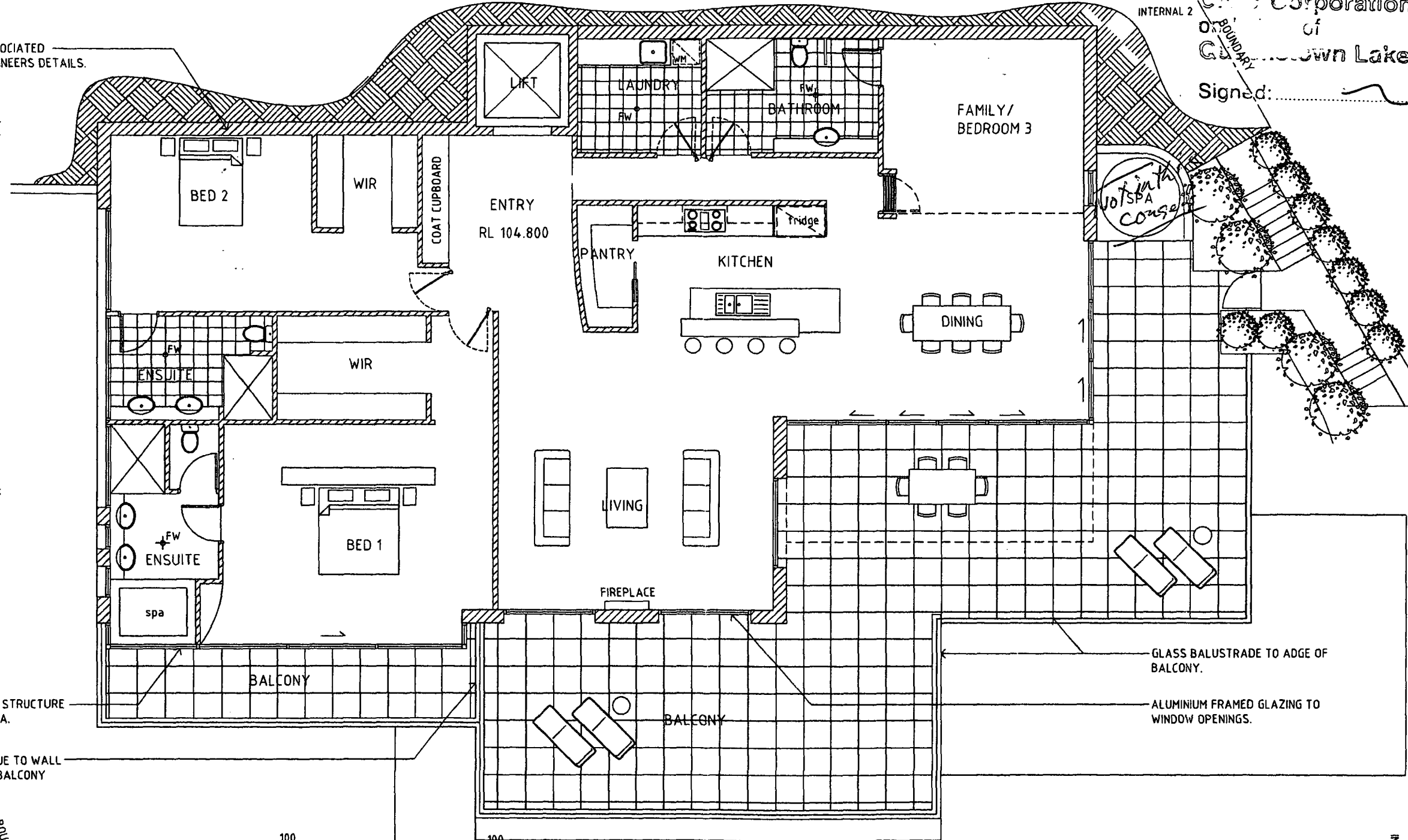
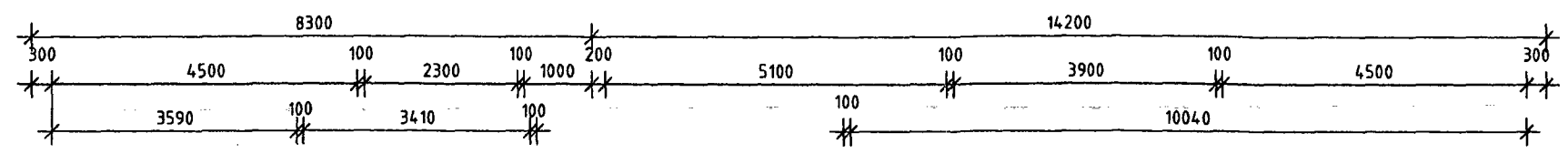
APPROVED

Subject to the conditions appended to Building Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
of
Queenstown Lakes District Council

Signed: _____



RETAINING WALLS & ASSOCIATED WATERPROOFING TO ENGINEERS DETAILS.

STEEL FRAMED PERGOLA STRUCTURE + AWNING TO ENTRY AREA.

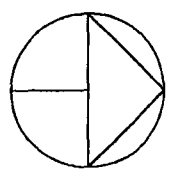
BALUSTRADE TO CONTINUE TO WALL TO SEPERATE BEDROOM BALCONY FROM MAIN BALCONY.

GLASS BALUSTRADE TO ADGE OF BALCONY.

ALUMINIUM FRAMED GLAZING TO WINDOW OPENINGS.

second floor plan
1:100
floor area: 258sqm

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: second floor plan

reference: a2103 | issue: -
date: march 03 | scale: 1:100@03
T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au

RECEIVED
15 MAY 2003
CIVIC CORP



APPROVED

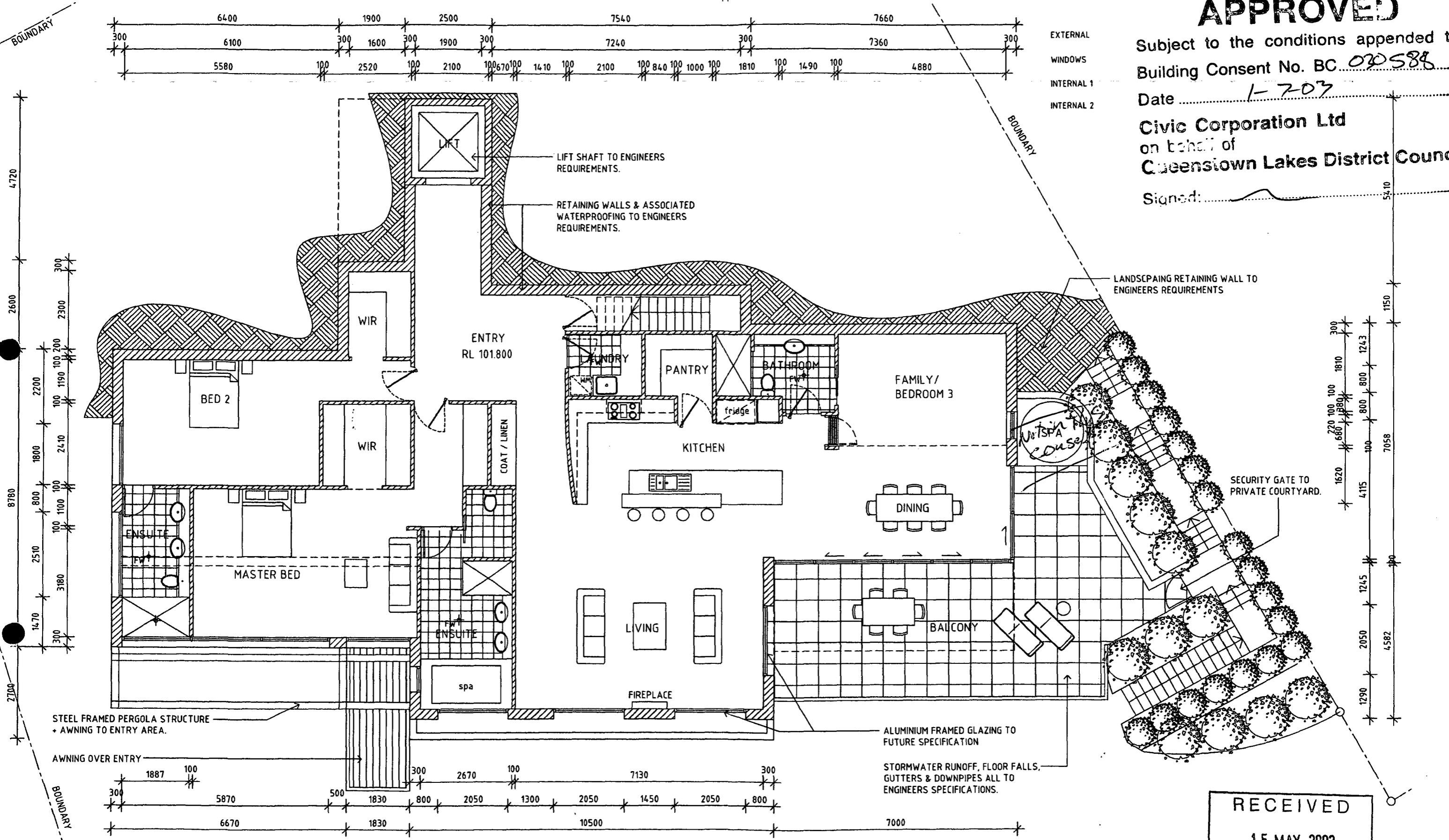
Subject to the conditions appended to
Building Consent No. BC 020588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

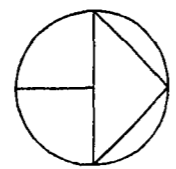
Signed: _____

EXTERNAL
WINDOWS
INTERNAL 1
INTERNAL 2



first floor plan
1:100
floor area: 272sqm

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: first floor plan

reference: a2102 | issue: -
date: march 03 | scale: 1:100@03
T +61 2 9969 8322 +61 2 9969 8722 admin@rforchitects.com.au

RECEIVED
15 MAY 2003
CIVIC CORP

rfa
robert ferguson
architects

APPROVED

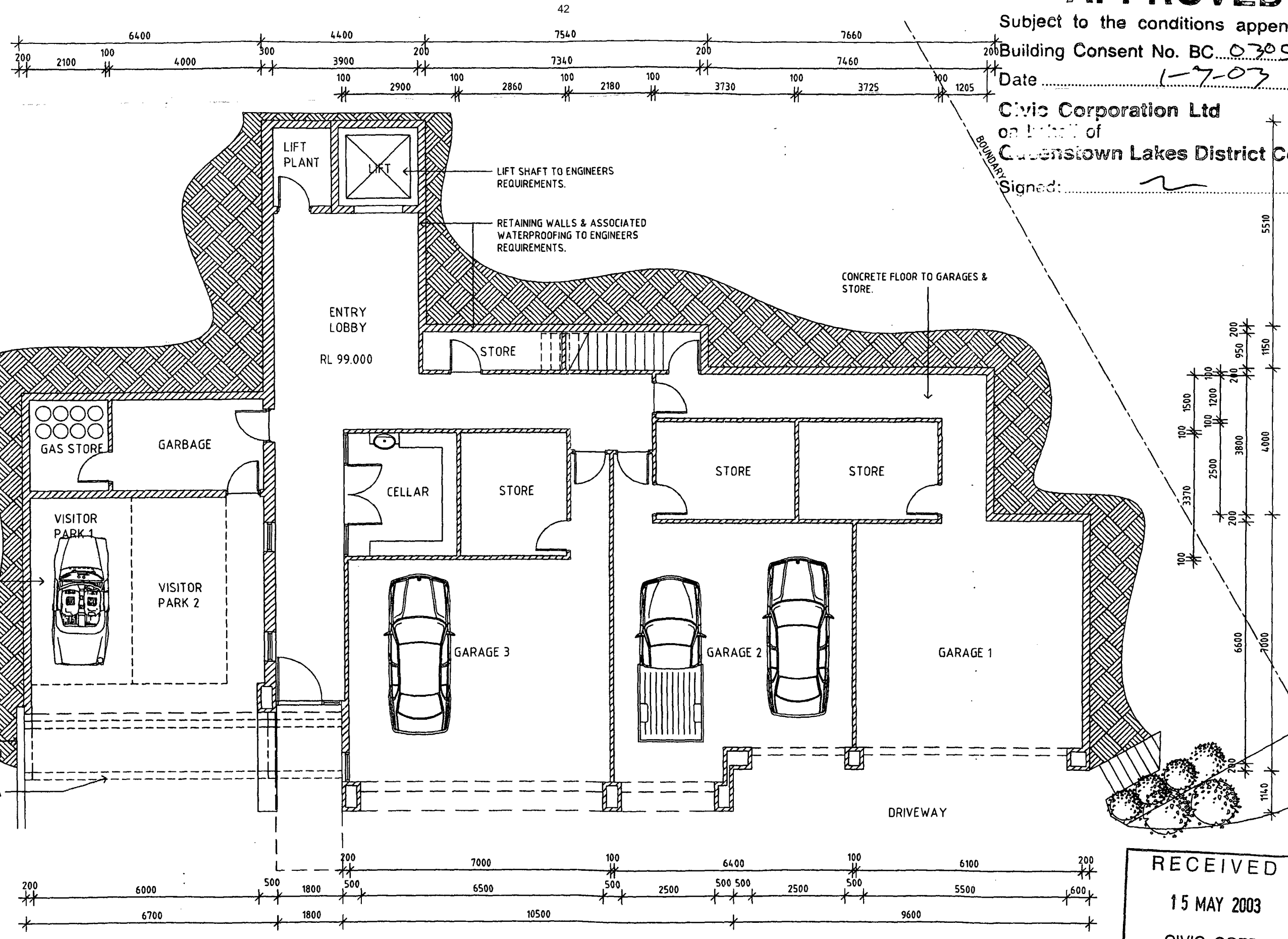
Subject to the conditions appended to

Building Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

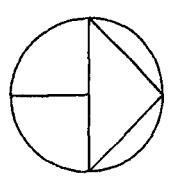


RECEIVED
15 MAY 2003
CIVIC CORP

ground floor plan
1:100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Document Set ID: 0350743
Version: 1, Version Date: 29/10/2024



revision: - | - | -

project: new multi residential development
lordens lane
queenstown, nz
client: graeme shaw
drawing: ground floor plan

reference: a2101 | issue: -
date: march 03 | scale: 1:100@a3
T +61 2 9969 8322 +61 2 9969 8722 admin@rfaarchitects.com.au


rfa
robert ferguson
architects

INDEX

Sheet No.	Description
1	Frame elevations on Grids 2 & 3
2	Frame elevation on Grid 4
3	Frame elevations on Grids 5, 6 & 7
4	Frame elevation on Grid 8 and details
5	Miscellaneous steel details
6	Floor and beam connection details
7	Floor and beam connection details
8	Basement retaining wall details
9	Retaining wall details
10	Retaining wall details
11	Lift construction details
12	Ground floor foundation and sections
13	Level 1 floor plan
14	Level 2 floor plan
15	Level 3 floor plan
16	Level 4 floor plan

RECEIVED
 05 JUN 2003
 CIVIC CORP

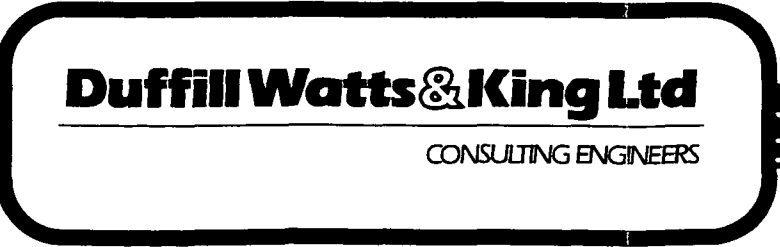
APPROVED

subject to the conditions appended to
 Building Consent No. BC 04588
 Date 1-3-03
 Civic Corporation Ltd
 an officer of
 Queenstown Lakes District Council
 Signed: 

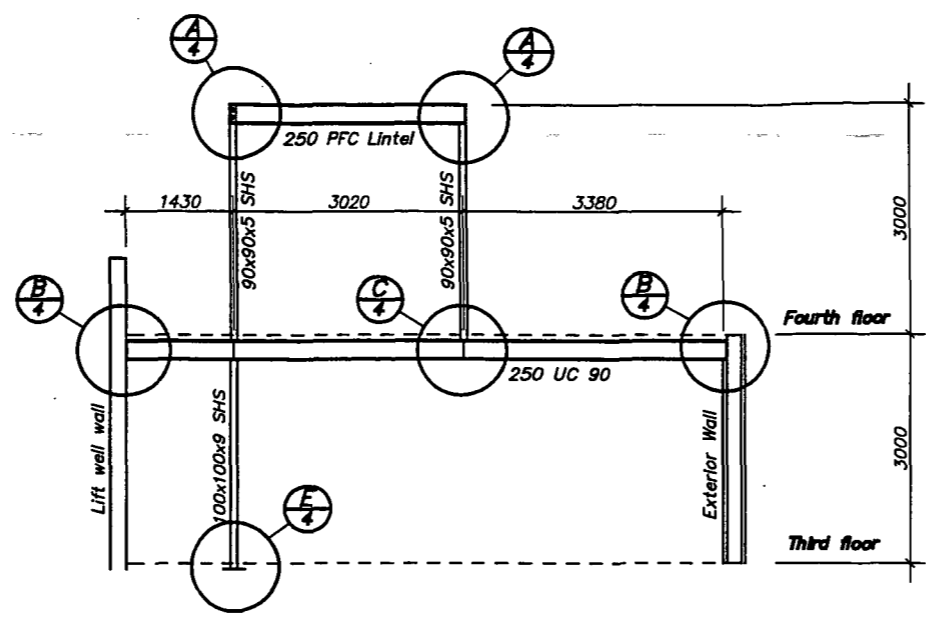
GRAEME SHAW

LORDENS LANE APARTMENTS

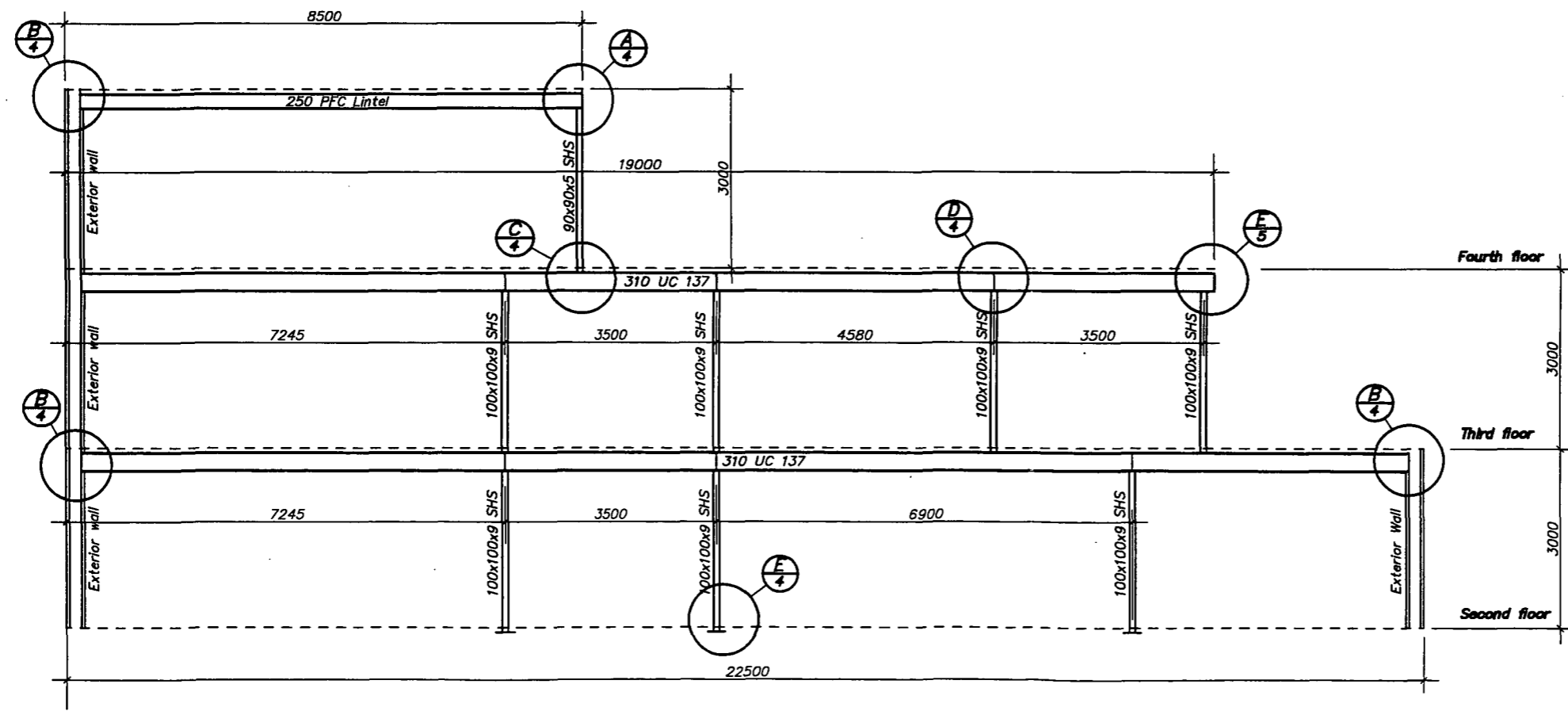
QUEENSTOWN



Note:
Horizontal dimensions to columns are based on Architectural wall positions and should be confirmed prior to fabrication



FRAME ON GRID 2
1:50 at A1
1:100 at A3



FRAME ON GRID 3
1:50 at A1
1:100 at A3

APPROVED
subject to the conditions appended to
Building Consent No. BC 030578
Date 1-7-03
City Corporation Ltd
on behalf of
Queenstown Lakes District Council

**ISSUED FOR
CONSENT**
30/5/03

No.	Revisions	Date	Appvd

Designed	J.P.Boersen	Date	May'03	Print Date	
Drawn	J.P.Boersen		May'03		
Checked					
Approved					
File	4401/20/375	Ref	52413.1		

Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
FRAME ELEVATIONS ON GRIDS 2 & 3

Job No.	52314/44	Sheet No.	1	Revision	
		of	shs		

Duffill Watts & King Ltd
CONSULTING ENGINEERS

Note:
Horizontal dimensions to columns are based on Architectural wall positions and should be confirmed prior to fabrication

APPROVED

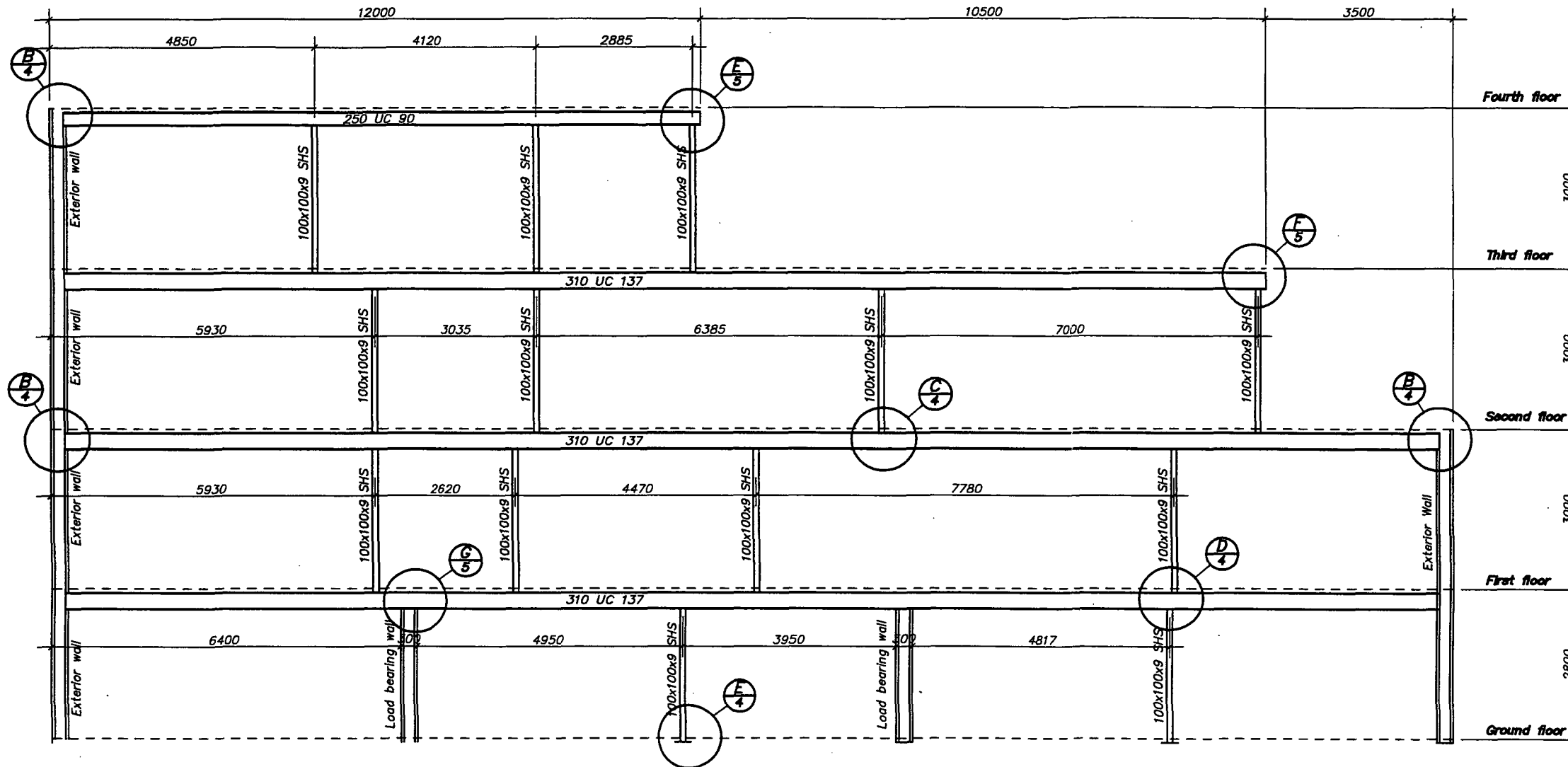
Subject to the conditions appended to Building Consent No. BC 030588

Date 1-7-07

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

ISSUED FOR
CONSENT
30/5/03



FRAME ON GRID 4
1:50 at A1
1:100 at A3

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

Client
GRAEME SHAW

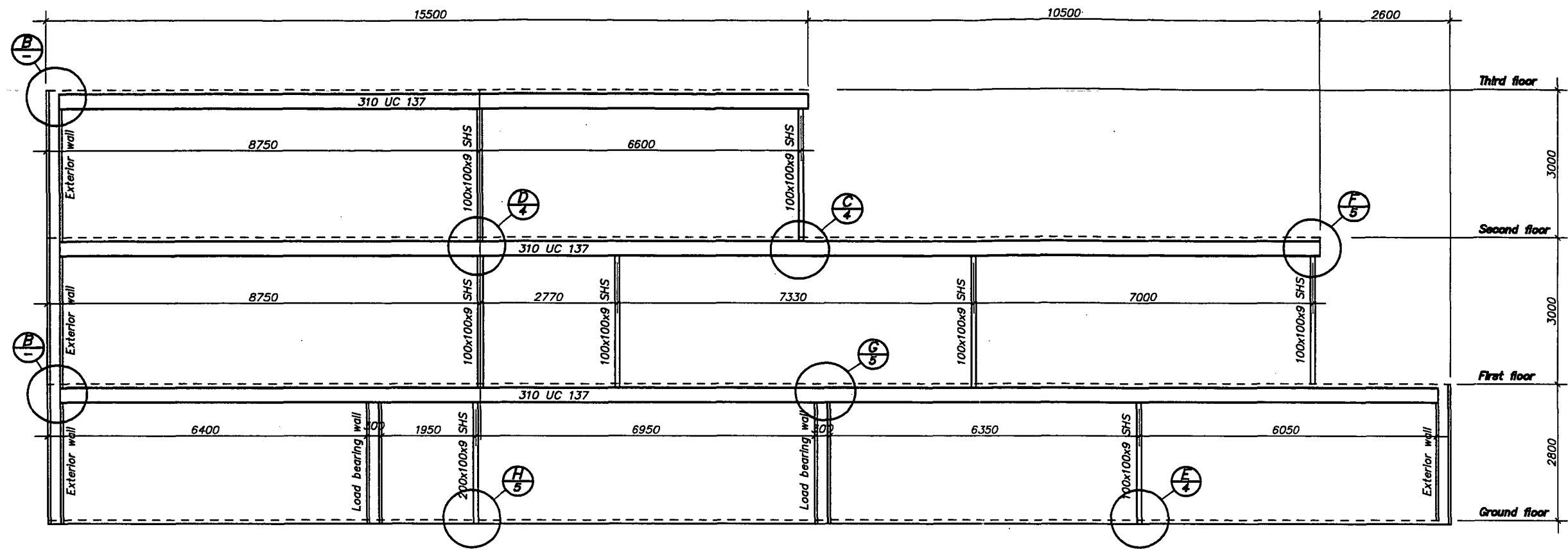
Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
FRAME ELEVATION ON GRID 4

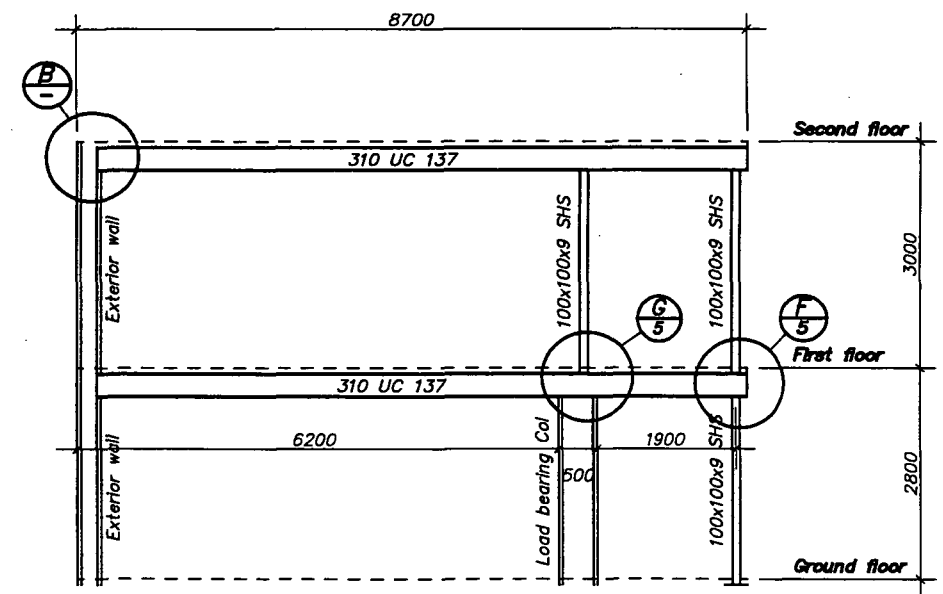
Job No. 52314/44	Sheet No. 2	Revision
	of sheets	

Duffill Watts & King Ltd
CONSULTING ENGINEERS

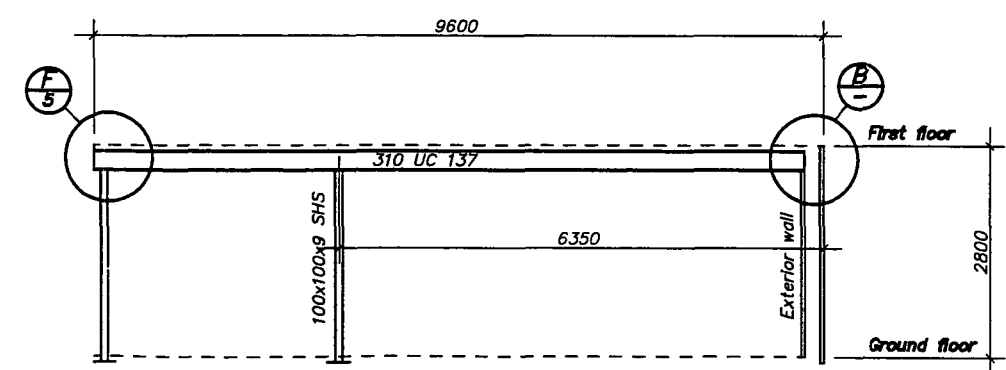
Note:
Horizontal dimensions to columns are based on Architectural wall positions and should be confirmed prior to fabrication



FRAME ON GRID 5
1:50 at A1
1:100 at A3



FRAME ON GRID 6
1:50 at A1
1:100 at A3



FRAME ON GRID 7
1:50 at A1
1:100 at A3

APPROVED

subject to the conditions append
Building Consent No. BC. 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Co

Signed: _____

**ISSUED FOR
CONSENT**
30/5/03

No.	Revisions	Date	Appr

Designed	J.P.Boersen	Date	May'03	Print Date
Drawn	J.P.Boersen	Date	May'03	
Checked				
Approved				
File	4401/20/375	Ref	52413.1	

Client
GRAEME SHAW

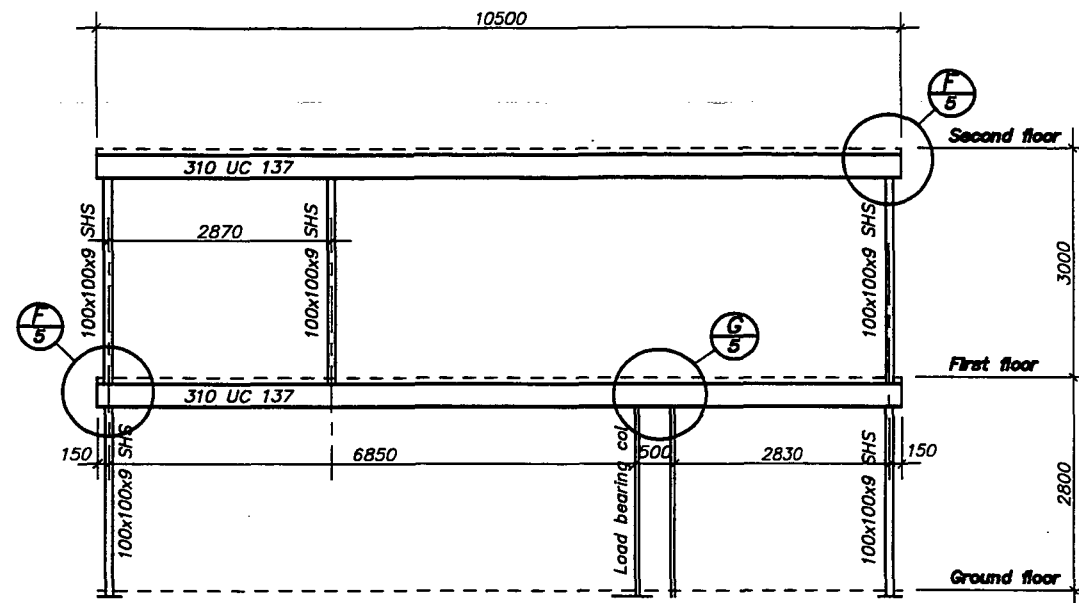
Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
FRAME ELEVATIONS ON GRIDS 5, 6 & 7

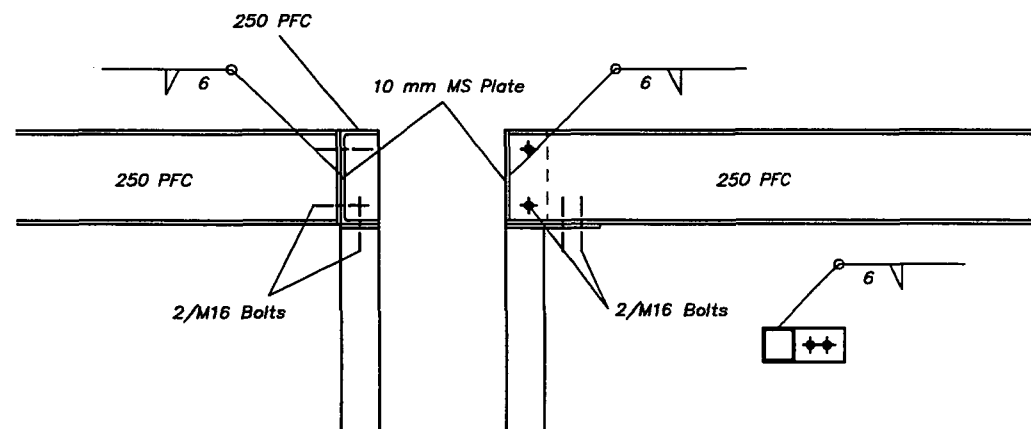
Job No.	52029/02	Sheet No.	3	Revision	
			of		

Duffill Watts & King Ltd
CONSULTING ENGINEERS

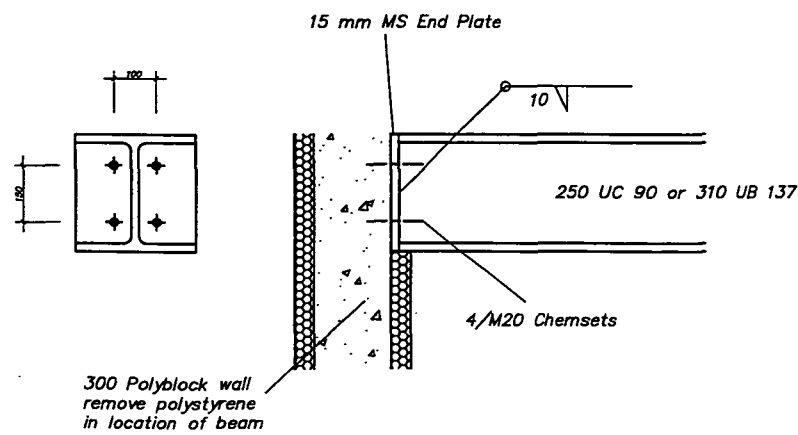
Note:
Horizontal dimensions to columns are based on Architectural wall positions and should be confirmed prior to fabrication



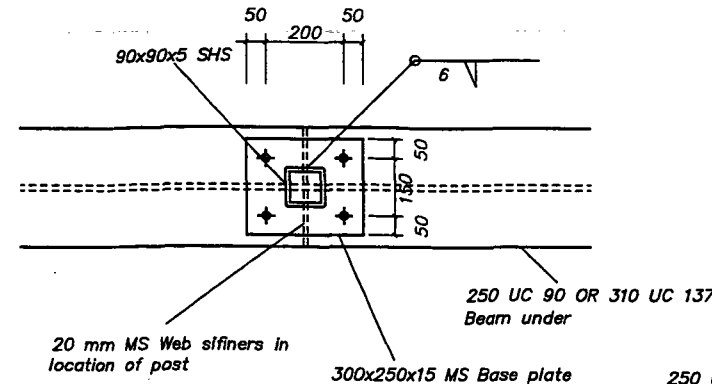
FRAME ON GRID 8
1:50 at A1
1:100 at A3



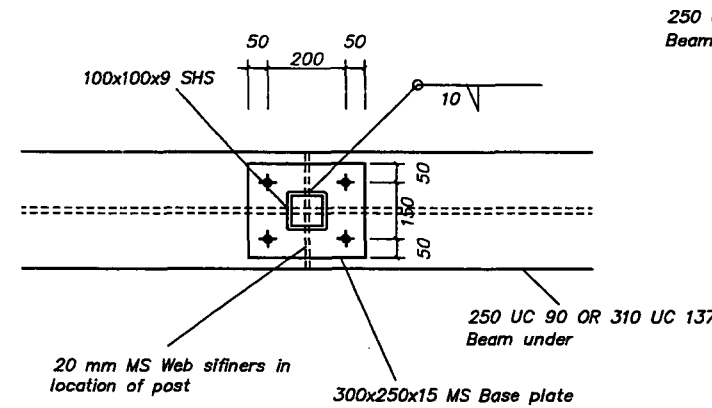
DETAIL A
1:10 at A1
1:20 at A3



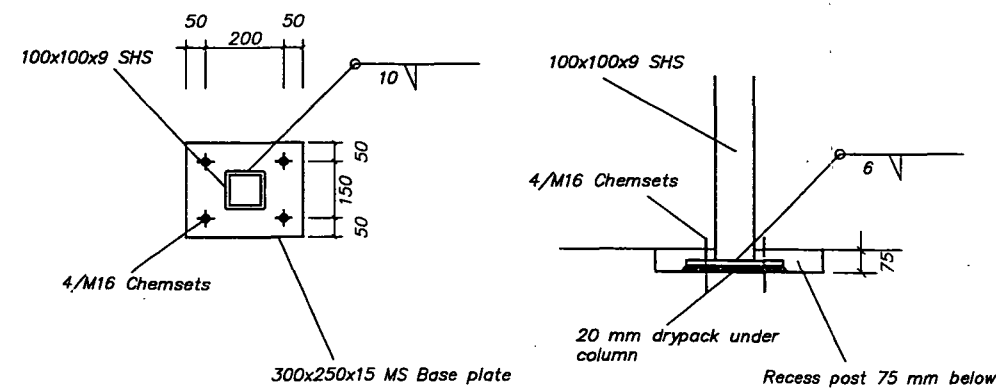
DETAIL B
1:10 at A1
1:20 at A3



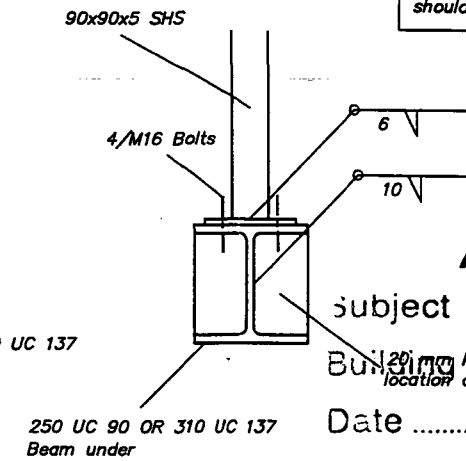
DETAIL C
1:10 at A1
1:20 at A3



DETAIL D
1:10 at A1
1:20 at A3



DETAIL E
1:10 at A1
1:20 at A3



APPROVED

subject to the conditions appended to Building Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

ISSUED FOR CONSENT
30/5/03

No.	Revisions	Date	Appd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

Client	GRAEME SHAW		
Project	LORDENS LANE APARTMENTS QUEENSTOWN		
Sheet Title	FRAME ELEVATION ON GRID 8 AND DETAILS		

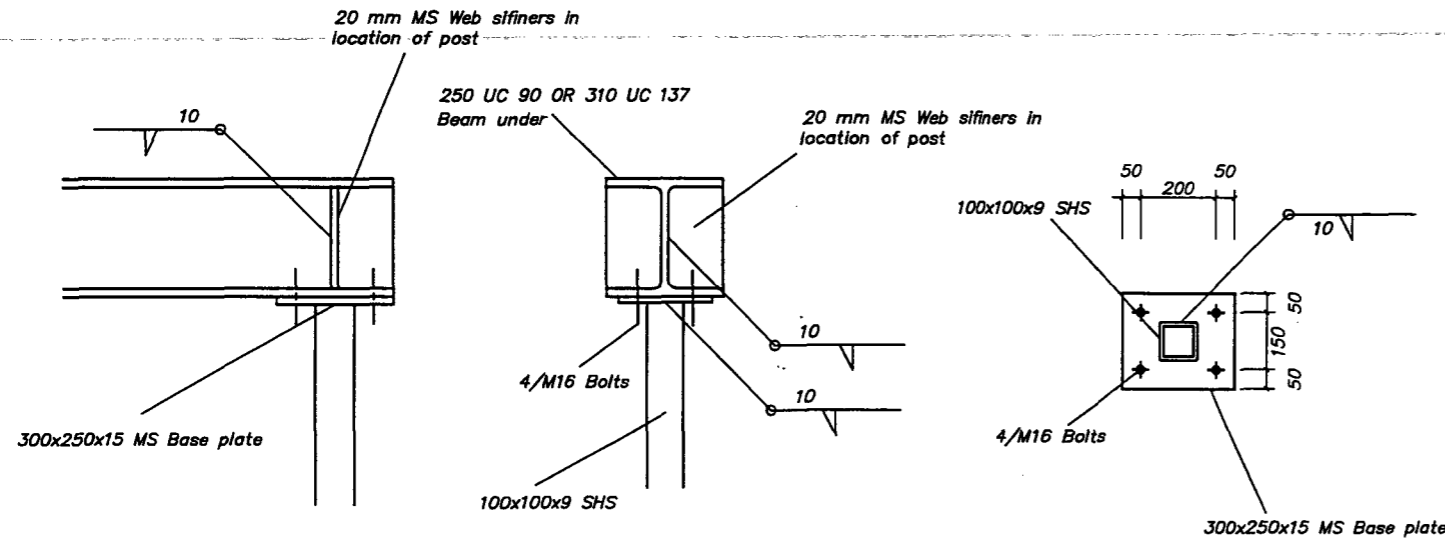
Job No.	52314/44	Sheet No.	4	Revision	
		of	4	of	4

Duffill Watts & King Ltd
CONSULTING ENGINEERS

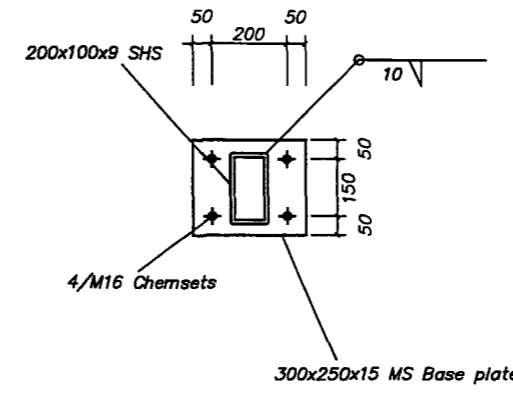
APPROVED

Subject to the conditions appended to
 Building Consent No. BC 020588
 Date 1-7-03

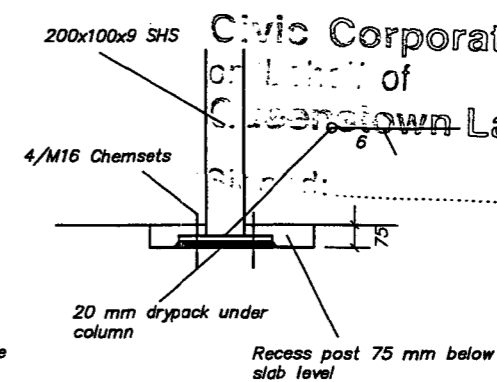
Civic Corporation Ltd
 or Ld of
 Queenstown Lakes District Council



DETAIL F
 1:10 at A1
 1:20 at A3



DETAIL H
 1:10 at A1
 1:20 at A3



ISSUED FOR CONSENT
 30/5/03

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

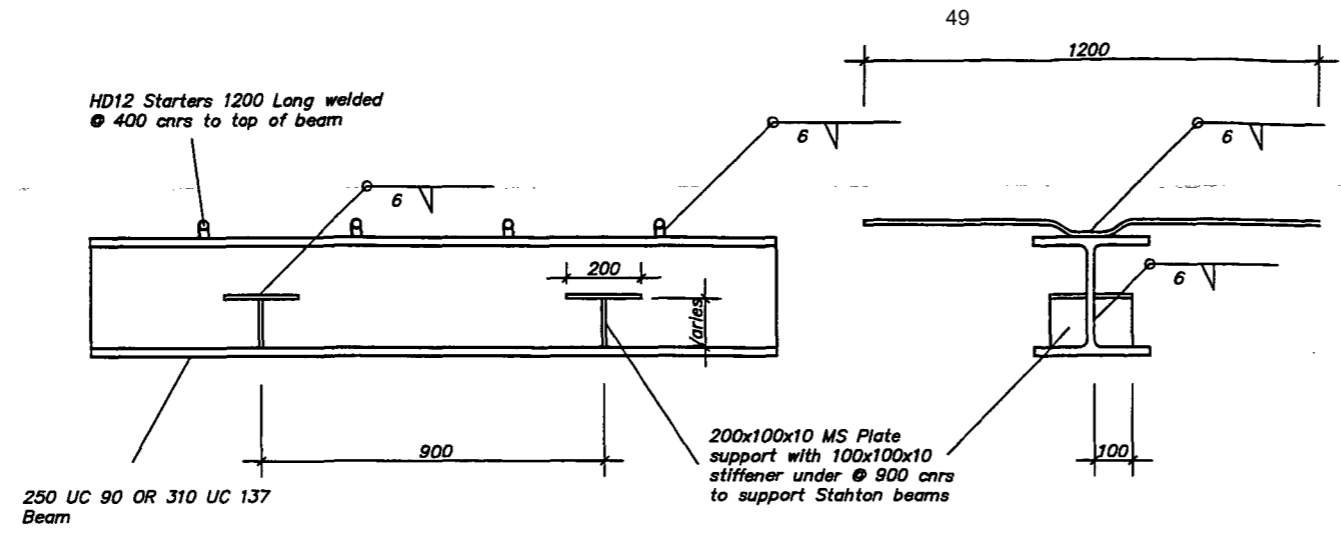
Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
MISCELLANEOUS STEEL DETAILS

Job No. **52314/44** Sheet No. **5** Revision
 of 5

Duffill Watts & King Ltd
 CONSULTING ENGINEERS



STAHTON BEAM SUPPORT STEEL DETAIL

1:10 at A1
1:20 at A3

APPROVED

Subject to the conditions appended to
Building Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

ISSUED FOR
CONSENT
30/5/03

No.	Revisions	Date	Appd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

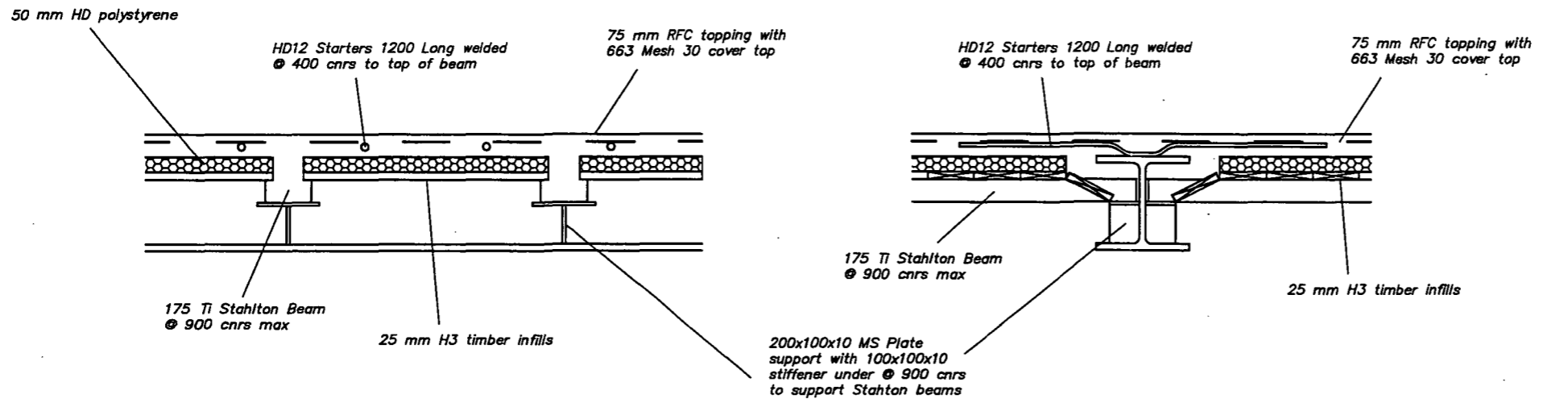
Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
FLOOR & BEAM CONNECTION DETAILS

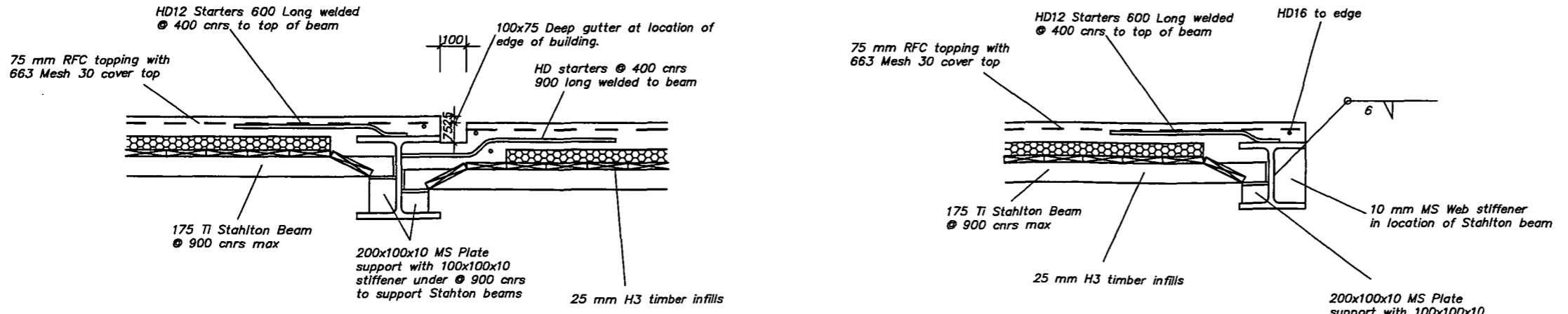
Job No.	Sheet No.	Revision
52314/44	6	
	of	shts

Duffill Watts & King Ltd
CONSULTING ENGINEERS



FLOOR DETAIL OVER BEAM

1:10 at A1
1:20 at A3

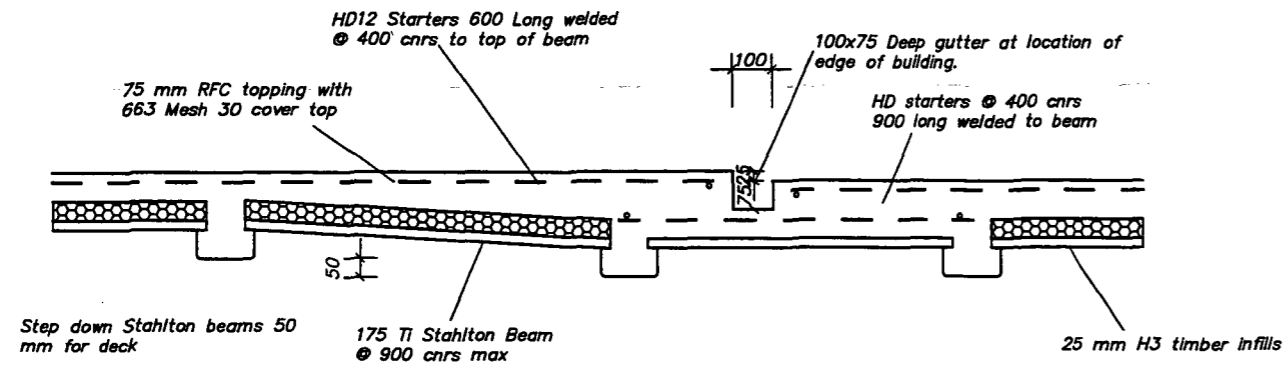


FLOOR/DECK/B EAM & GUTTER DETAIL

1:10 at A1
1:20 at A3

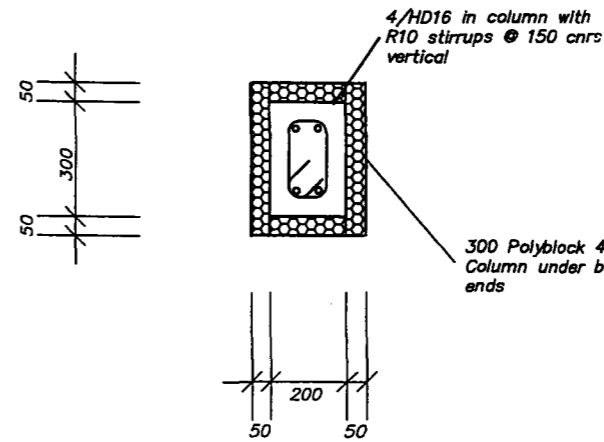
DECK/B EAM EDGE DETAIL

1:10 at A1
1:20 at A3



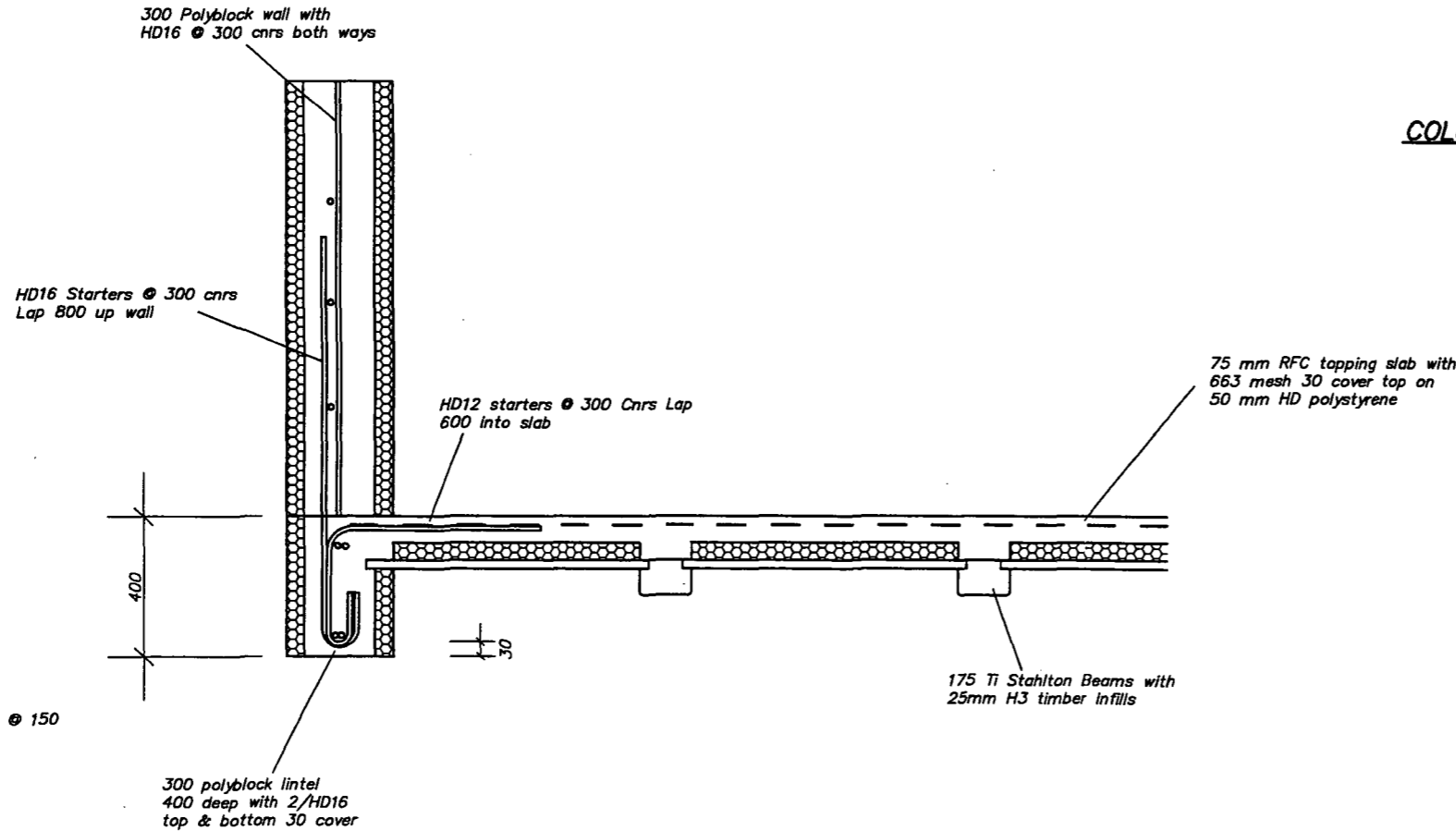
FLOOR/DECK/BEAM & GUTTER DETAIL

1:10 at A1
1:20 at A3



COLUMN DETAILS

1:10 at A1
1:20 at A3



WINDOW LINTEL DETAIL MAX SPAN 2400

1:10 at A1
1:20 at A3

*
Note Starters to be alternate @ 150 cns max in lintel

APPROVED

Subject to the conditions appended to Building Consent No. BC 070588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

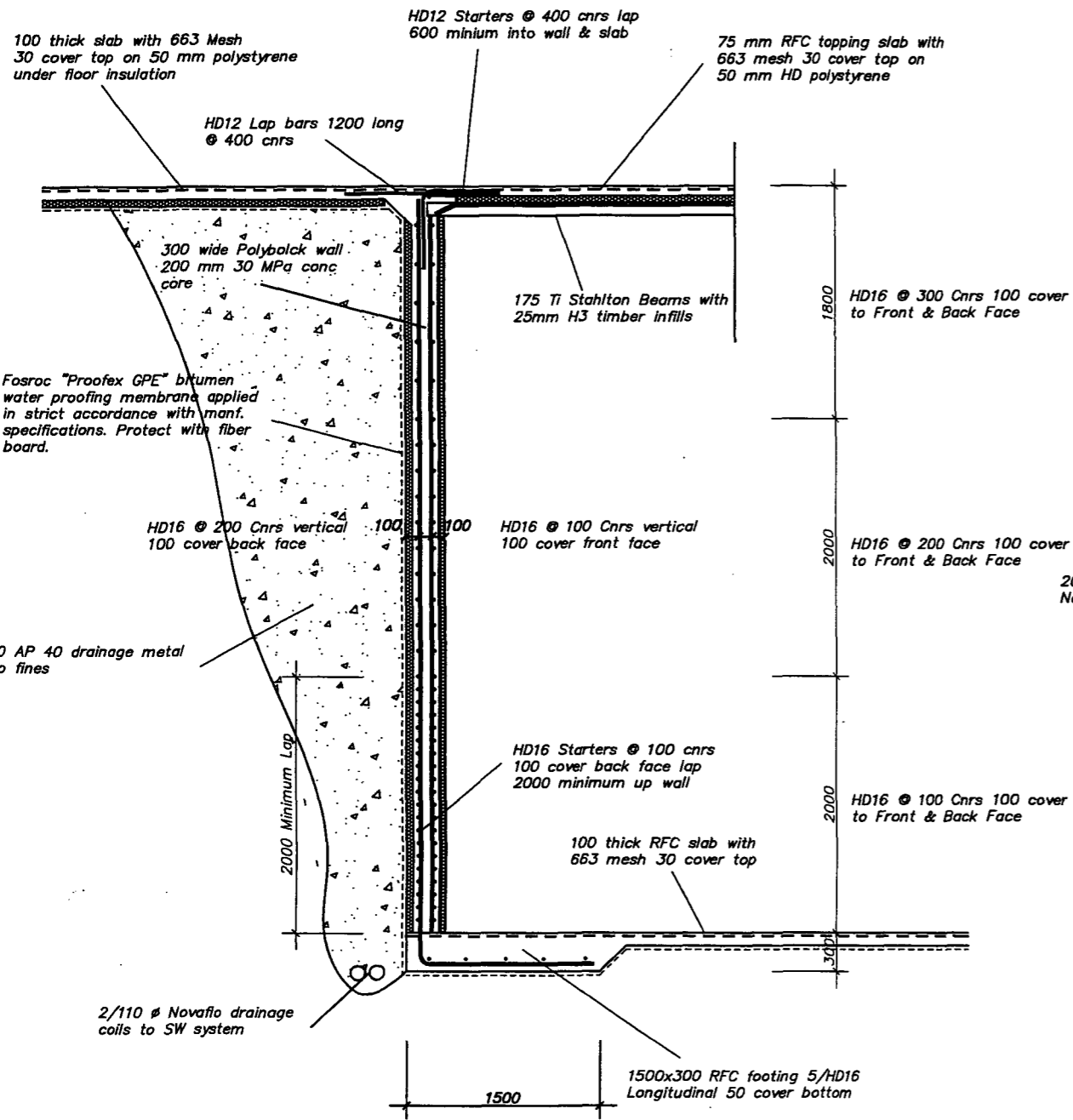
**ISSUED FOR
CONSENT**
30/5/03

No.	Revisions	Date	Apprd
Designed	J.P.Boersen	Date/May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

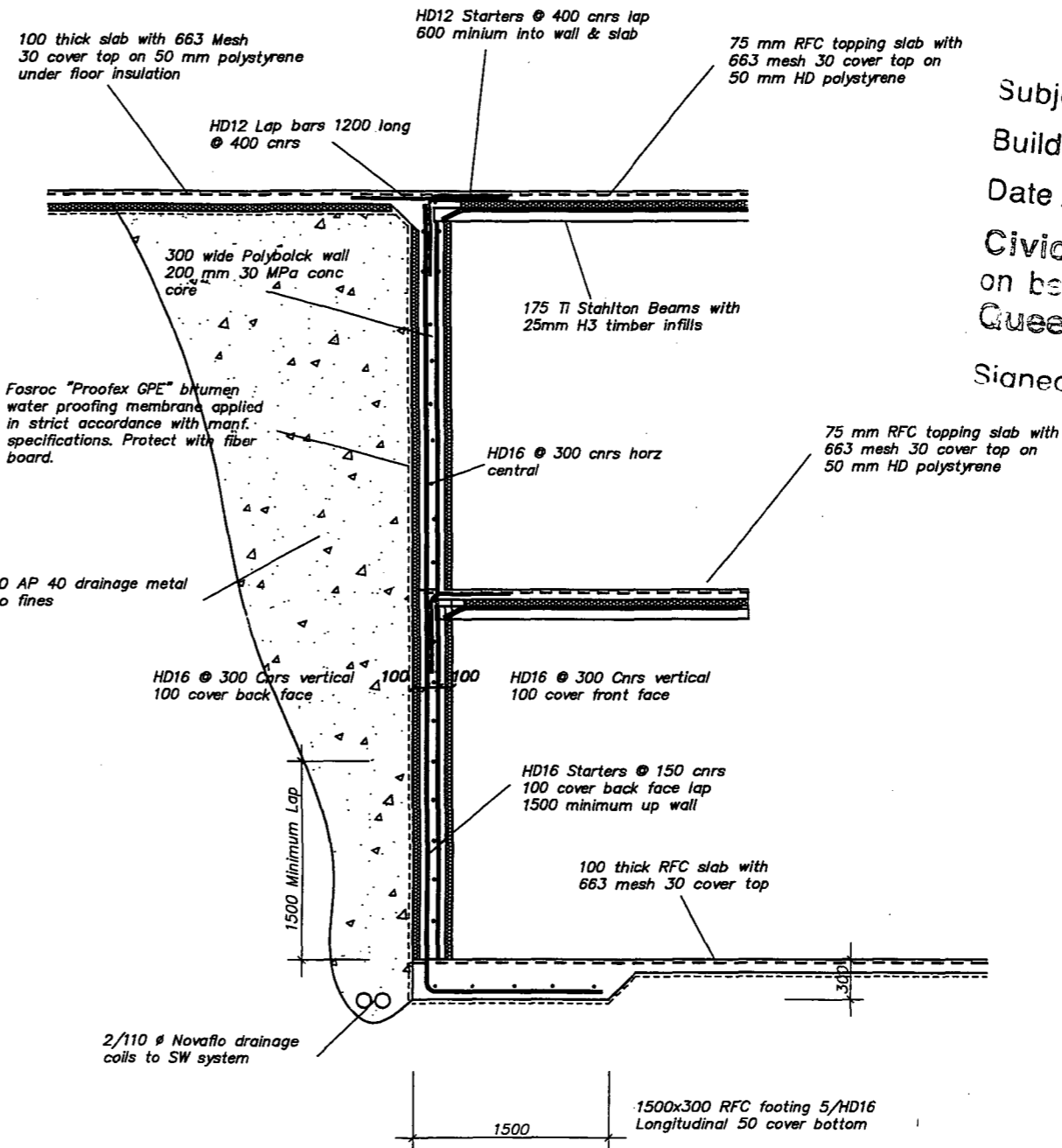
Client	GRAEME SHAW		
Project	LORDENS LANE APARTMENTS QUEENSTOWN		
Sheet Title	FLOOR & BEAM CONNECTION DETAILS		

Job No.	52314/44	Sheet No.	7	Revision	
		of	shs		

Duffill Watts & King Ltd
CONSULTING ENGINEERS



STAIRWELL RETAINING WALL DETAIL
 1:25 at A1
 1:50 at A3



REAR WALL RETAINING WALL DETAIL
 1:25 at A1
 1:50 at A3

APPROVED

Subject to the conditions appended
 Building Consent No. BC 030588
 Date 1-7-03
 Civic Corporation Ltd
 on behalf of
 Queenstown Lakes District Council
 Signed: _____

ISSUED FOR
 CONSENT
 30/5/03

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

Client	GRAEME SHAW
Project	LORDENS LANE APARTMENTS QUEENSTOWN
Sheet Title	BASEMENT RETAINING WALL DETAILS

Job No.	52314/44	Sheet No.	8	Revision	
		of	sheets		

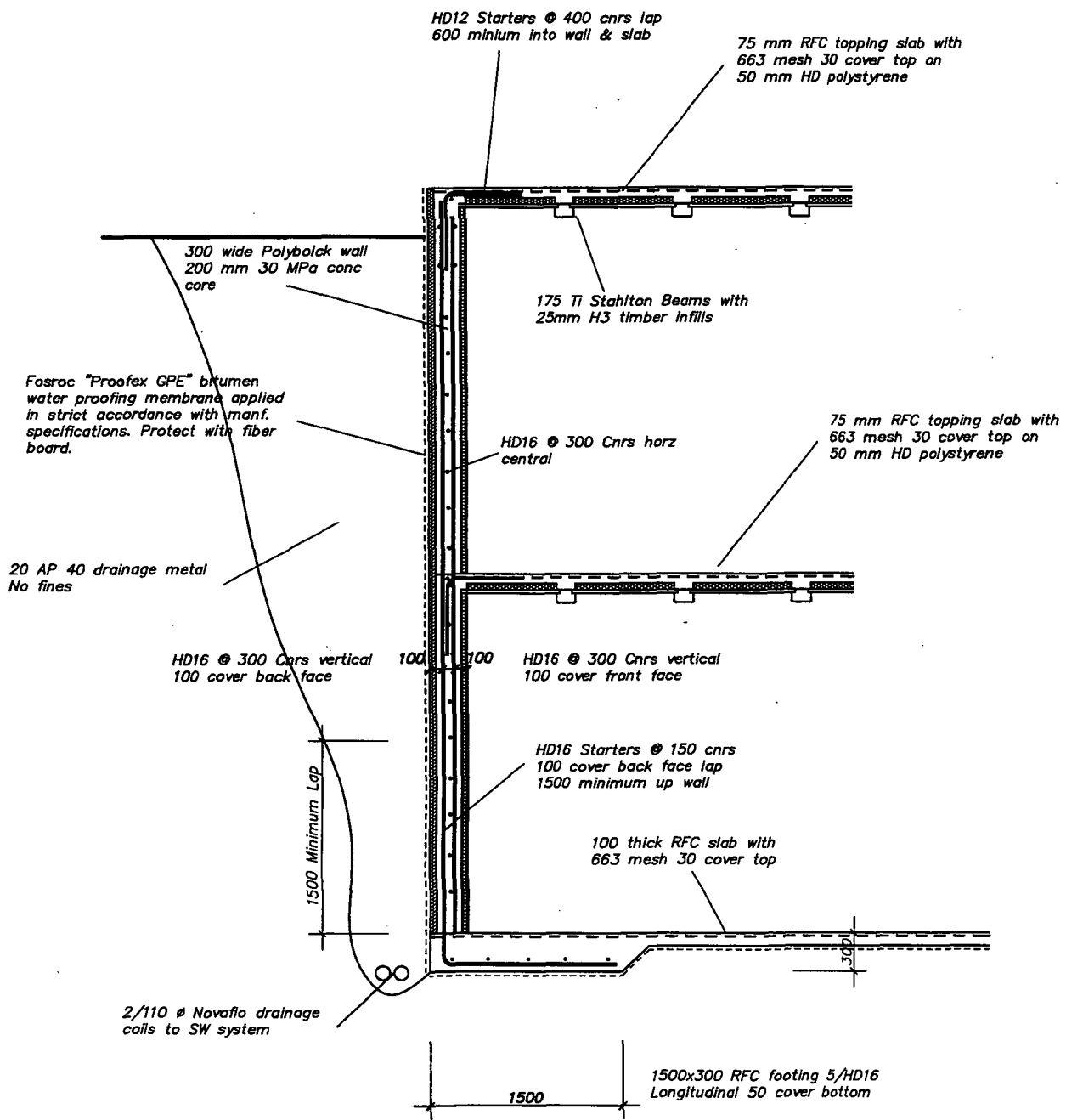
Duffill Watts & King Ltd
 CONSULTING ENGINEERS

APPROVED

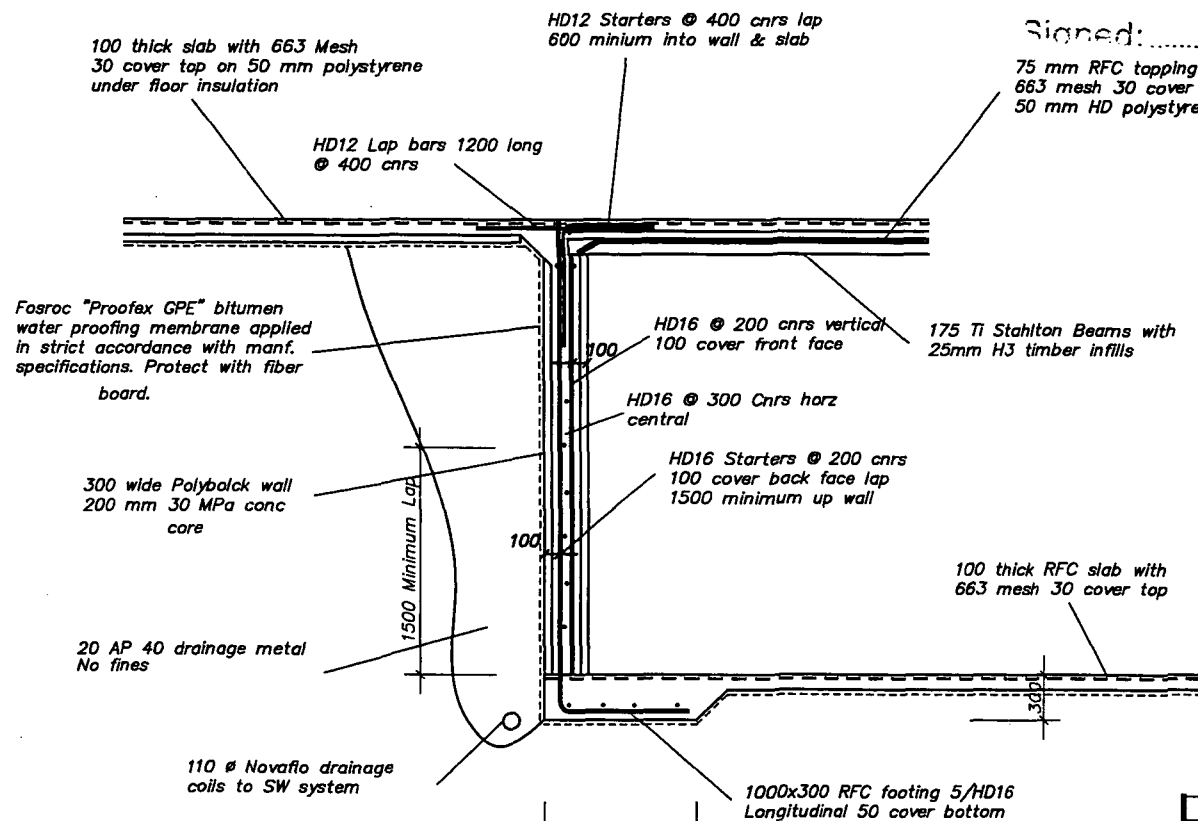
Subject to the conditions appended to
 Building Consent No. BC 070588
 Date 1-7-03
 Civic Corporation Ltd
 on behalf of
 Queenstown Lakes District Council

Signed: _____

75 mm RFC topping slab with
 663 mesh 30 cover top on
 50 mm HD polystyrene



SIDE WALL RETAINING WALL DETAIL
 1:25 at A1
 1:50 at A3



SINGLE LEVEL RETAINING WALL DETAIL
 1:25 at A1
 1:50 at A3

**ISSUED FOR
 CONSENT**
 30/5/03

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

Client	GRAEME SHAW
Project	LORDENS LANE APARTMENTS QUEENSTOWN
Sheet Title	RETAINING WALL DETAILS

Job No.	52314/44	Sheet No.	9	Revision	
		of	9	of	

Duffill Watts & King Ltd
 CONSULTING ENGINEERS

APPROVED

subject to the conditions appended

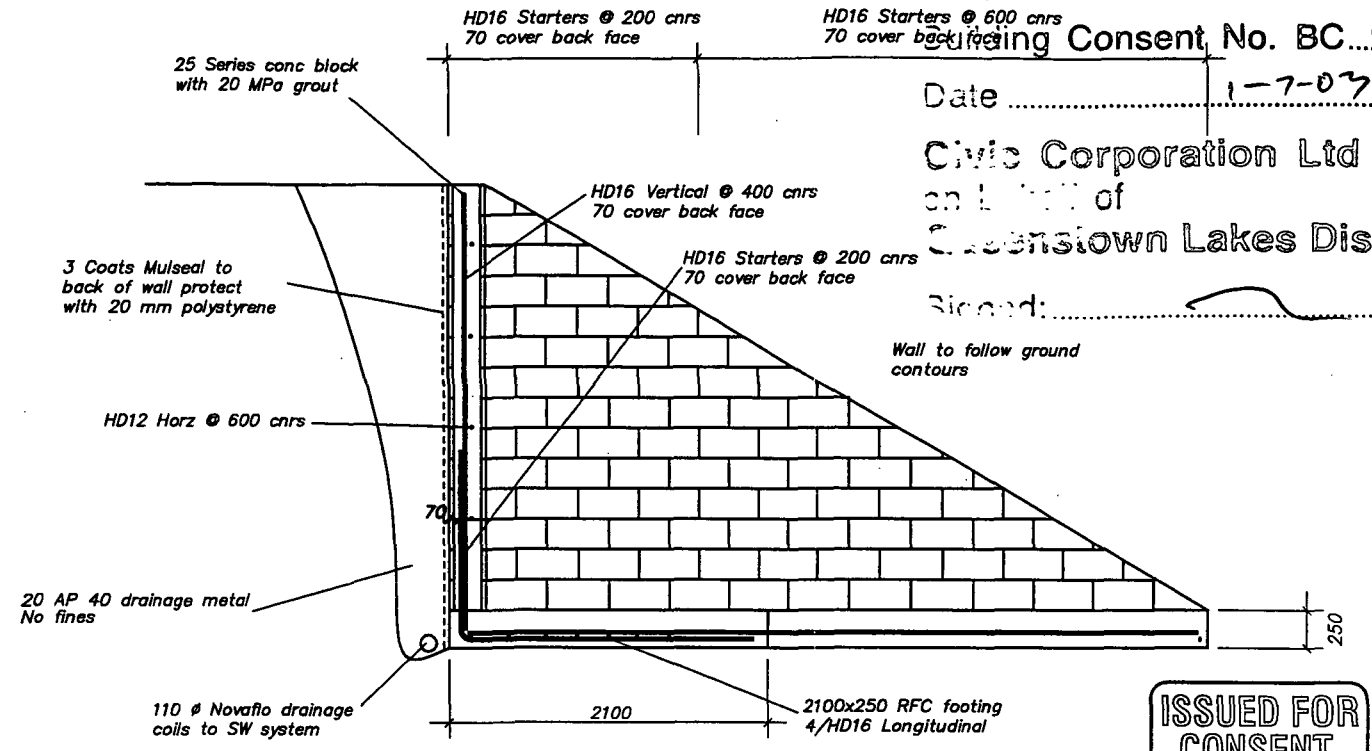
Planning Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

Wall to follow ground contours



GARDEN RETAINING WALL DETAIL

1:25 at A1
1:50 at A3

ISSUED FOR CONSENT
30/5/03

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	Date May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

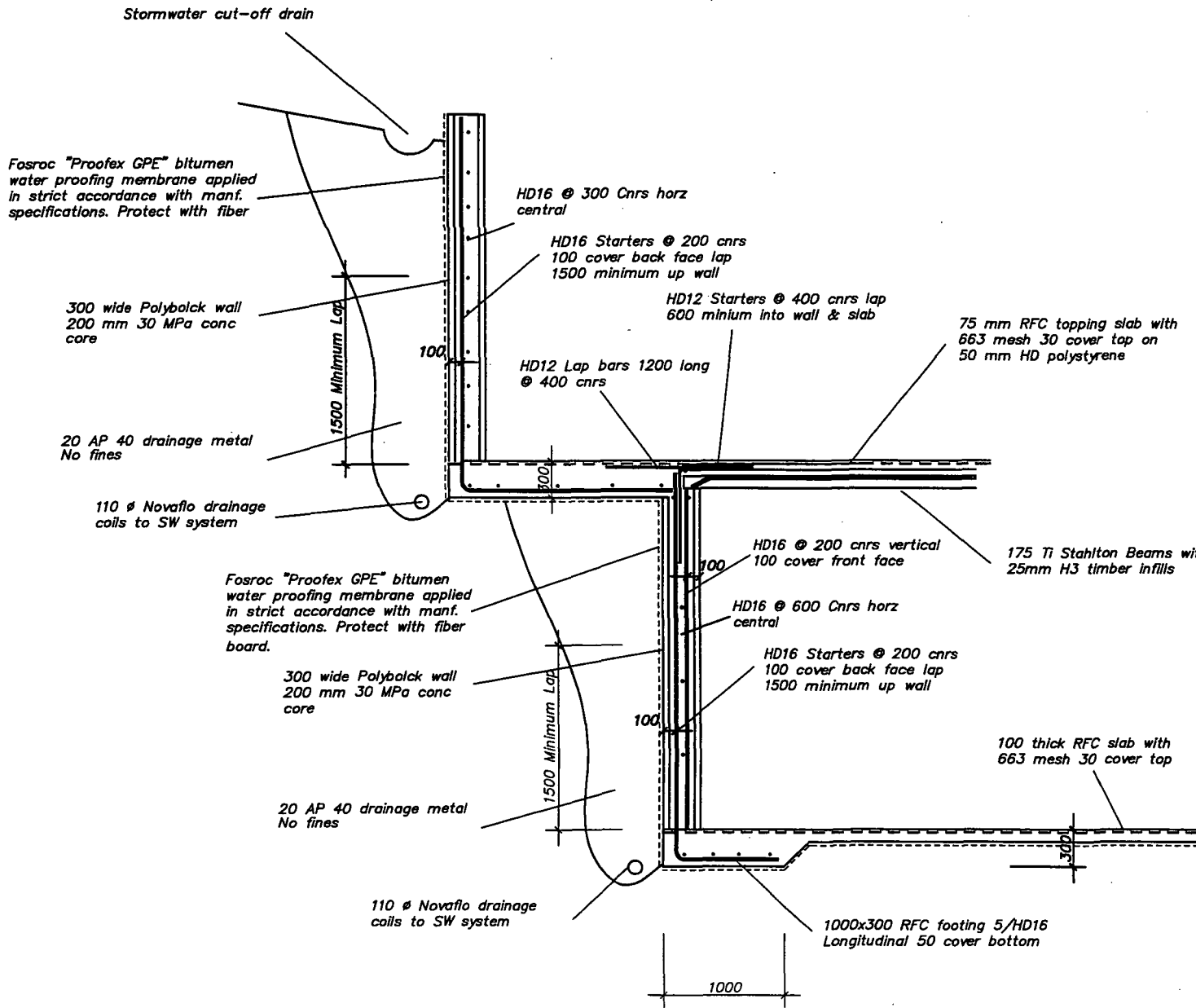
Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
RETAINING WALL DETAILS

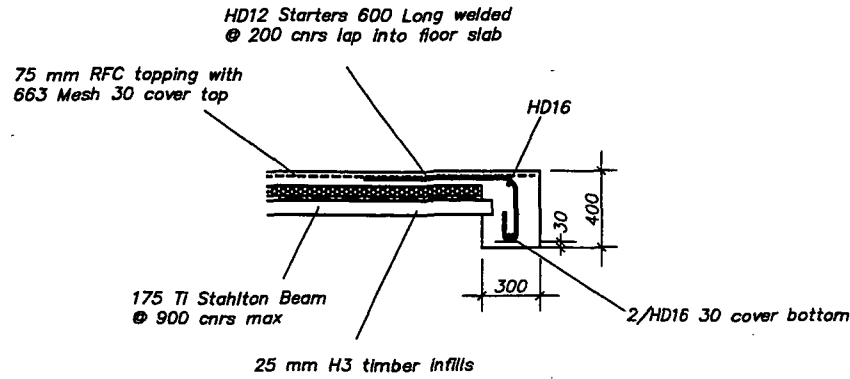
Job No.	Sheet No.	Revision
52314/44	10	
of	of	of

Duffill Watts & King Ltd
CONSULTING ENGINEERS

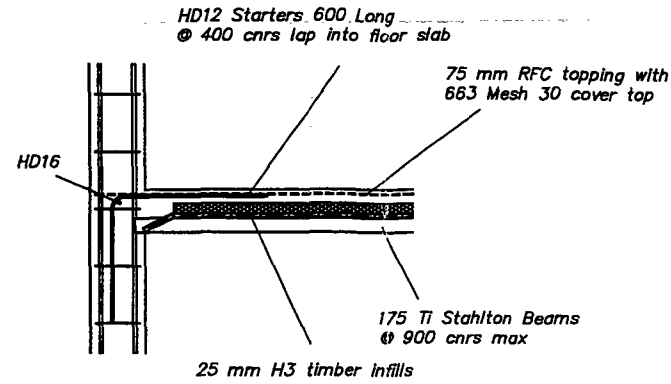


LEVEL 3 & 4 RETAINING WALL DETAIL

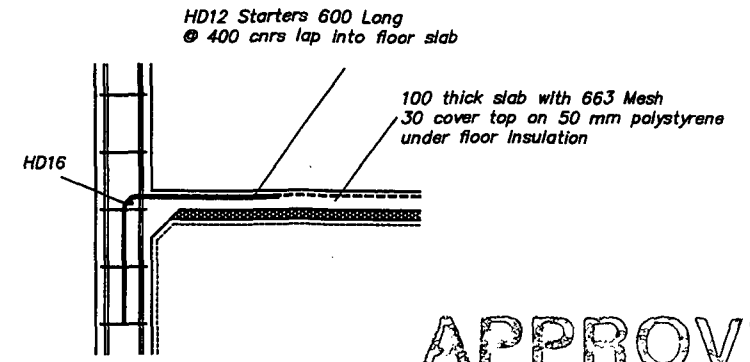
1:25 at A1
1:50 at A3



LIFTWELL LINTEL DETAIL (A)
1:20 at A1
1:40 at A3



LIFTWELL TO FLOOR CONNECTION (B)
1:20 at A1
1:40 at A3



LIFTWELL TO FLOOR CONNECTION (C)
1:20 at A1
1:40 at A3

APPROVED

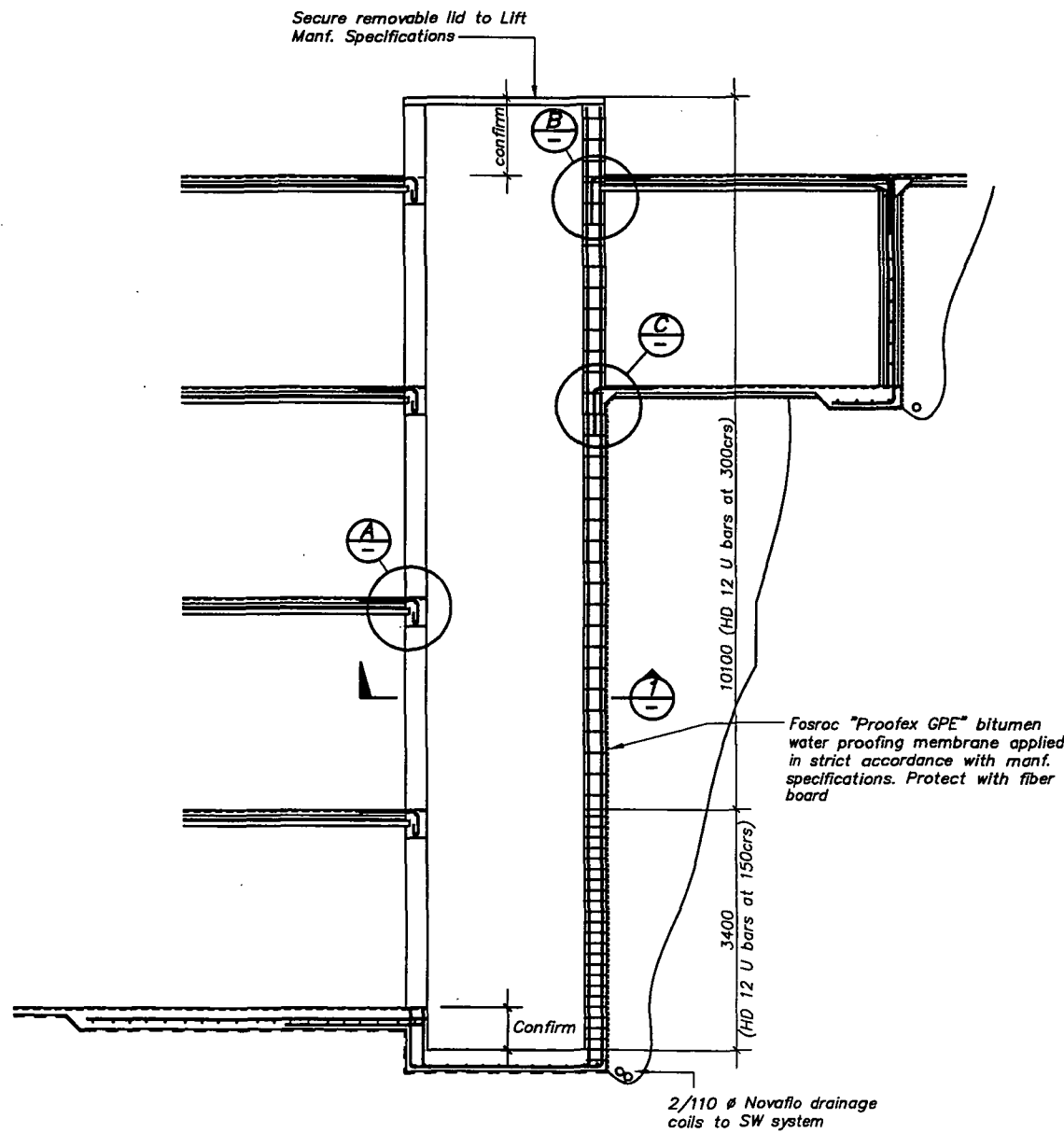
Subject to the conditions appended to

Consent No. BC 030588

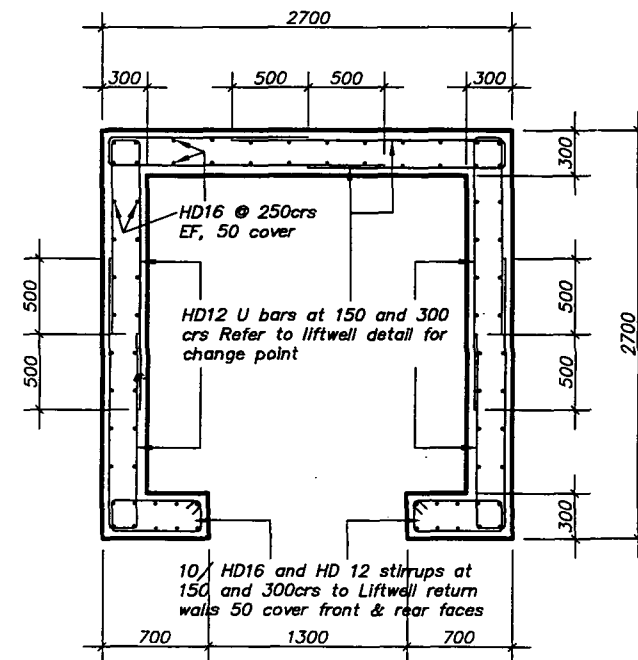
Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

**ISSUED FOR
CONSENT**
30/5/03



LIFTWELL DETAIL
1:50 at A1
1:100 at A3



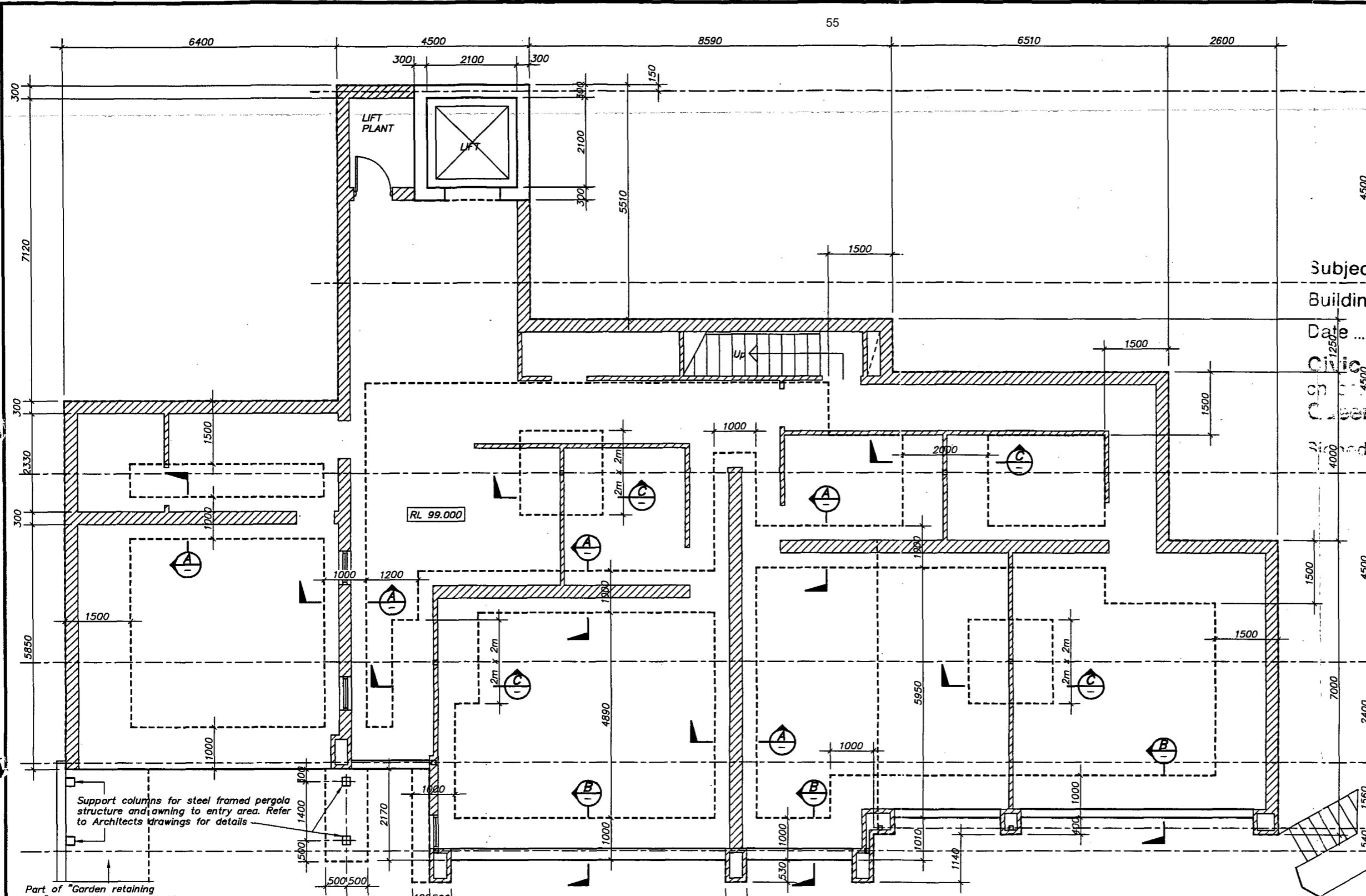
LIFTWELL CROSS SECTION (B)
1:25 at A1
1:50 at A3

No.	Revisions	Date	Appvd
Designed	J.P.Boersen	May'03	Print Date
Drawn	J.P.Boersen	May'03	
Checked			
Approved			
File	4401/20/375	Ref	52413.1

Client	GRAEME SHAW
Project	LORDENS LANE APARTMENTS QUEENSTOWN
Sheet Title	LIFTWELL CONSTRUCTION DETAILS

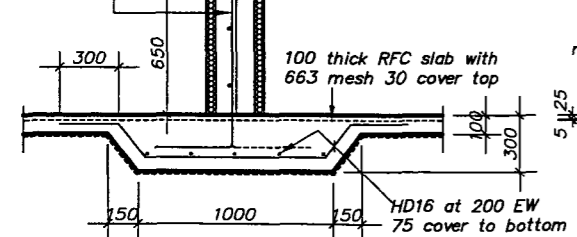
Job No.	52314/44	Sheet No.	11	Revision	
		of	shets		

Duffill Watts & King Ltd
CONSULTING ENGINEERS

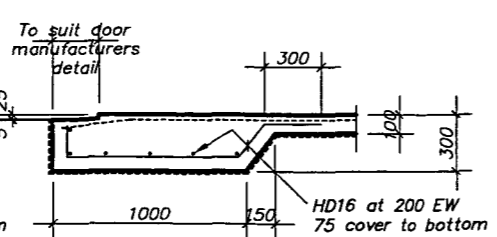


GROUND FLOOR FOUNDATION PLAN
 1:50 at A1
 1:100 at A3

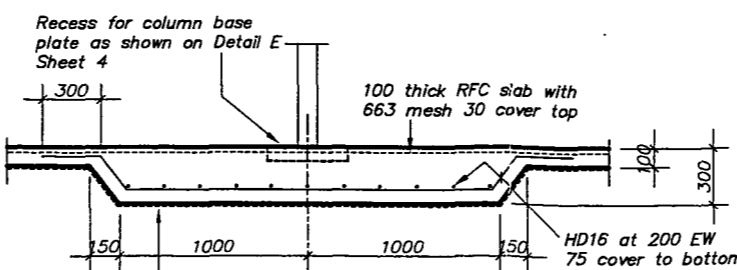
HD16 at 300 EW on wall C.L.
 HD16 at 300 starters with alternating 400 turnouts
 300 thick Polyblock wall
 200mm 30MPa concrete core



SECTION A
 1:20 at A1
 1:40 at A3



SECTION B
 1:20 at A1
 1:40 at A3



SECTION C
 1:20 at A1
 1:40 at A3

NOTE:
 Refer to sheets 8, 9, 10 & 11 for sections through the various external retaining walls

APPROVED

Subject to the conditions appended to
 Building Consent No. BC 030588
 Date 1-7-03
 Civic Corporation Ltd
 on behalf of
 Queenstown Lakes District Council

ISSUED FOR CONSENT
 30/5/03

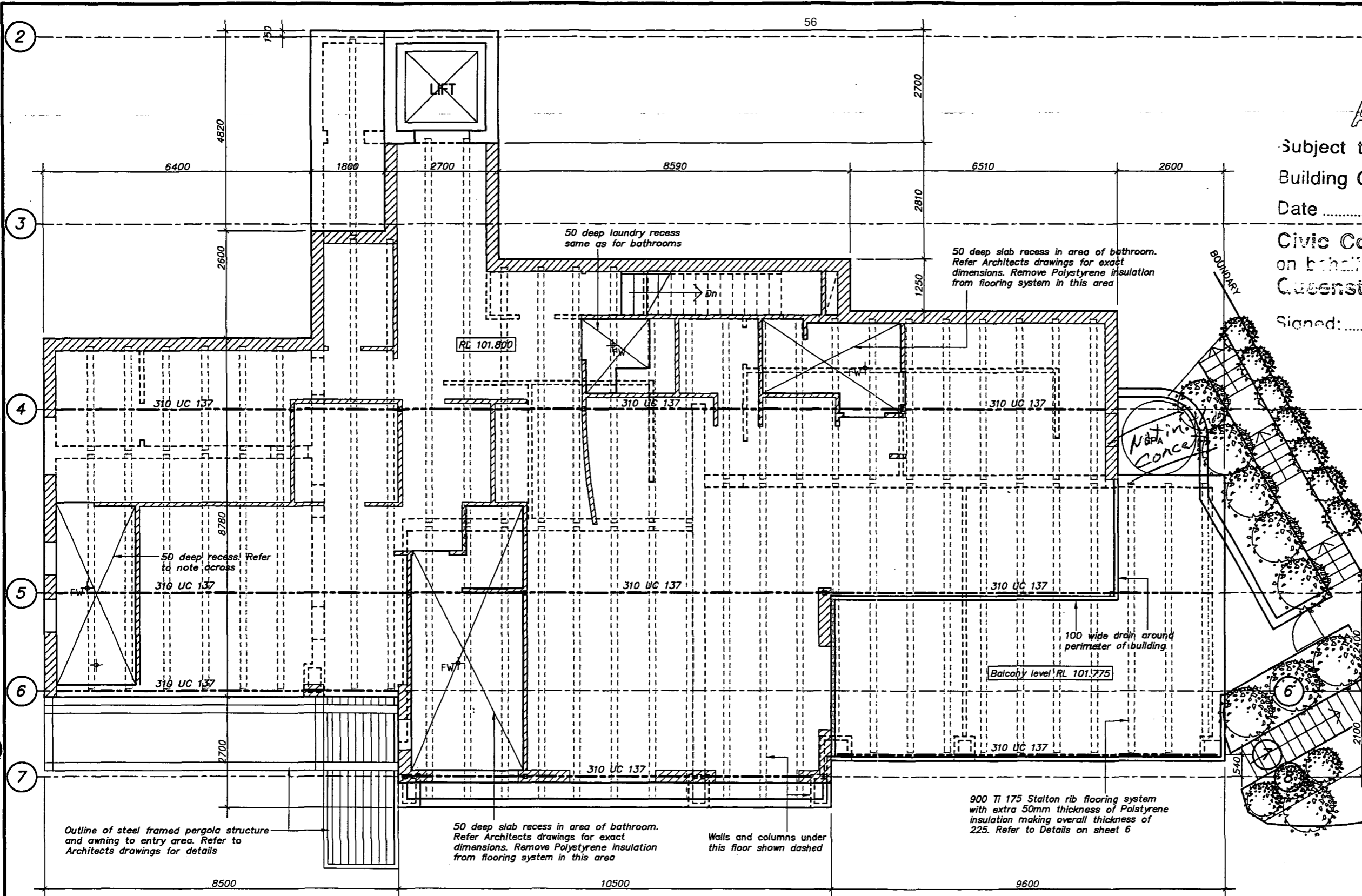
No.	Revisions	Date	Appvd
1	Designed J.P. Boersen	Date 5/03	Print Date
2	Drawn E.R. Wilson	May'03	
3	Checked		
4	Approved		
5	File 4401/20/375	Ref aFND--P1	

Client
GRAEME SHAW
 Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
GROUND FLOOR FOUNDATION PLAN AND SECTIONS

Job No. **52314/44** Sheet No. **12**
 of sheets

Duffill Watts & King Ltd
 CONSULTING ENGINEERS



APPROVED

Subject to the conditions appended to Building Consent No. BC 030586

Date 1-7-07

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____

**ISSUED FOR
CONSENT**
30/5/03

No.	Revisions	Date	Appvd
Designed	J.P. Boersen	Date 5/03	Print Date
Drawn	E.R. Wilson	May'03	
Checked			
Approved			
File	4401/20/375	Ref	aSLB--P1

Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
LEVEL 1 FLOOR PLAN

Job No. **52314/44**
Sheet No. **13**
Revision of sheets

Duffill Watts & King Ltd
CONSULTING ENGINEERS

LEVEL ONE FLOOR PLAN
1:50 at A1
1:100 at A3

NOTE:
Refer to sheets 1 to 7 for frame elevations and details plus floor and beam connections

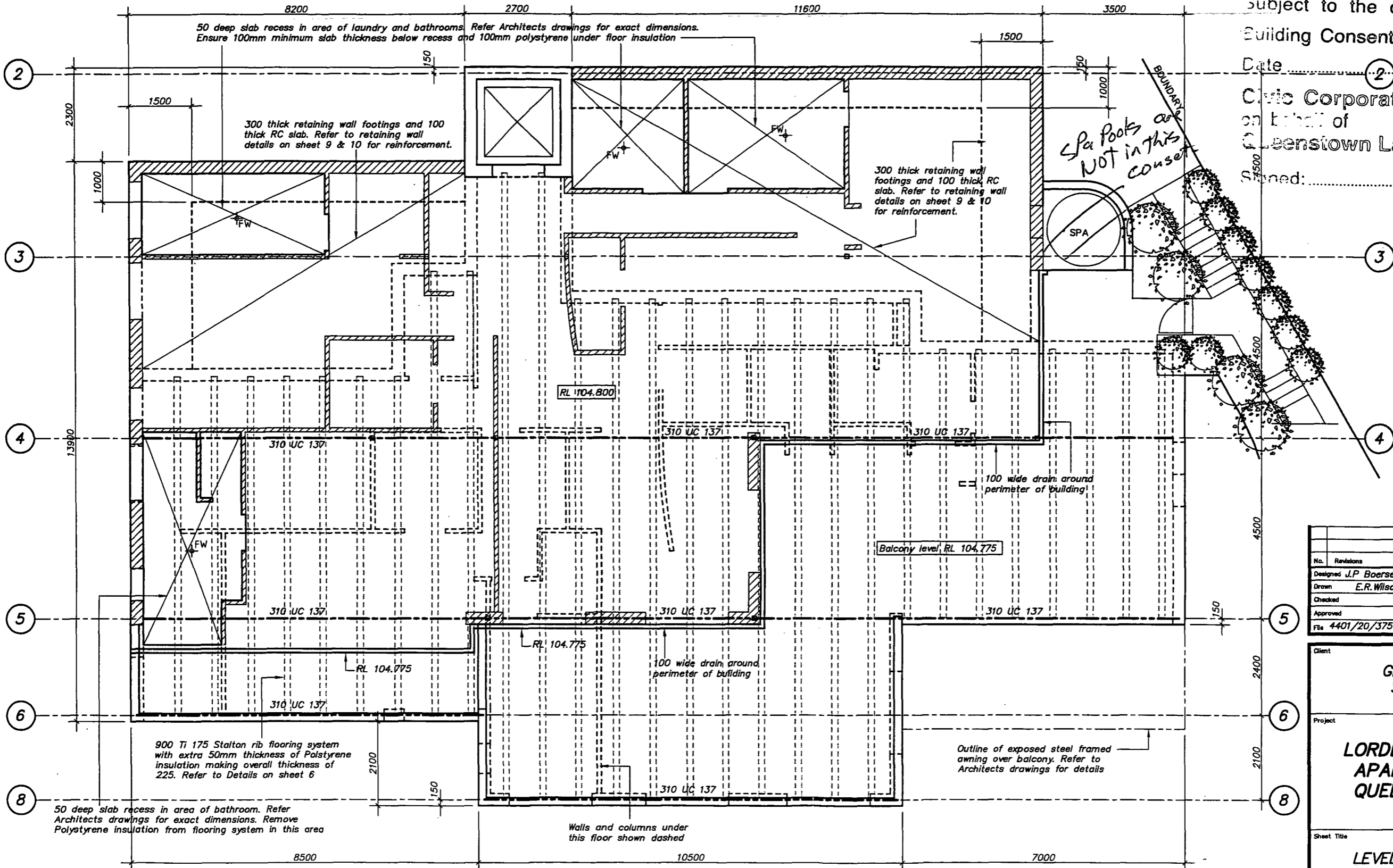
APPROVED

subject to the conditions appended to Building Consent No. BC 030588

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____



ISSUED FOR CONSENT
30/5/03

No.	Revisions	Date	Appvd
1	Designed J.P. Boersen	Date 5/03	Print Date
2	Drawn E.R. Wilson	May'03	
3	Checked		
4	Approved		
5	File 4401/20/375	Ref aSLB--P2	

Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
LEVEL 2 FLOOR PLAN

Job No.	Sheet No.	Revision
52314/44	14	
	of	sheets

Duffill Watts & King Ltd
CONSULTING ENGINEERS

NOTE:
Refer to sheets 1 to 7 for frame elevations and details plus floor and beam connections

LEVEL TWO FLOOR PLAN
1:50 at A1
1:100 at A3

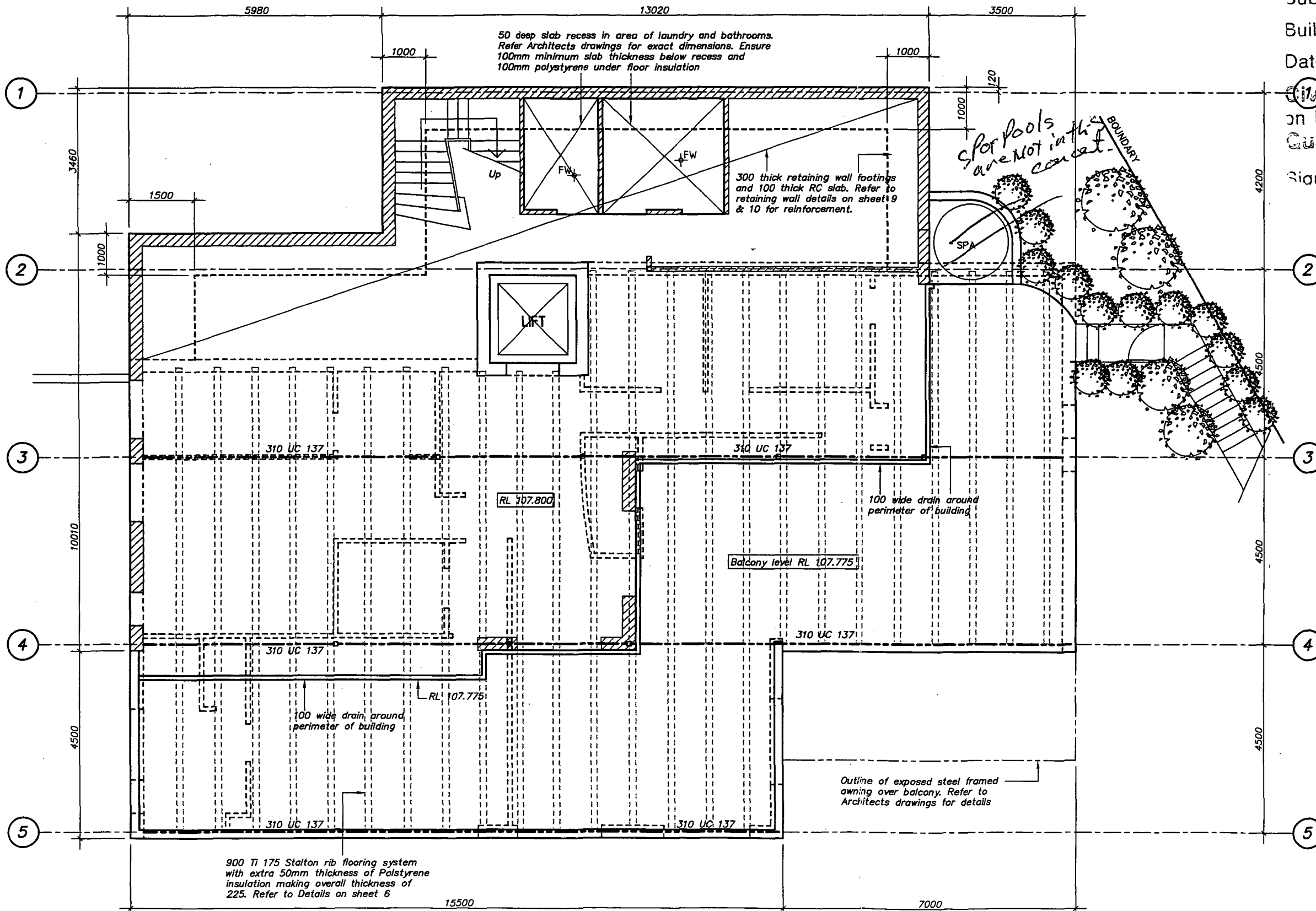
APPROVED

Subject to the conditions appended to:
Building Consent No. BC 020588

Date 1-7-03

City Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed:



ISSUED FOR
CONSENT
30/5/03

No.	Revisions	Date	Appvd
Designed	J.P. Boersen	Date 5/03	Print Date
Drawn	E.R. Wilson	May'03	
Checked			
Approved			
File	4401/20/375	Ref	aSLB--P3

Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
LEVEL 3 FLOOR PLAN

Job No.	Sheet No.	Revision
52314/44	15	
	of	shts

Duffill Watts & King Ltd
CONSULTING ENGINEERS

LEVEL THREE FLOOR PLAN
1:50 at A1
1:100 at A3

NOTE:
Refer to sheets 1 to 7 for frame elevations and details plus floor and beam connections

APPROVED

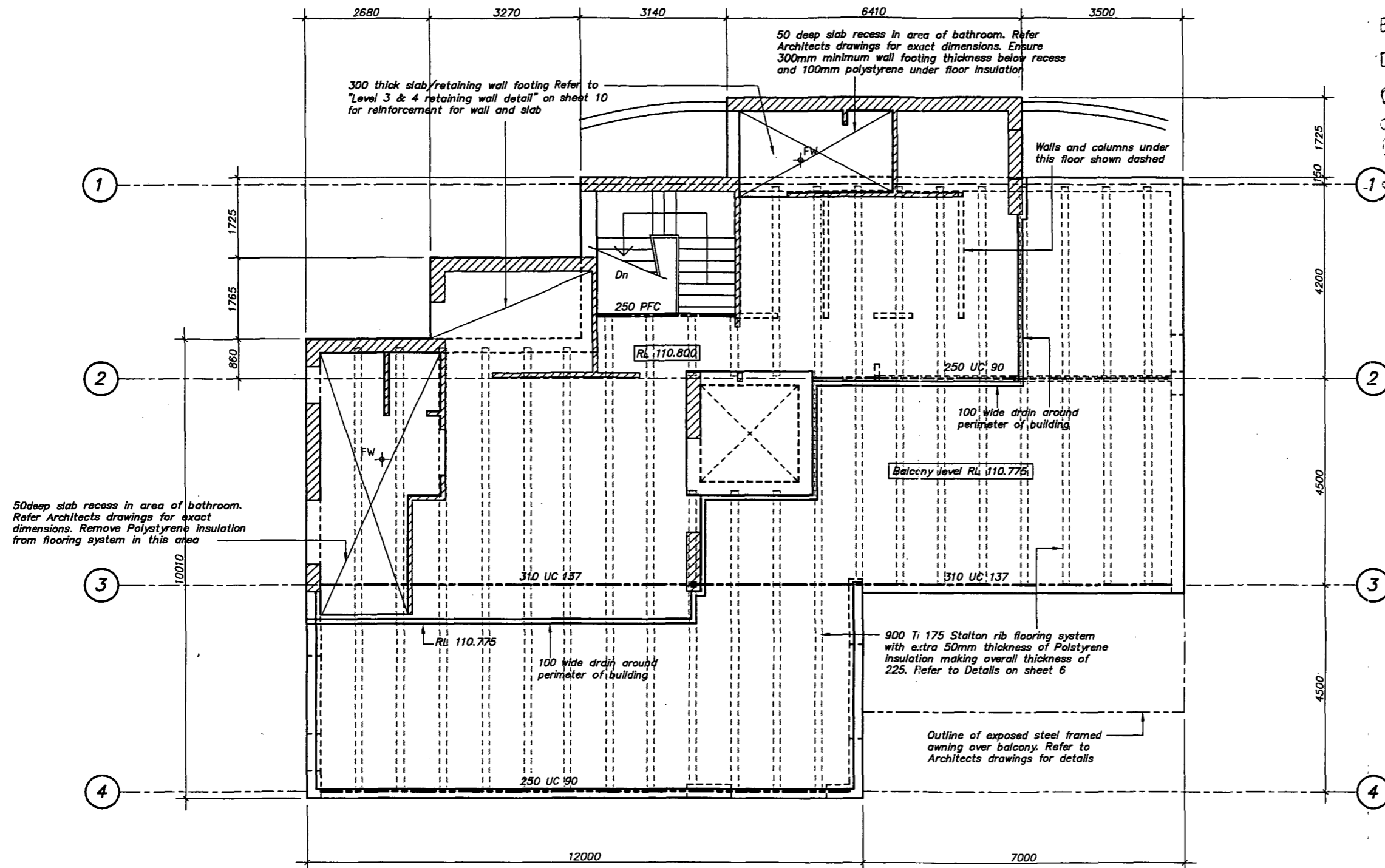
Subject to the conditions appended to

Building Consent No. BC 030586

Date 1-7-03

Civic Corporation Ltd
on behalf of
Queenstown Lakes District Council

Signed: _____



LEVEL FOUR FLOOR PLAN
1:50 at A1
1:100 at A3

ISSUED FOR
CONSENT
30/5/03

No.	Revisions	Date	Appvd
Designed	J.P. Boersen	Date 5/03	Print Date
Drawn	E.R. Wilson	May 03	
Checked			
Approved			
File	4401/20/375	Ref	aSLB--P4

Client
GRAEME SHAW

Project
LORDENS LANE APARTMENTS QUEENSTOWN

Sheet Title
LEVEL 4 FLOOR PLAN

Job No.	Sheet No.	Revision
52314/44	16	
	of	shts

Duffill Watts & King Ltd
CONSULTING ENGINEERS

NOTE:
Refer to sheets 1 to 7 for frame elevations and details plus floor and beam connections

RESIDENTIAL VISITOR ACCOMMODATION MANAGEMENT PLAN- APARTMENT 1, 6a LORDENS PLACE - QUEENSTOWN

1. Background

Resource Consent is sought for the use of the residential unit at Apartment 1, 6a Lordens Place to be operated as residential visitor accommodation, up to 365 nights / year. The apartment is located on the first floor of the building and contains 3 bedrooms.

2. Management Plan

The purpose of this Management Plan is to control any potential effects on neighbours and the surrounding environment from the visitor accommodation use of the property at Apartment 1, 6a Lordens Place. The main nuisance effects experienced from neighbours to a visitor accommodation activity are noise, rubbish collection and car parking. This Management Plan seeks to minimise the possibility of these (and any other) nuisance effects as a result of the visitor accommodation activity.

This Management Plan is a dynamic document that can and will be amended at any time, to ensure the most efficient and effective ways of managing effects resulting from the visitor accommodation operation.

The unit will be operated and managed by one management entity, which will ensure on-going management of the following components of the operation:

- To provide guests with a copy of the House Rules and obtain confirmation from the visitors that they agree to the rules as a condition of staying at the property.
- To check that the number of visitors does not exceed 9 guests total (6 adults and 3 children).
- To check that the on-site compendium contains a copy of the House Rules and a copy of the conditions of resource consent RM [CONSENT NUMBER].
- To enforce the house rules.
- To ensure all conditions of the resource consent are met at all times.
- To ensure rubbish and recycling bins are put out for collection from the roadside kerb before 7am each Friday, noting the alternate recycling weeks for different types of recycling.
- To ensure signage is placed on doors leading to outside entertainment area stating:
“Outdoor area, is STRICTLY not to be used between 10pm and 7am daily”.



03 450 2243 | info@jea.co.nz
www.jea.co.nz

Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

3. House Rules

The House Rules below shall be in place at all times. These shall be held in an on-site compendium available to guests at all times.

- Consideration must be shown to neighbours at ALL times. Particularly in relation to noise and any other activities that cause nuisance to neighbours.
- Guests shall not engage in activities which generate excessive noise.
- The unit is located within a residential area and use of the outdoor space associated with the accommodation is not permitted between 10pm and 7am daily.
- There shall be no outside speaker systems operating at any time.
- Only guests that are part of the visitor accommodation activity can sleep at the property.
- Guests shall only park in the assigned car parks.
- The property is non-smoking.

4. Complaints or Comments

The visitor accommodation activity has the potential to affect neighbours from nuisance such as noise, rubbish collection and car parking if not managed appropriately. It is important that there is a conduit for any misconduct or complaints or comments from neighbours of Apartment 1, 6a Lordens Place resulting from any effects of the visitor accommodation. For any complaints or comments, please contact the visitor accommodation Property Manager, 24 hours / day.

The details of the property manager for the site have been outlined below;

Property Address:	Apartment 1, 6a Lordens Place, Queenstown
Name:	XXXXX
Email:	XXXXX
Phone (24hr):	XXXXX

Any complaints from neighbours shall be immediately actioned and resolved. Feedback with the steps taken to resolution to the complainant will be critical when actioning any complaints. This will be the responsibility of the Property Manager.

The Property Manager shall take into consideration any issues that may arise from the operation of the visitor accommodation activity and amend the Management Plan as necessary, for on-going management of effects.

MINUTES

Passing a Resolution without a meeting - Body Corporate 345147

Property: Lordens | Date: 20th September 2024

Vote Responses	Apartment No.
Sam Scott Young	1
Atholl Robertson	2
Gary Tilsley	3
Quorum	
3/3 100%	

MOTION:

The body corporate resolves, by ordinary resolution to:

1. *Approve and permit units being utilised for visitor accommodation up to 365 days per year;*
2. *Consent to any unit owner's application to Queenstown Lakes District Council for resource consent or any other Council approval to utilise a unit for visitor accommodation up to 365 days per year;*
3. *If deemed necessary, amend the Body Corporate's operational rules to record the Body Corporate and owners' approval that any unit may be utilised for visitor accommodation up to 365 days per year;*
4. *Approve the production to Council of this resolution by an owner when applying for resource consent to utilise a unit for visitor accommodation up to 365 days per year and Council's reliance on the same in order to satisfy any Council requirement to obtain affected person's consent to utilise a unit for visitor accommodation up to 365 days per year; and*
5. *To the extent necessary, that the Body Corporate and owners sign and complete any required documentation to enable a unit to be utilised for visitor accommodation up to 365 days per year.*

It was unanimously agreed by all Apartment owners to approve the proposed motion.

*Approve
Motion carried*



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Cromer (NZ) Ltd



AFFECTED PERSON'S DETAILS

I/We Ben Stephen and Claire Bennett

Are the owners/occupiers of
10 Lordens Place, Fernhill, Queenstown



DETAILS OF PROPOSAL

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

Operate a Visitor Accommodation activity at Unit 1, 6 Lordens Place with a maximum of 9 (6 adults and 3 children) guests for up to 365 nights per year.

at the following subject site(s):

Unit 1, 6 Lordens Place, Fernhill, Queenstown



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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



APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT) Ben Stephen	
	Contact Phone / Email address Stephengben@hotmail.co.nz	
	Signature 	Date 14/10/2024

B	Name (PRINT) Claire Bennett	
	Contact Phone / Email address Claireb@windowslive.com	
	Signature 	Date 14/10/24

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.