

APPLICATION AS NOTIFIED

Y Pillai & C Allaka

(RM250468)

File Number RM250468

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:

Y Pillai & C Allaka

What is proposed:

To use two residential units for Residential Visitor Accommodation for up to 365 days per calendar year, for up to 10 guests each unit, with breach to mobility parking standard.

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

11 St Pauls Court, Queenstown 9300.

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 RM250468 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Sol Kim, who may be contacted by phone at 03 441 0499 or e-mail at sol.kim@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:

18 November 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/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council. The applicant's contact details are:

Yogesh Pillai & Chandra Allaka
C/- Charlotte Clouston
charlotte@jea.co.nz
John Edmonds & Associates
PO Box 35, Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 20 October 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 19-Aug-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8871757	1	04-Jul-2025
PUB_ACC	Assessment of Environmental Effects	8871758	1	04-Jul-2025
PUB_ACC	Appendix A - Record of Title 270886	8871760	1	04-Jul-2025
PUB_ACC	Appendix B - Consented Plans	8871759	1	04-Jul-2025
PUB_ACC	Appendix C - VAMP	8871762	1	04-Jul-2025
PUB_ACC	Appendix D - APA - 3 St Lukes Lane - Signed Plans Yang Hong Chan	8871761	1	04-Jul-2025
PUB_ACC	Appendix D - APA - 3 St Lukes Lane	8871764	1	04-Jul-2025



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Yogesh Pillai and Chandra Allaka**
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address: **18 Winterberry Road, Point Cook, Victoria 3030, Australia**

*Post code:
3030

*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: **yogesh.kg@gmail.com**

*Phone Numbers: Day **+61490112963**

Mobile: **+61490112963**

*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: **John Edmonds & Associates - Charlotte**

*Phone Numbers: Day **0211394952**

Mobile: **0211394952**

*Email Address: **charlotte@jea.co.nz**

*Postal Address: **PO Box 35, 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: **Yogesh**

*Postal Address: **18 Winterberry Road, Point Cook, Victoria
3030, Australia**

*Post code:
3030

*Please provide an email AND full postal address.

*Email: **yogesh.kg@gmail.com**



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

11 St Pauls Court

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Lot 16 Deposited Plan 365562

District Plan Zone(s): Lower Density Suburban Residential



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

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

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

YES

☐

NO

☒

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

☐

Yes

☒

No

☐

Copy of minutes attached

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



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

☒

Land Use Consent

☐

Land Use Consent includes earthworks

☐

Land Use Consent combined with s127 and/or s221

☐

Subdivision Consent

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

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity Land Use

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

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:

Enable residential visitor accommodation within two residential units for up to 10 guests, 365 nights per year



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐

Yes

☒

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

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

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

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

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

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

☐

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

☒

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

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



OTHER CONSENTS // CONTINUED

☐

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

☐

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

☒ Any other National Environmental Standard

☐

Yes

☐

N/A

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

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☒

No

If Yes supply ORC Consent Reference(s)

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

☐

Yes

☒

No



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

☒

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants
(Must be official order copy from LINZ <https://www.linz.govt.nz/>).

☒

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

☒

A site plan at a convenient scale.

☐

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

☒

An AEE (Assessment of Effects).

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



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



PRIVACY INFORMATION

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

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

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



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

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

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

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

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

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

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

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

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

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

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

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



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

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

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

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

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

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

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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

Full name of person lodging this form **Charlotte Clouston**

Firm/Company **John Edmonds & Associates**

Dated **30/06/25**

**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;

Information provided within the Form above

- (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).

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

- (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.

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.

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

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

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

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

Geotechnical Report

Urban Design Report

Assessment of Environmental Effects
Residential Visitor Accommodation
11 St Pauls Court, Queenstown
for Yogesh Pillai and Chandra Allaka
July 2025

EXECUTIVE SUMMARY OF PROPOSAL

Yogesh Pillai and **Chandra Allaka** (the applicant) seeks resource consent to use two consented residential units for Residential Visitor Accommodation up to 365 nights per year, for up to 10 guests per residential unit. The proposal is located at 11 St Paul's Court, Queenstown.

Location:	11 St Paul's Court, Queenstown Hill, Queenstown
Legal Description:	Lot 16 DP 365562 held in Record of Title 270886
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan
Zoning:	Low Density Suburban Residential
Natural Hazards:	Liquefaction Susceptibility: LIC 1 – Nil to Low
Other:	The site is subject to Wāhi Tūpuna (Te Tapunui (Queenstown Hill))
Activity Status:	Restricted Discretionary

APPENDICES

Appendix A -	Record of Title
Appendix B -	Consented Plans
Appendix C -	Residential Visitor Accommodation Management Plan
Appendix D -	APA – 3 St Pauls Court
Appendix E -	APA – 4 St Lauras Lane

TABLE OF CONTENT

1	INTRODUCTION	4
1.1	<i>Overview</i>	4
1.2	<i>Site Description and Surrounds</i>	4
1.3	<i>Legal Description</i>	5
1.4	<i>Receiving Environment</i>	5
1.5	<i>Consent History</i>	6
2	DESCRIPTION OF PROPOSAL	6
3	DISTRICT PLAN PROVISIONS	7
3.1	<i>Proposed District Plan</i>	7
3.2	<i>Activity Status Summary</i>	7
4	ACTIVITY STATUS	7
5	WRITTEN APPROVALS	8
6	ASSESSMENT OF EFFECTS	9
6.1	<i>Permitted Baseline</i>	9
6.2	<i>Actual & Potential Effects</i>	9
6.3	<i>The location, nature and scale of activities</i>	10
6.4	<i>Vehicle access and parking</i>	10
6.5	<i>The management of noise, rubbish, recycling and outdoor activities</i>	11
6.6	<i>Privacy and overlooking</i>	11
6.7	<i>Outdoor lighting</i>	12
6.8	<i>Guest management and complaints procedures</i>	12
6.9	<i>The keeping of records of residential visitor accommodation use, and availability of records for Council inspection</i>	12
6.10	<i>Monitoring requirements, including imposition of an annual monitoring charge</i>	12
6.11	<i>Residential Zone Design Guideline 2021</i>	12
6.12	<i>Summary of Assessment of Effects</i>	12
7	OBJECTIVES AND POLICIES ASSESSMENT	12
7.1	<i>Proposed District Plan</i>	12
8	NOTIFICATION SUMMARY	14
8.1	<i>Public notification</i>	14
8.2	<i>Limited notification</i>	14
9	PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)	14
10	CONCLUSION	15

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 Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to use two residential units for Residential Visitor Accommodation (RVA) for up to 365 nights per year, for a maximum of 10 guests per residential unit. The site is zoned Lower Density Suburban Residential in the Proposed District Plan (PDP).



Figure 1: Site Location (Site identified in yellow)

1.2 Site Description and Surrounds

The site is located at St Paul's Court, Queenstown Hill. The site is sloping, rectangular in shape and has an area of 653m² and is currently vacant of any development. The site is located within the lower flanks of Queenstown Hill, which rises steeply above the rear of the site.

Resource consent has been approved for the construction of two 5-bedroom residential units, and associated subdivision of the site into two freehold lots. There will be two separate sites once the subdivision is completed. The residential units will be 3 storeys in height and located within the northern portion of the site.

The residential units both have the same internal layout, described as follows:

Ground Floor

- One bedroom with bathroom and laundry.

- Two car garage.
- A lobby and staircase access to upper floor levels.

First Floor

- Open plan kitchen/ living/ dining area.
- One bedroom with ensuite.
- A 7m² deck at the south of each unit.

Second Floor

- Three bedrooms (two with an ensuite).
- Separate bathroom.

The layout of the units is shown on the floor plans attached as **Appendix B**. The floor area of each floor is 78.80m² per unit.

There is some vegetation at the rear of the site which extends north into the adjoining large rural property held in Department of Conservation ownership.

The site fronts St Pauls Court and St Lukes Lane which provide legal access to the site.

The surrounding area is characterised by a mix of residential and residential visitor accommodation activities, which are listed in Table 1 below. The surrounding area predominantly comprises established built form.

There is a vacant site at 2 St Georges Avenue, to the south of the site, which has resource consent for 12 residential units, including use of the units for 365 nights visitor accommodation (RM160394 and varied by RM211036).

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

There is a Wāhi Tūpuna (Te Tapunui (Queenstown Hill)) identified over the site.

1.3 Legal Description

The site is legally described as Lot 16 Deposited Plan 365562 and held in Record of Title 270886 (attached as **Appendix A**). There are no instruments registered on the ROT that are relevant to this RVA application.

1.4 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 large single dwellings, used for residential activity and residential visitor accommodation (7 St Lukes Lane, 2-12 St Lauras Lane), a comprehensive residential and visitor accommodation development (2 St Georges Ave) and reserve land to the north. There is a mix of residential and residential visitor accommodation activities occurring in the area.

The RVA activities within proximity to the subject site are identified in Table 1 and Figure 2 below.

Table 2: Residential Visitor Accommodation within proximity to the Subject Site.

Address	Number of Nights	Consent Ref.
7 St Lukes Lane	365	RM181393
11A and 11B St Lukes Lane	180 per unit, 360 total across site	RM230090
2 St Georges Avenue (12 units)	365	RM160394 and varied by RM211036
1 St Marks Lane	180	RM190927
3 St Marks Lane	365	RM180196
5 St Marks Lane	365	RM180719

2, 4, 6, 8, 10 & 12 St Lauras Lane	365	RM161247
------------------------------------	-----	----------



Figure 2: Location of consented Residential Visitor Accommodation activity within proximity to the subject site

1.5 Consent History

Resource consent (RM190910) was granted 30 April 2020 for two residential units on the site that will exceed permitted height and earthworks restrictions. Consent was also approved to subdivide the units so that each is held within a freehold title.

An extension of time (ET190910) to extend resource consent RM190910 by 5 years was granted 13 May 2024. The consent will lapse on 30 April 2030.

2 DESCRIPTION OF PROPOSAL

The applicant seeks resource consent to use each residential unit for Residential Visitor Accommodation (RVA) for up to 365 nights per year, for up to 10 guests per residential unit. Each residential unit will be contained within a separate site as a result of the consented subdivision.

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

- Restrictions on use of outdoor living areas;
- Requirement to comply with conditions of the relevant resource consent decision;
- Ensuring the total number of guests does not exceed 10 guests within each unit;

- 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 visitor accommodation 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 consented buildings on the site. The application is for RVA use of the residential units only.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Lower Density Suburban Residential. The site is partly covered by a Wāhi Tūpuna overlay (Te Tapunui - Queenstown Hill).

The purpose of the Lower Density Suburban Residential zone related to residential visitor 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.

Visitor Accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities."

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

Chapter 7 – Lower Density Suburban Residential

- A **restricted discretionary** activity resource consent pursuant to standard 7.5.18.1, for Residential Visitor Accommodation up to 365 nights per year, and 7.5.18.3 for a maximum of 10 people in each residential unit. 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) *a 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.*

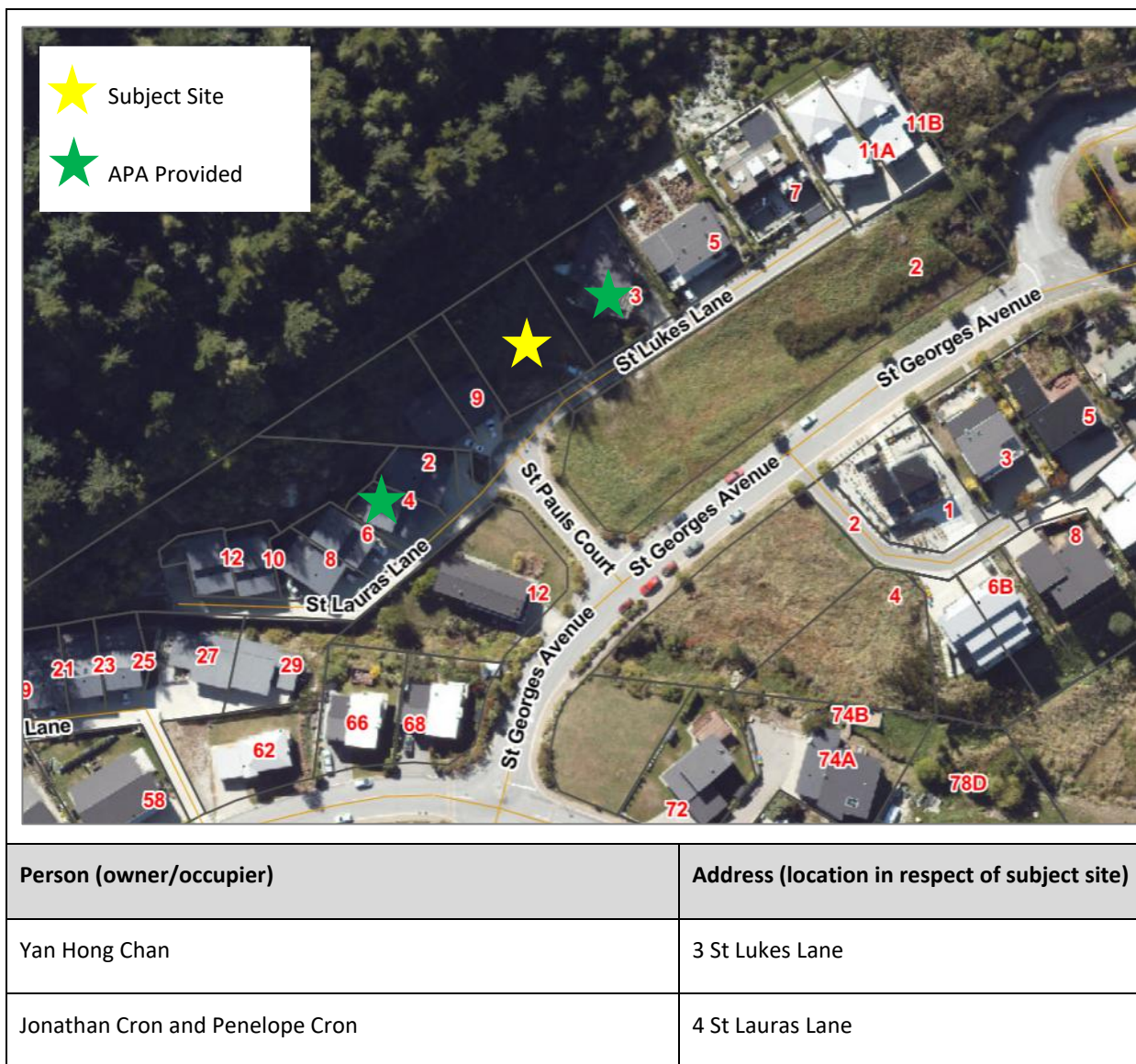
5 WRITTEN APPROVALS

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

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*
- *The following persons have provided their written approval and as such adverse effects on these parties have been disregarded (s95D(e)).*

The following persons have provided written approval, and as such, effects on these persons should be disregarded.



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, RVA up to 90 nights per year, per site. In the case of a residential activity, there could be up to 10 people in each unit (2 persons per bedroom, including office). As an RVA activity, up to 9 people per unit is permitted. As a homestay activity, up to 5 people per unit is permitted. These activities can occur on the site without consent.

The baseline is relevant and should be taken into account. Therefore, only the effects associated with one additional guest in each unit and an additional 275 nights RVA/annum should be considered.

6.2 Actual & Potential Effects

The matters of discretion under standard 7.5.18 of the PDP are as follows:

- 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 assessment of the proposal is restricted to. The matters are addressed within the information provided below.

6.3 The location, nature and scale of activities

The proposed RVA is located within two consented five-bedroom residential units, which will be used by a maximum of 10 people and up to 365 nights per year as RVA in each unit. As assessed in section 6.1 above, the permitted baseline allows for 9 guests in each unit, for 90 nights/annum.

One additional guest in each unit is not going to result in effects that are minor or more than minor. In this case, 9 guests in 5 rooms would occupy all 5 bedrooms. 10 guests in 5 rooms would also occupy 5 bedrooms. The nature of the activity would not change as a result of the additional guest, and the effects of this change in scale would be negligible. As such, the effects of the additional one guest would be less than minor.

In terms of scale of the activity, the proposal seeks to use two 5-bedroom units (each on their own freehold allotment) for up to 2 adults per bedroom, which is the same number of people that could be expected to be accommodated with residential use of a unit of this nature and size. The scale of the activity is appropriate within the site context, given that the scale of the activity is similar to the scale of residential use of the apartment. The Management Plan (**Appendix C**) outlines that the dwelling will accommodate up to 10 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 units and controls proposed in the Management Plan.

The area in which the subject site is located is zoned for low-density residential. However, as discussed above, it is characterised by both residential and RVA activities, including numerous 365-night consented activities. As such, the proposal will fit in with the character of the area which comprises both RVA and residential. The appearance of the units will remain as residential.

The scale of the activity is considered appropriate given the context of the site and nature of the activity, including in the context of surrounding activities. The effects over that permitted by Rule 7.5.18 are considered to be less than minor.

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 parking spaces for each unit located in the garage for exclusive use by the occupants of the unit, as shown on the Plans in **Appendix B**. There is also space within the forecourt of each unit for two vehicles. This ensures that parking associated with up to 10 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.

The units share a vehicle crossing from St Pauls Court and St Lukes Lane. The vehicle access meets district plan requirements and provides a wide and safe access to the site. The vehicle crossing is not shared with any other properties. The vehicle access is separate from the adjoining site to the west, where addresses 9A and 9B access their dwellings direct from St Pauls Court cul-de-sac. The access to the dwellings will be visible and obvious from St Pauls Court and the entry to St Lukes Lane. There is no reason for vehicles to proceed further down St Lukes Lane.

As the proposed activity is limited in scale with the maximum number of people accommodated for in the apartment being 10, 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.

The Management Plan (**Appendix C**) includes as part of the House Rules that guests will park in the assigned parking areas only, therefore no on-street parking demand is anticipated. Guests will be provided with the House Rules during the booking process.

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

The Management Plan will be in place to manage noise, outdoor use and rubbish collection to a level similar to that expected by a residential use of the units.

As detailed in the Management Plan, the use of the outdoor areas will be prohibited between 10pm and 7am to ensure that there are no noise effects from the use of the outdoor space on persons at neighbouring properties.

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, including contact details for the Property Manager.

The RVA property managers will ensure all rubbish and recycling is collected from the unit upon departure of the guests. There will be dedicated rubbish and recycling bins stored in the garage and these will be placed for kerbside collection the day of, or the day prior to collection. All empty bins will be removed from the kerbside on the day of collection.

The outdoor living areas associated with each of the residential units is located on the first floor of the southern façade of the building. They are 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 will aid in reducing any adverse effects of the activity on neighbouring properties. The Management Plan for the residential units prohibits guests from using the outdoor living areas between the hours of 10pm and 7am. These limits on the use of the units 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, beyond that anticipated by full time residents, and the use of the unit would be acceptable in the context.

6.6 Privacy and overlooking

In terms of outdoor living space, each residential unit has a 7m² balcony located on the first floor. These outdoor areas are oriented to the south, towards the lake.

The persons adjoining the site to the east (3 St Lukes Lane) have provided written approval, and as such, effects on these persons can be disregarded.

Privacy and overlooking effects on persons at 9 St Pauls Court (adjoining the subject site to the west) will be less than minor. The outdoor living space at the adjacent property is located at the rear of the dwelling and the dwelling is oriented towards the lake. The dwelling has large windows located on the southern façade, facing away from the subject site. The majority of the wall of 9 St Pauls Court facing the subject site is blank. There is also a solid wooden

door on this elevation. There is limited interaction between the dwellings on this boundary, and there is separation between the outdoor living areas.

The site is located behind and separated from the site at 2 St Georges Avenue. A development of 12 units has been approved (RM160394 and varied by RM211036) at this neighbouring site, whereby unit 1 is directly in front of the subject site. The rear of Unit 1 is set back 2m from the site boundary, with the 5m wide road/ access between this site and the subject site and the closest part of the subject building (deck) is 5.8m from the site boundary, creating a separation distance of 12.08m between buildings.

It is considered there is sufficient separation both in elevation and distance to ensure no adverse privacy or overlooking effects occur on persons occupying the future development.

The site adjoins Queenstown Hill Recreation Reserve to the north, which is heavily vegetated and is significantly higher elevation than the subject site. The proposed RVA use will not generate any privacy and overlooking adverse effects on this neighbour.

Considering the orientation and topography of the site and surrounding areas, and distance to neighbouring properties, no other neighbouring properties are considered to be affected by a risk of privacy or overlooking effects.

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 Management Plan sets out the use of the site/dwellings for guests. The owner 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

These are included in the Management Plan. All records of bookings/guests will be kept and available for the Council if required.

6.10 Monitoring requirements, including imposition of an annual monitoring charge

These will be covered by the owner, who is aware there may be monitoring requirements and possible charges for this.

6.11 Residential Zone Design Guideline 2021

Rule 7.5A.1 requires that all restricted discretionary activities under Rules 7.4 and 7.5 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 proposed use is within existing consented dwellings, 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 have adverse effects on the environment that are less than minor. Therefore, public notification is not required.

7 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the relevant Objectives and Policies from the Proposed District Plan is undertaken in Section 7.1 and 7.2 below.

7.1 Proposed District Plan

The relevant provisions are contained within Chapter 3- Strategic Direction and Chapter 7 – Lower Density Suburban 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.
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 Zone	
7.2.8	<i>Objective - Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.</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 similar in nature to an anticipated residential use.
7.2.8.2	<i>Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.</i>	The dwellings will retain their appearance as a residential units, which will maintain the residential character of the zone.
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 consented residential units as part of this application. The units will maintain their appearance as residential units 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 will contribute to the diversity of accommodation options within Queenstown. The proposed RVA is located close to the town centre, yet provides a different accommodation option than other options available within the town centre for groups of up to ten guests.

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 proposed by the applicant in the Management Plan. As such it is considered that the proposed activity can be undertaken on the sites 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, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application 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 two consented residential units for RVA. The management of effects on site will be ensured by the ongoing 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 two consented residential units for Residential Visitor Accommodation for up to 365 nights per year, for a maximum of 10 guests per unit (two in each bedroom). Each unit will be contained in a separate site as part of the consented land use and subdivision activity.

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
FREEHOLD
Search Copy



R.W. Muir
 Registrar-General
 of Land

Identifier **270886**
Land Registration District **Otago**
Date Issued 06 June 2006

Prior References
 OT10B/785

Estate Fee Simple
Area 653 square metres more or less
Legal Description Lot 16 Deposited Plan 365562
Registered Owners
 Yogesh Kochupurackal Gopalakrishna Pillai as to a 1/2 share
 Chandra Sekhar Allaka as to a 1/2 share

Interests

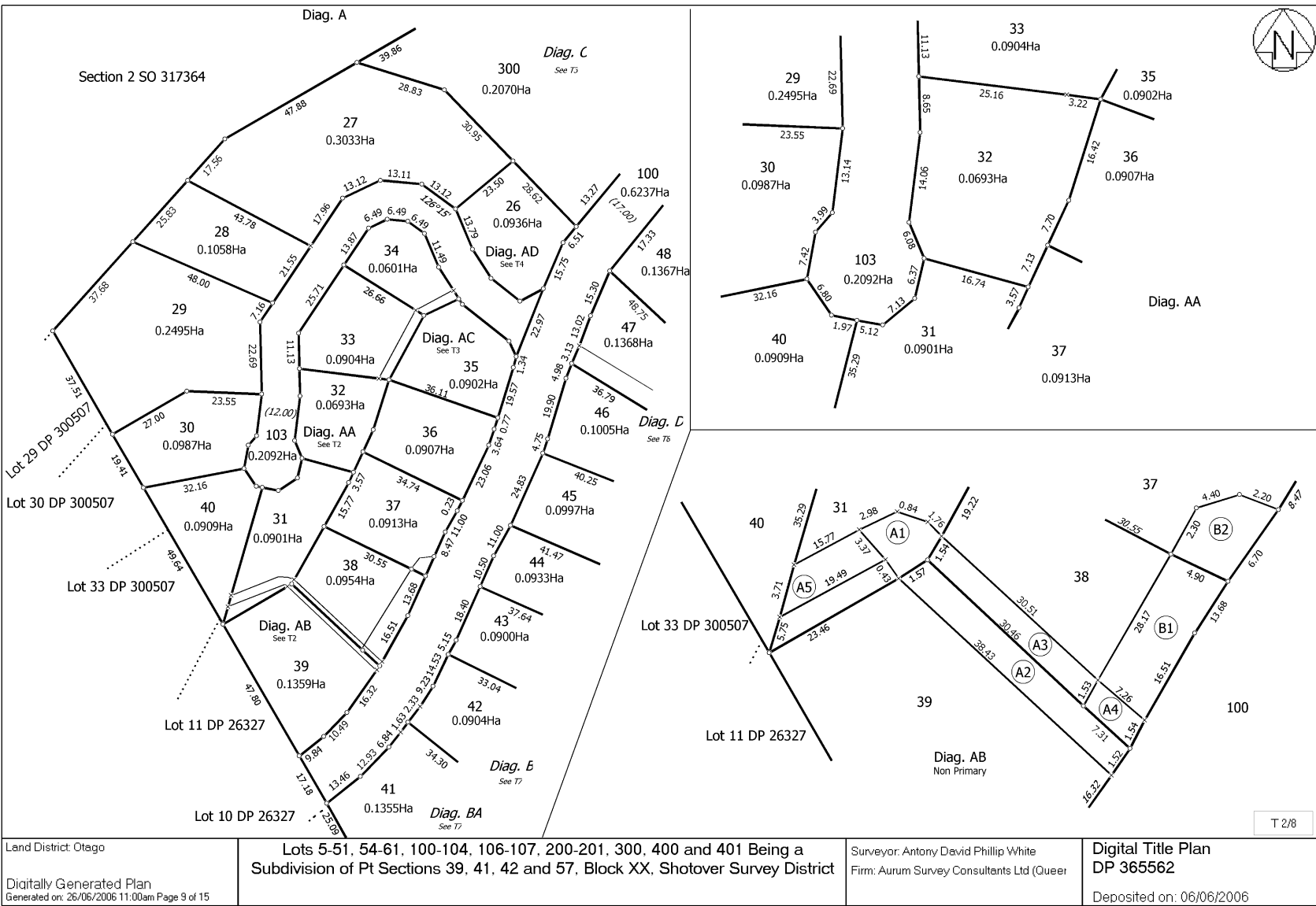
Appurtenant hereto is a right to drain sewage and water created by Transfer 796433.2 - 23.1.1992 at 10:03 am
 The easements created by Transfer 796433.2 are subject to Section 309 (1) (a) Local Government Act 1974
 Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am
 6893270.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2006 at 9:00 am
 Appurtenant hereto is a right of way created by Easement Instrument 6893270.6 - 6.6.2006 at 9:00 am
 The easements created by Easement Instrument 6893270.6 are subject to Section 243 (a) Resource Management Act 1991
 Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am
 Subject to a right to drain stormwater in gross over part marked F2 on DP 365562 in favour of Queenstown Lakes District
 Council created by Easement Instrument 6893270.10 - 6.6.2006 at 9:00 am
 The easements created by Easement Instrument 6893270.10 are subject to Section 243 (a) Resource Management Act 1991

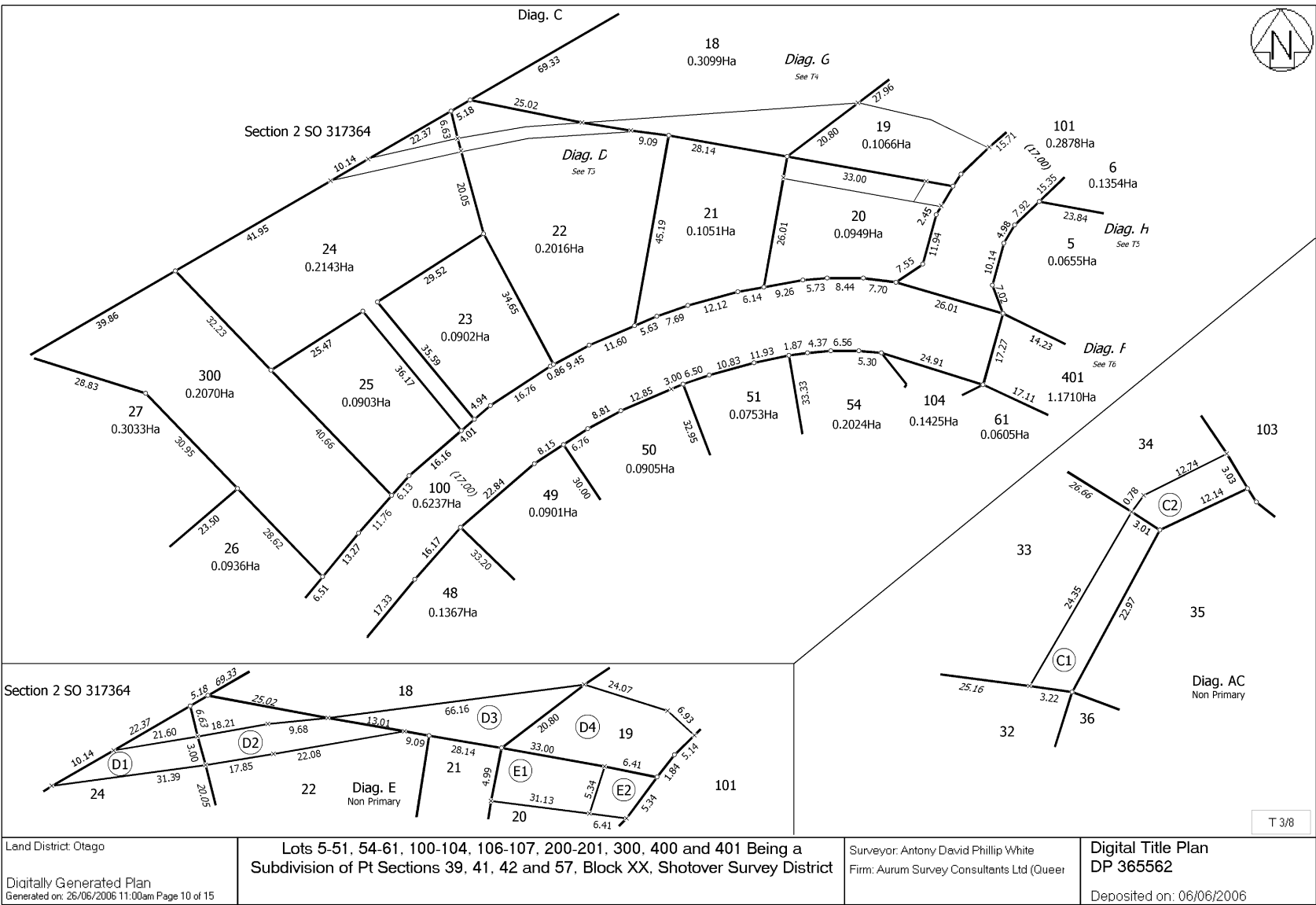


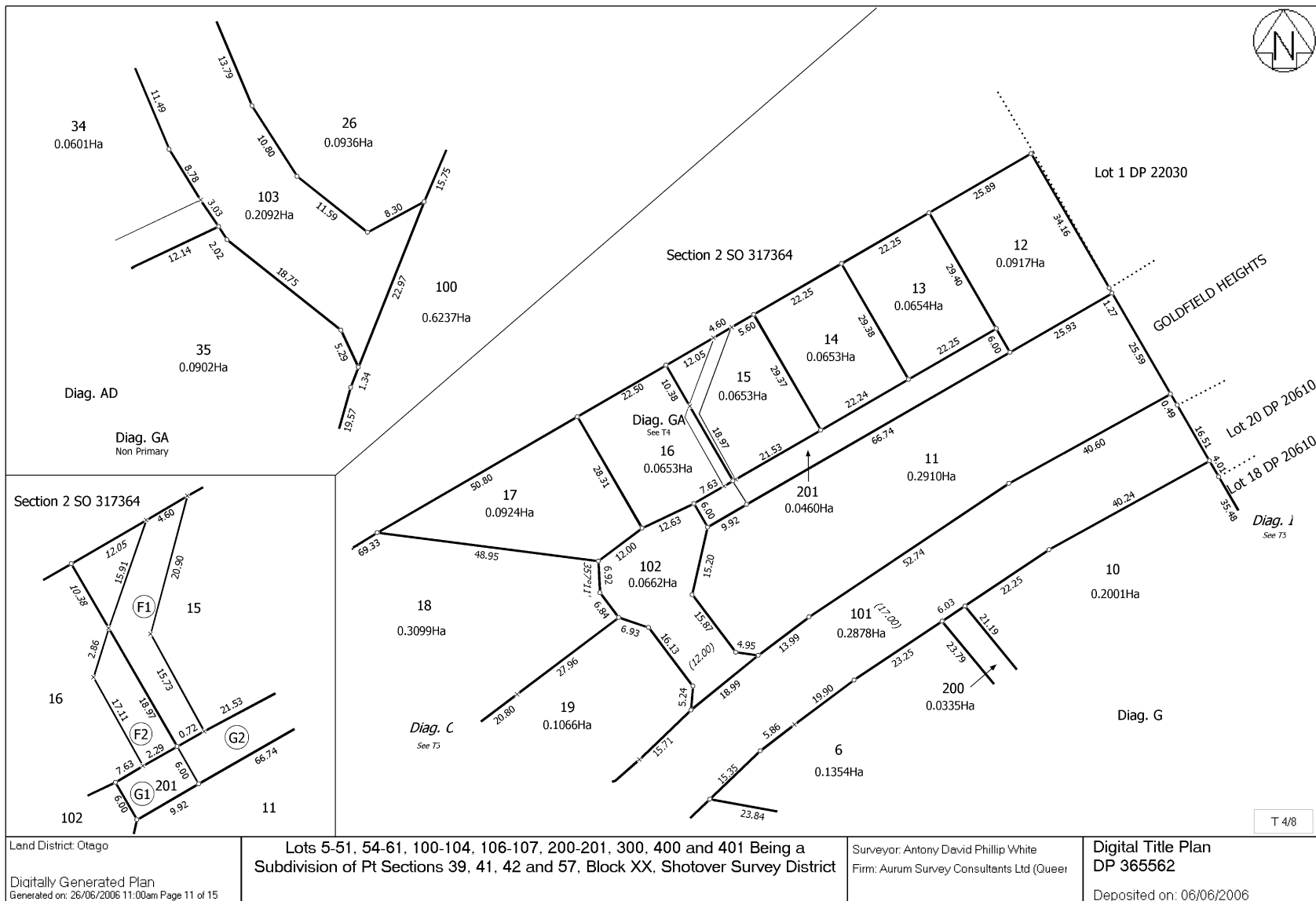
T 1/8

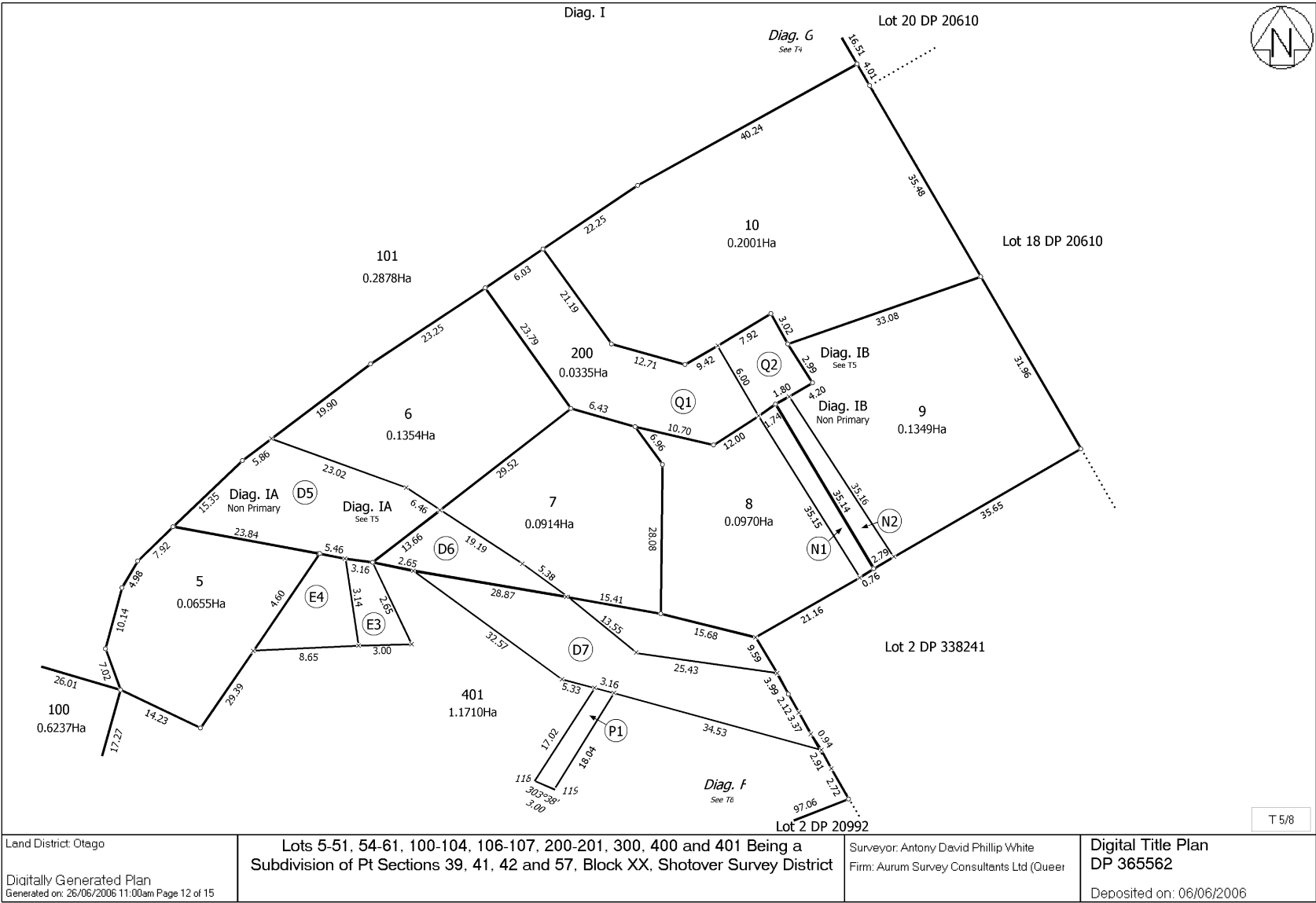
Deposited on: 06/06/2006

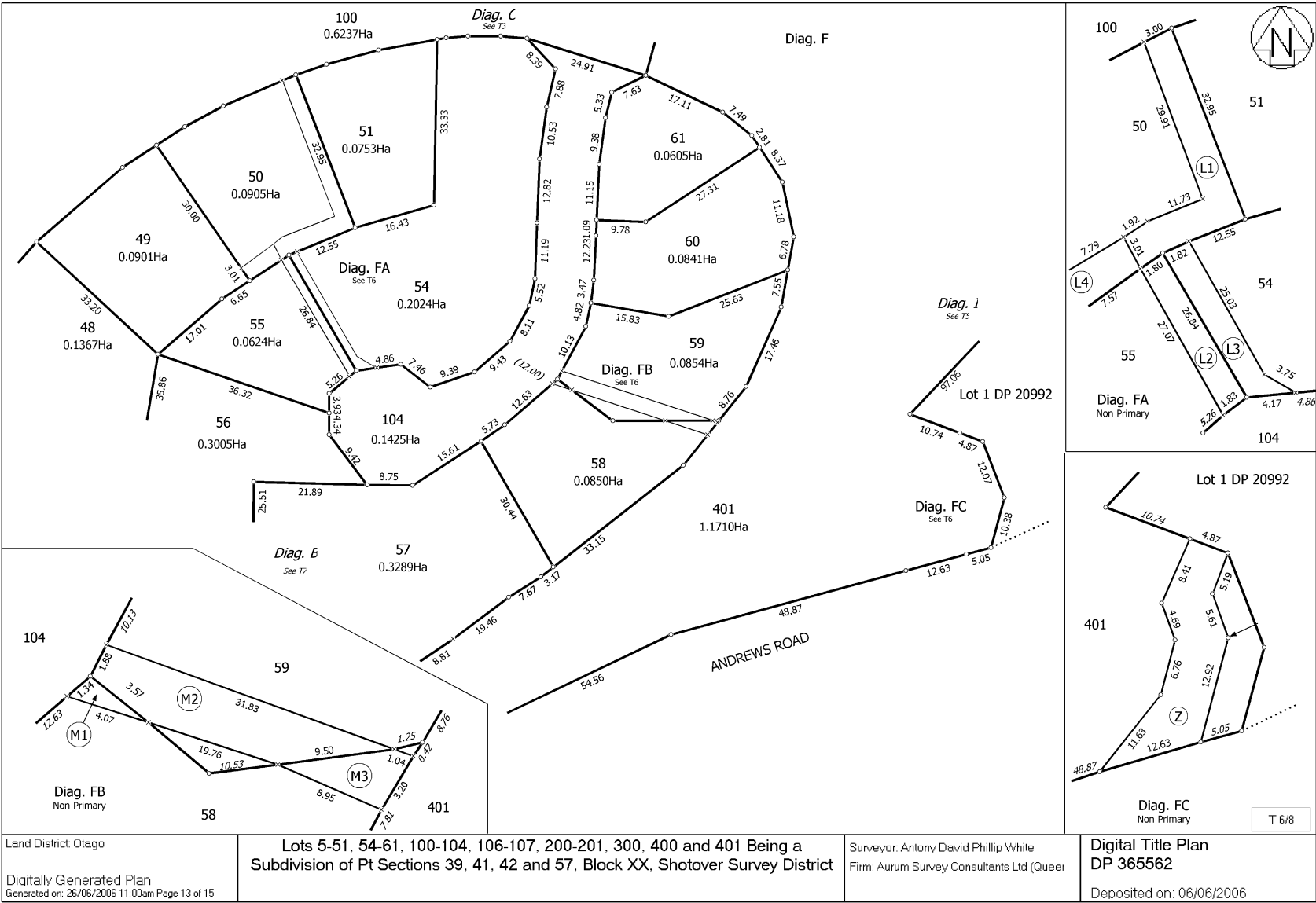
Register Only

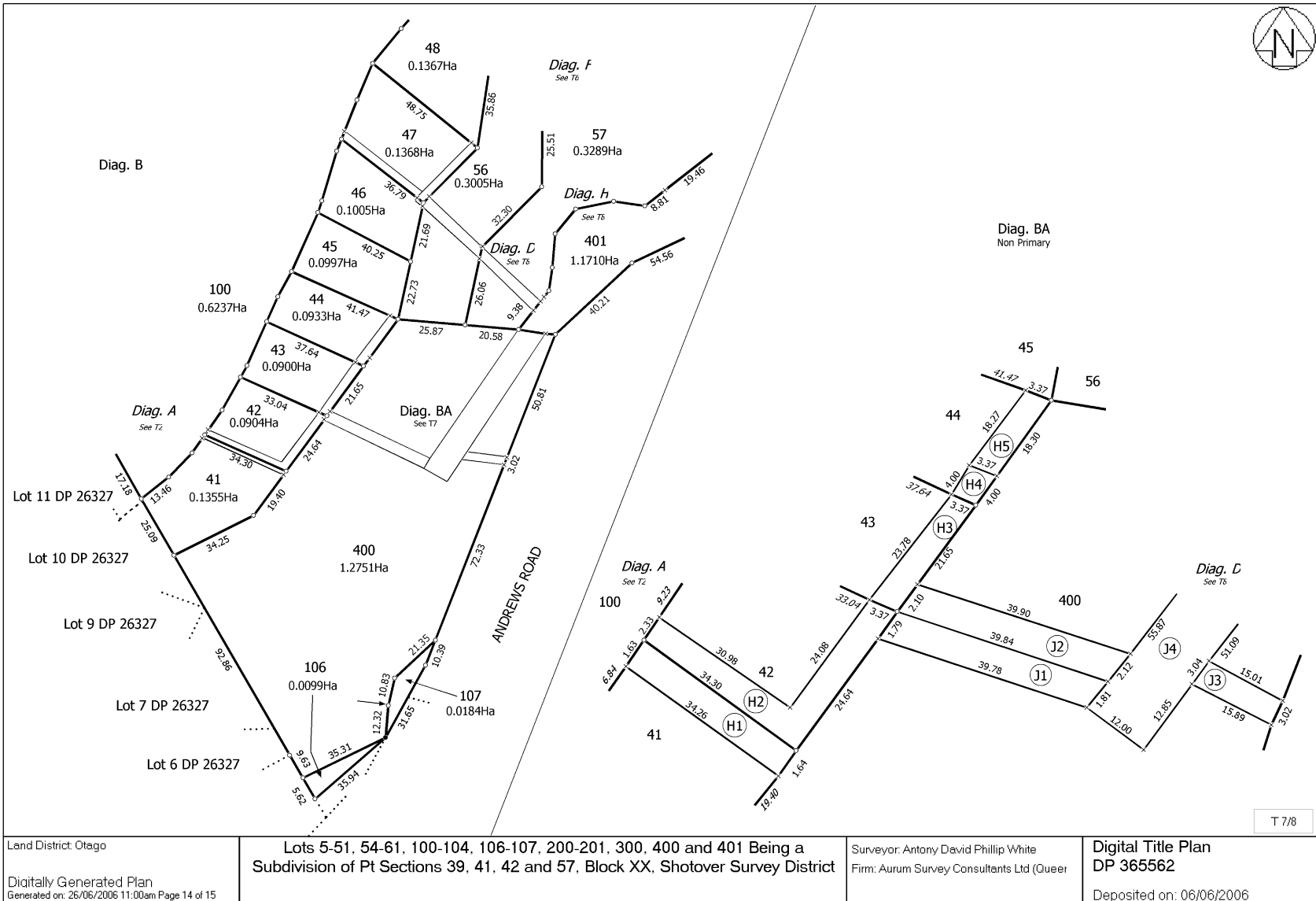


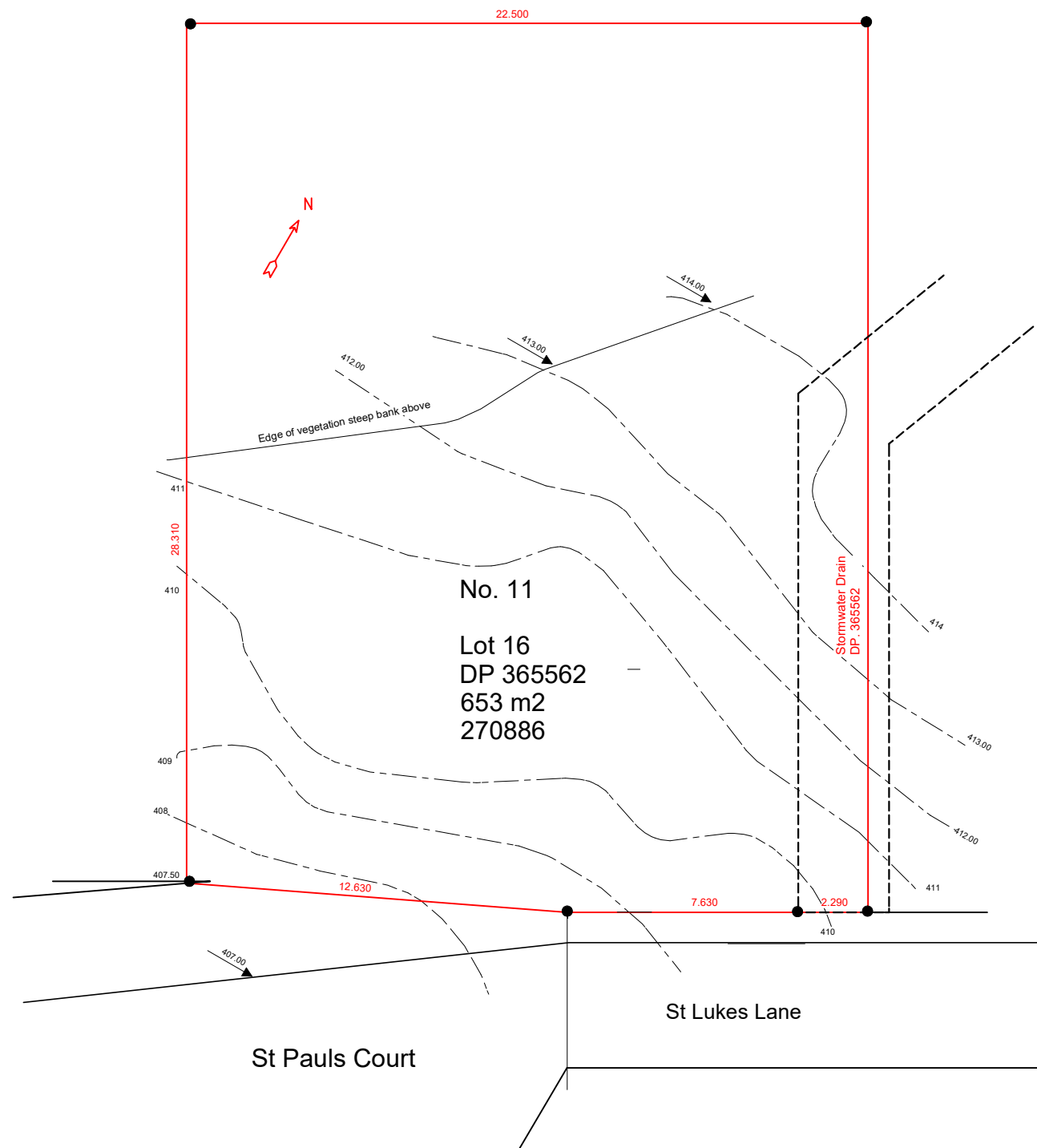






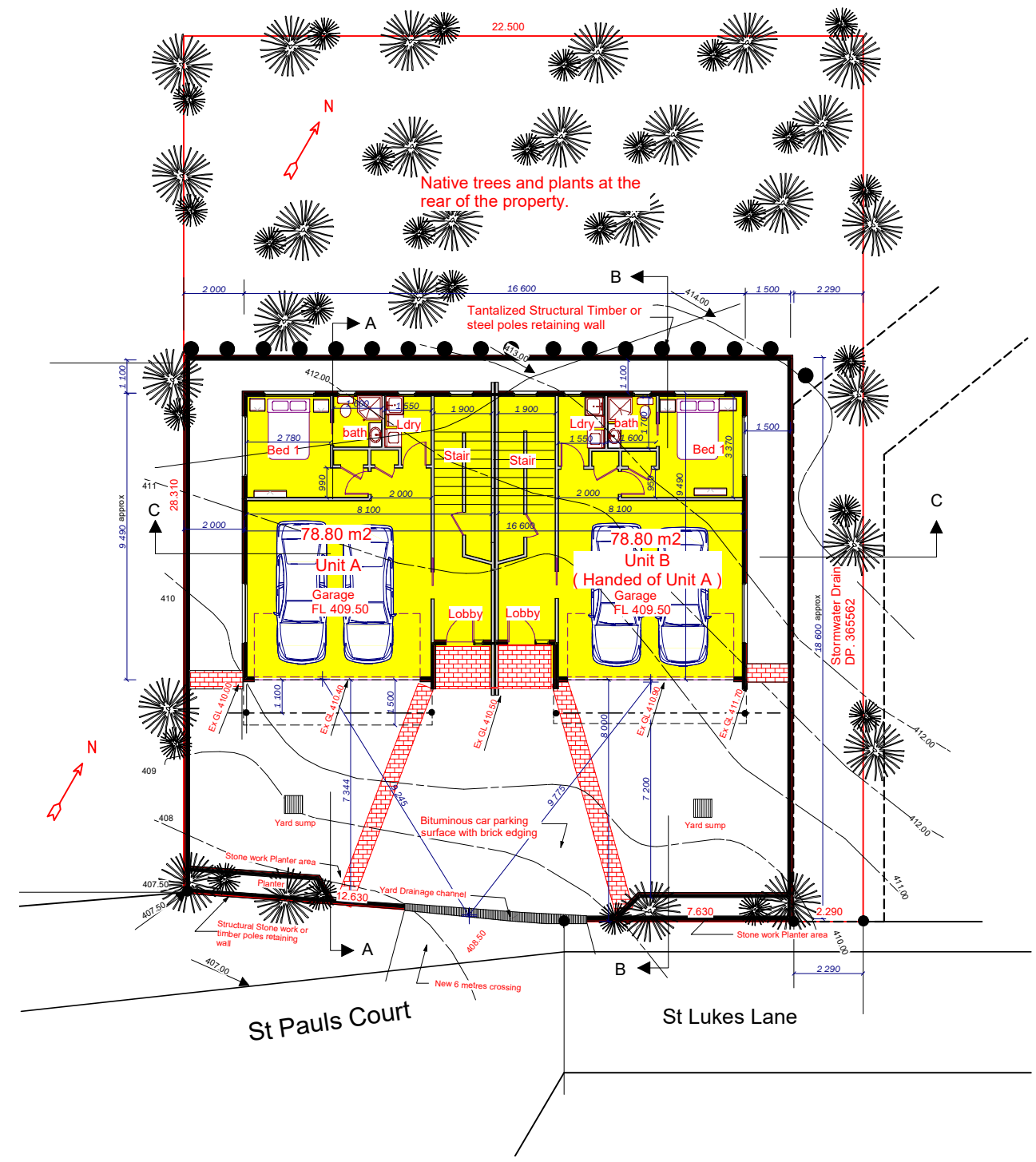






Site plan As Existing

scale: 1:200



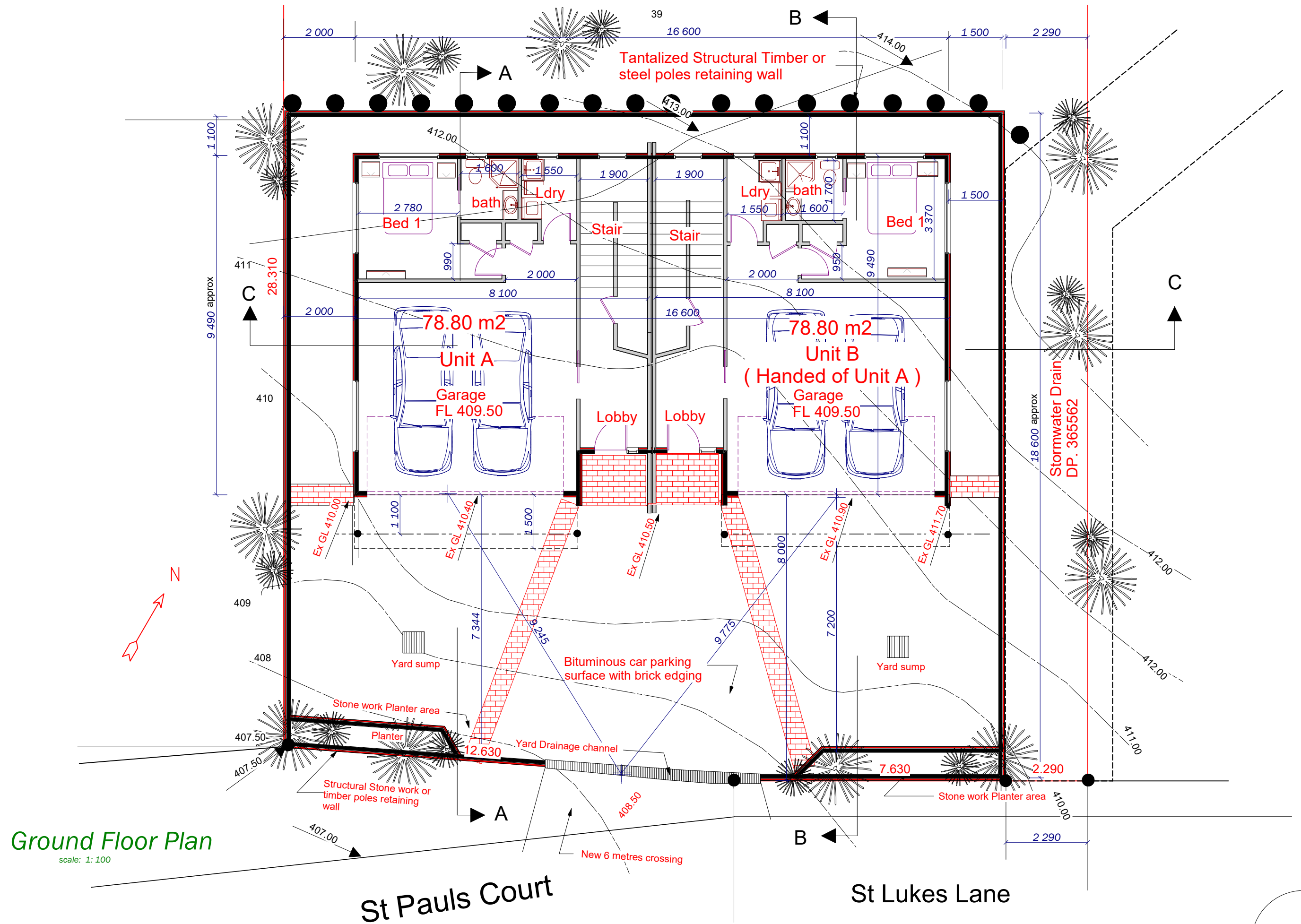
Site plan

scale: 1:200

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

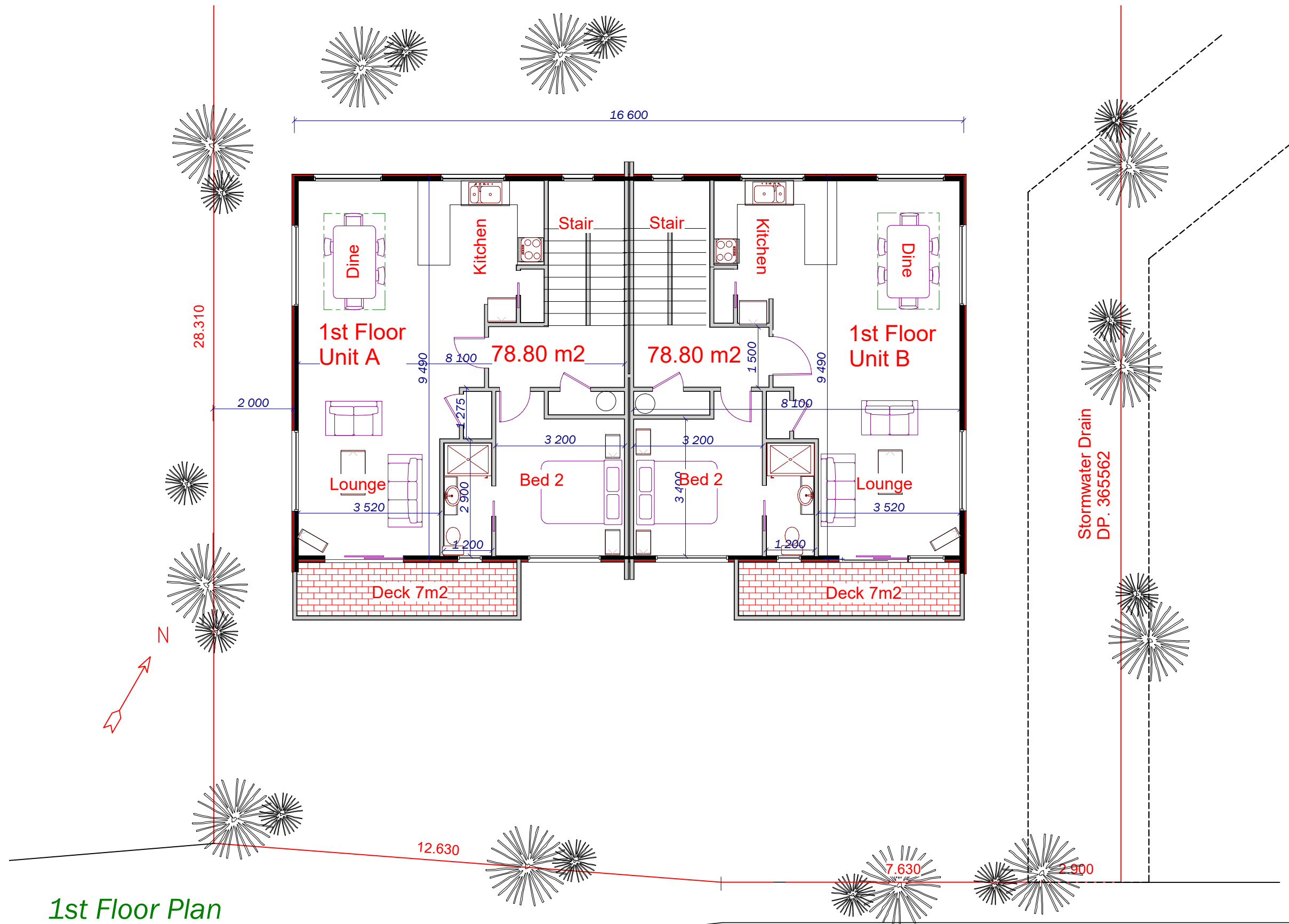
Resource Consent Drawings Dated: 28/2/2020



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020



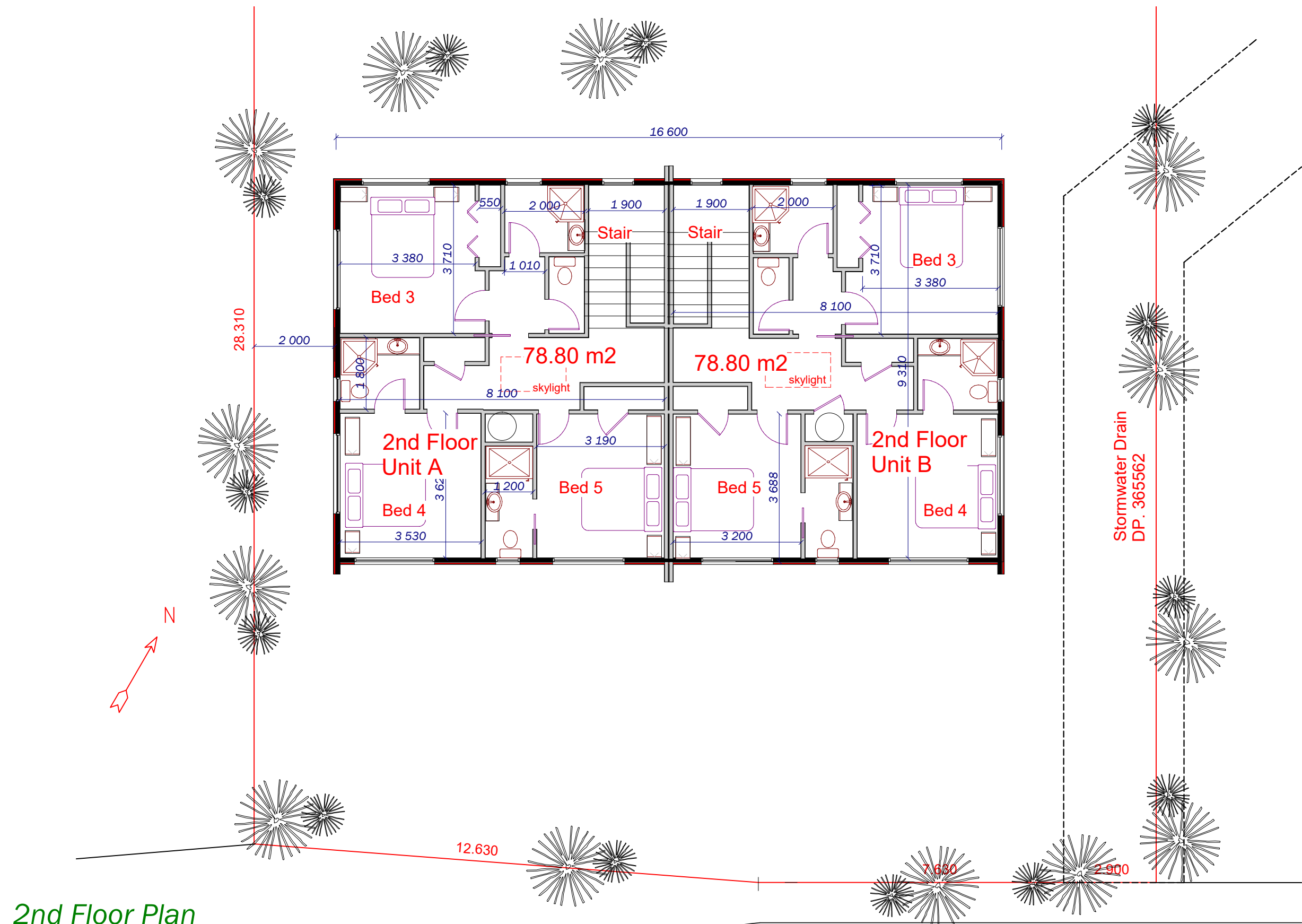
1st Floor Plan

Scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020



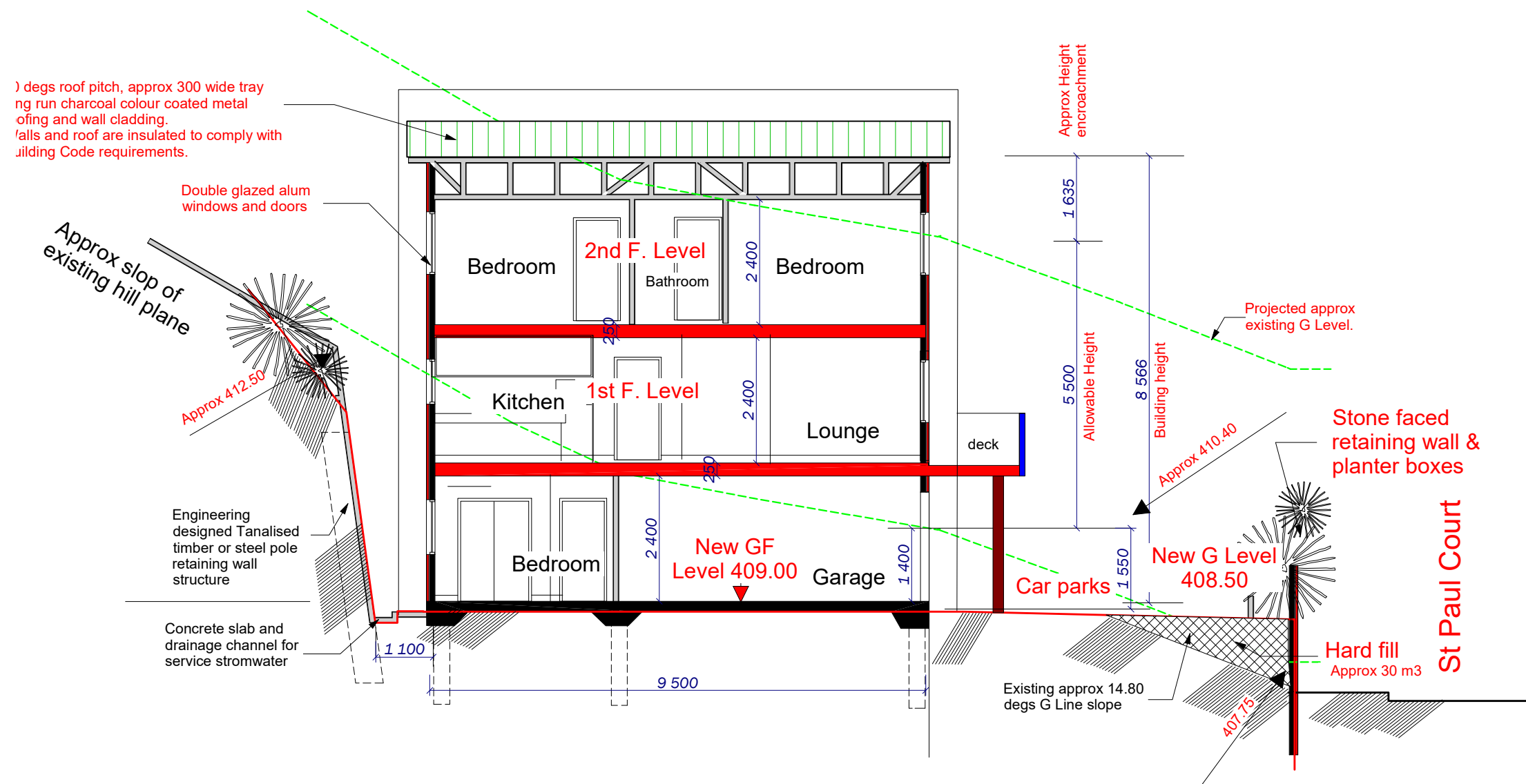
2nd Floor Plan

Scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

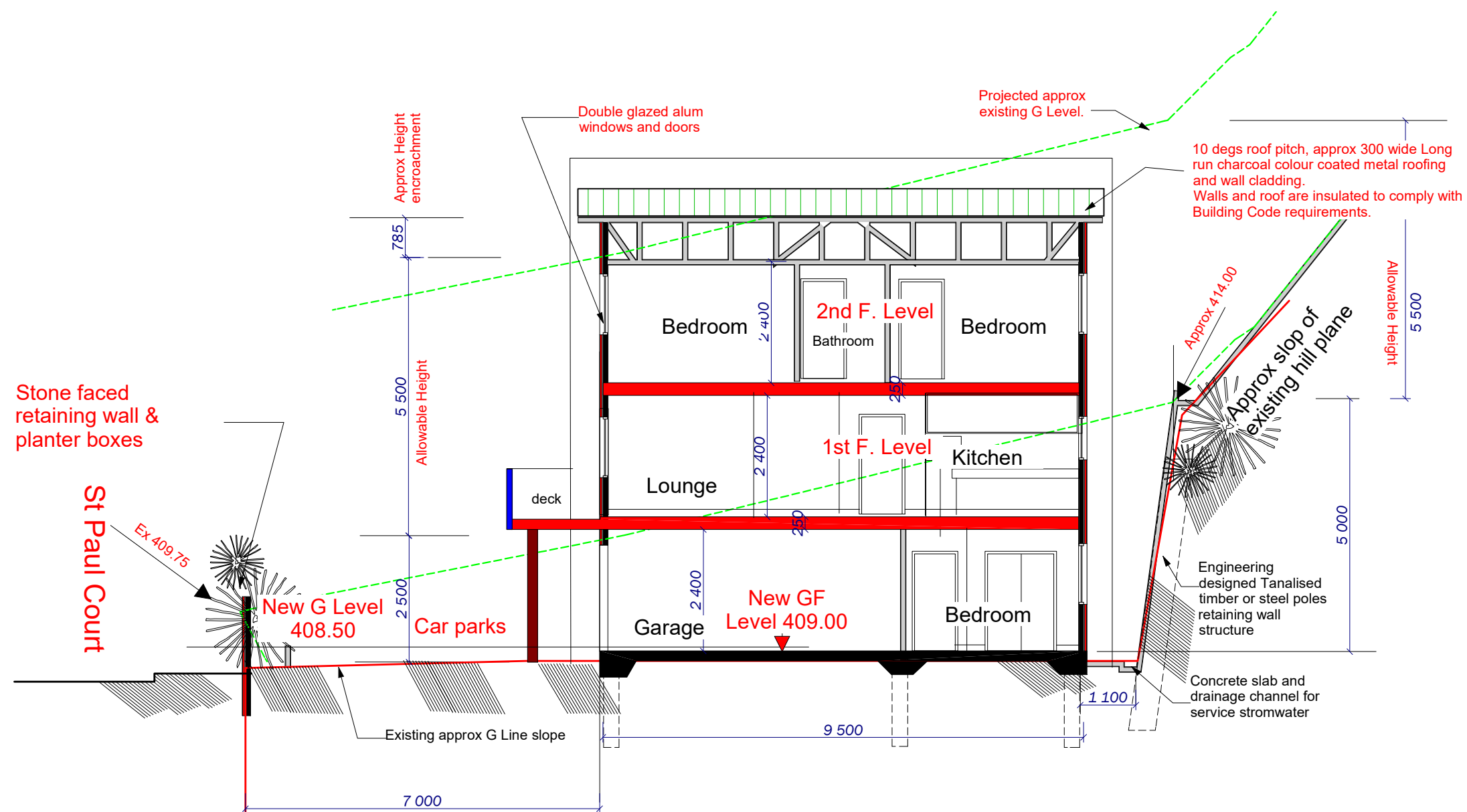
Resource Consent Drawings Dated: 28/2/2020



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020



Section B-B

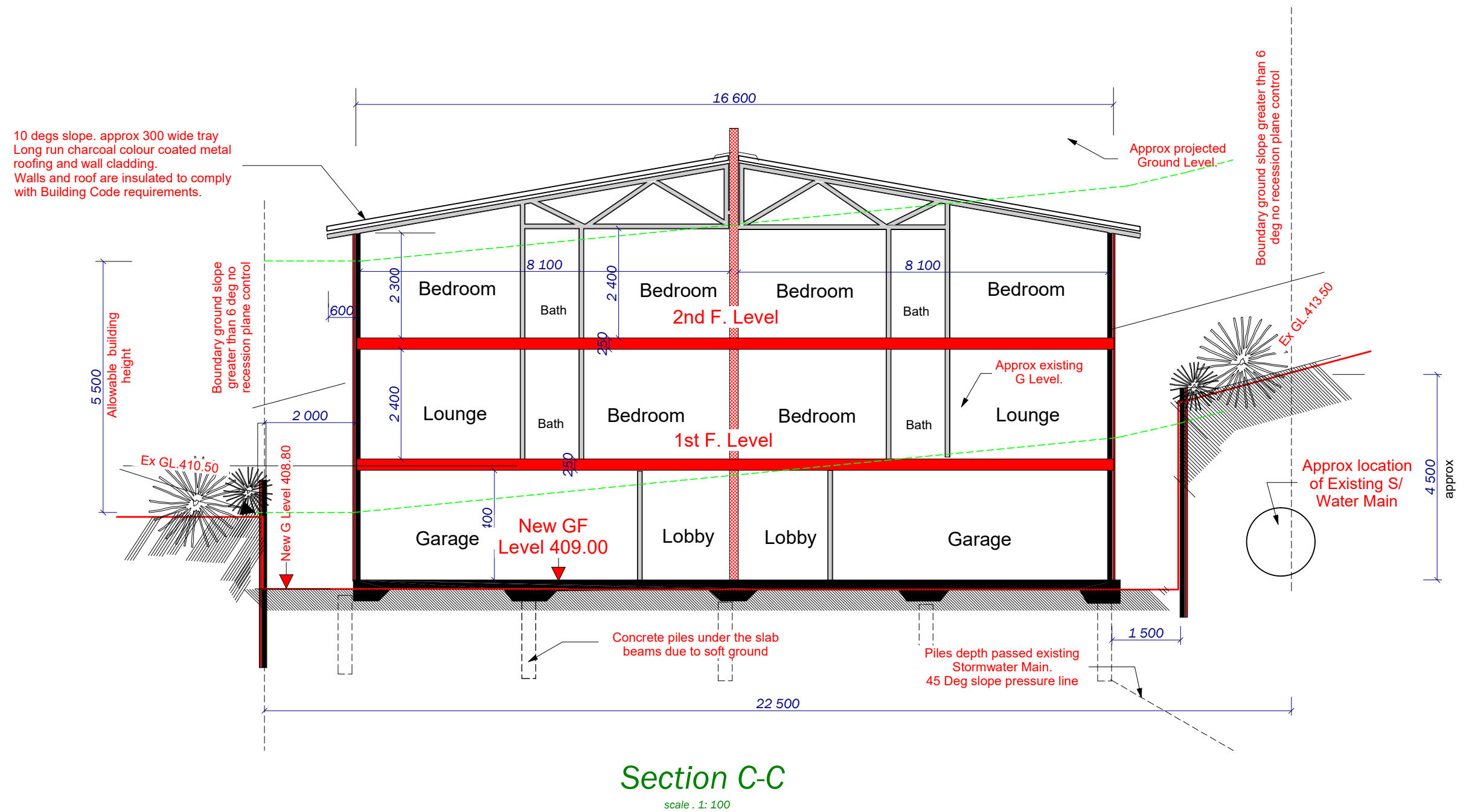
scale . 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

6/12

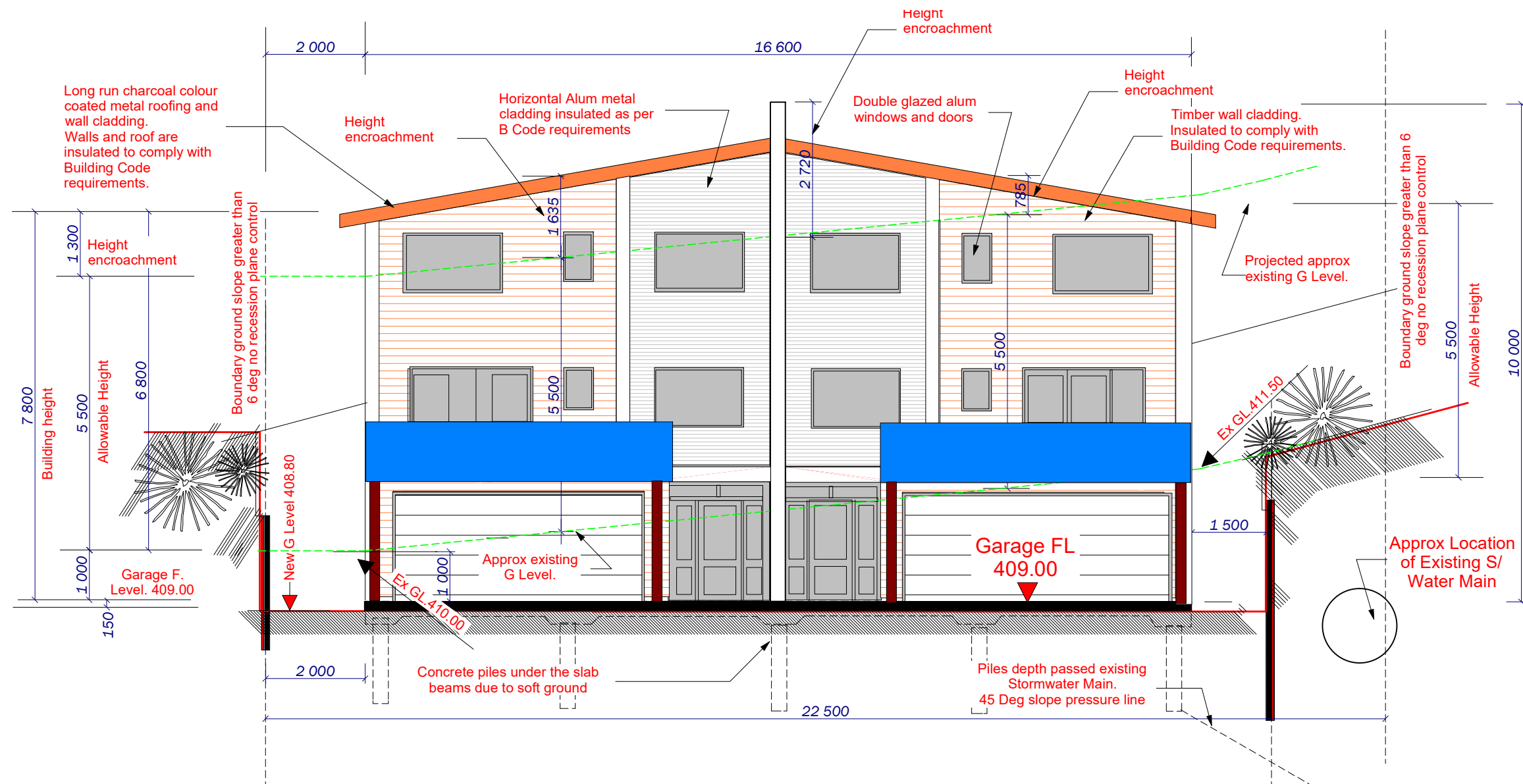


Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

7/12



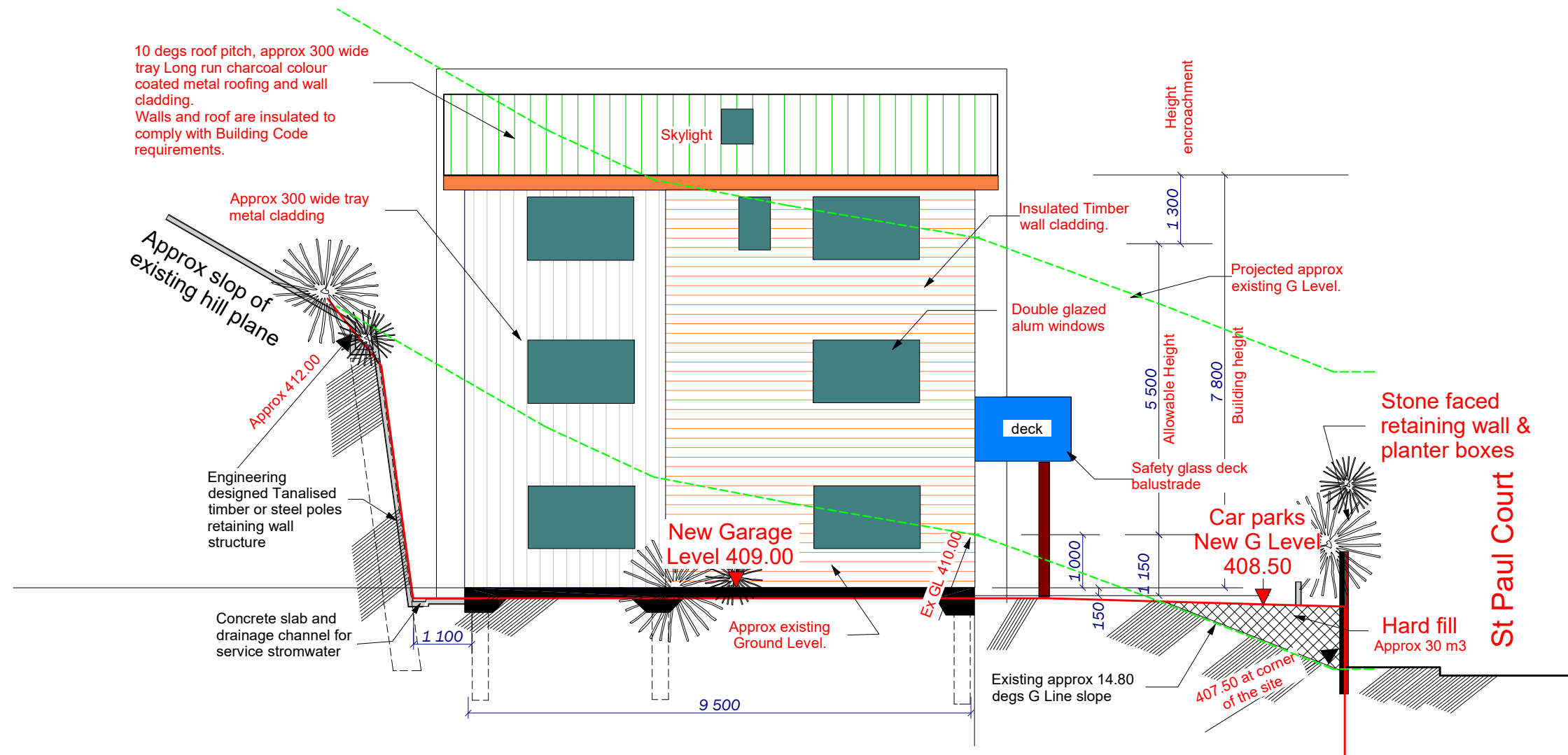
South Elevation

scale 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020



West Elevation

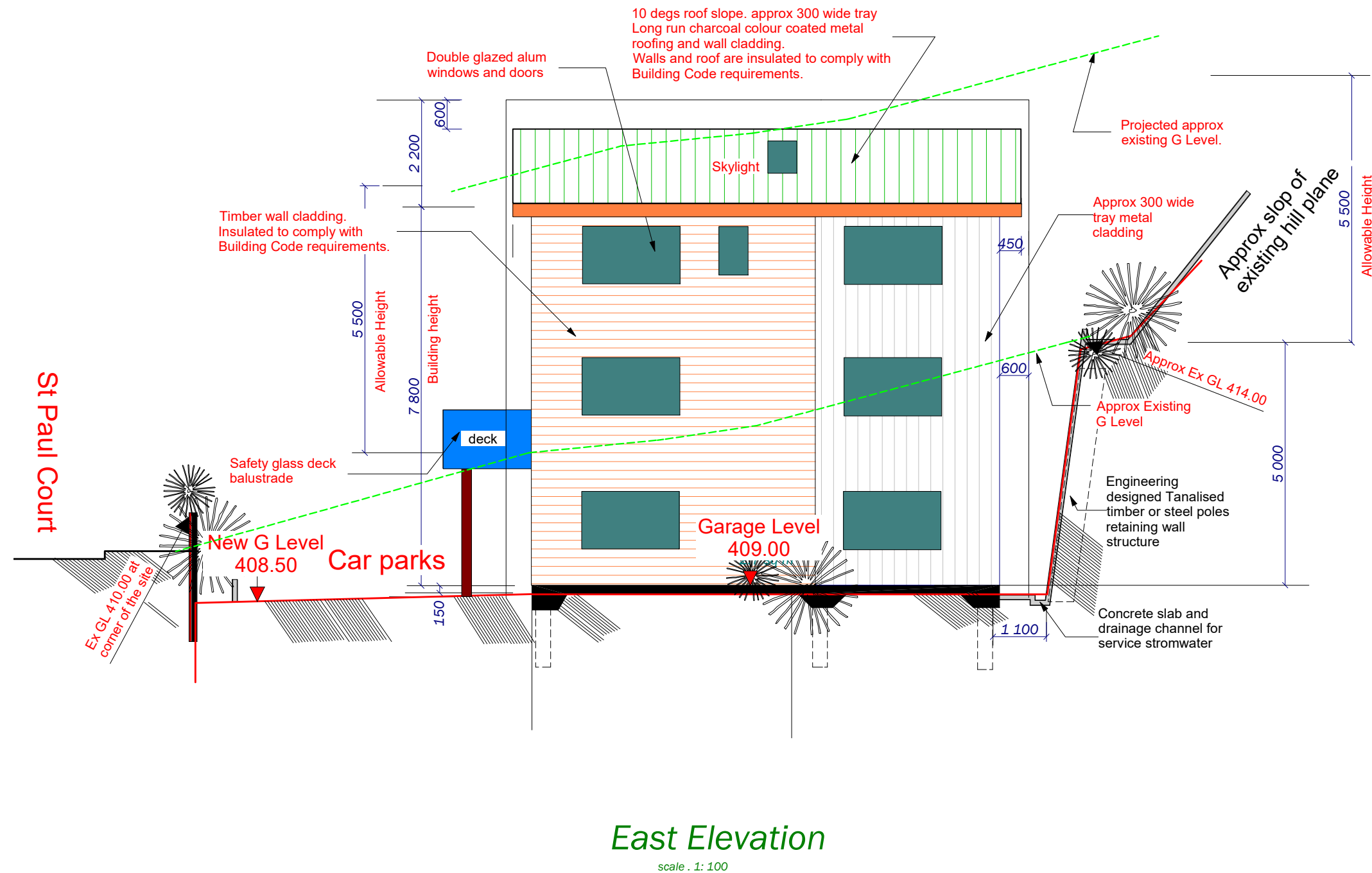
scale : 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

9/12

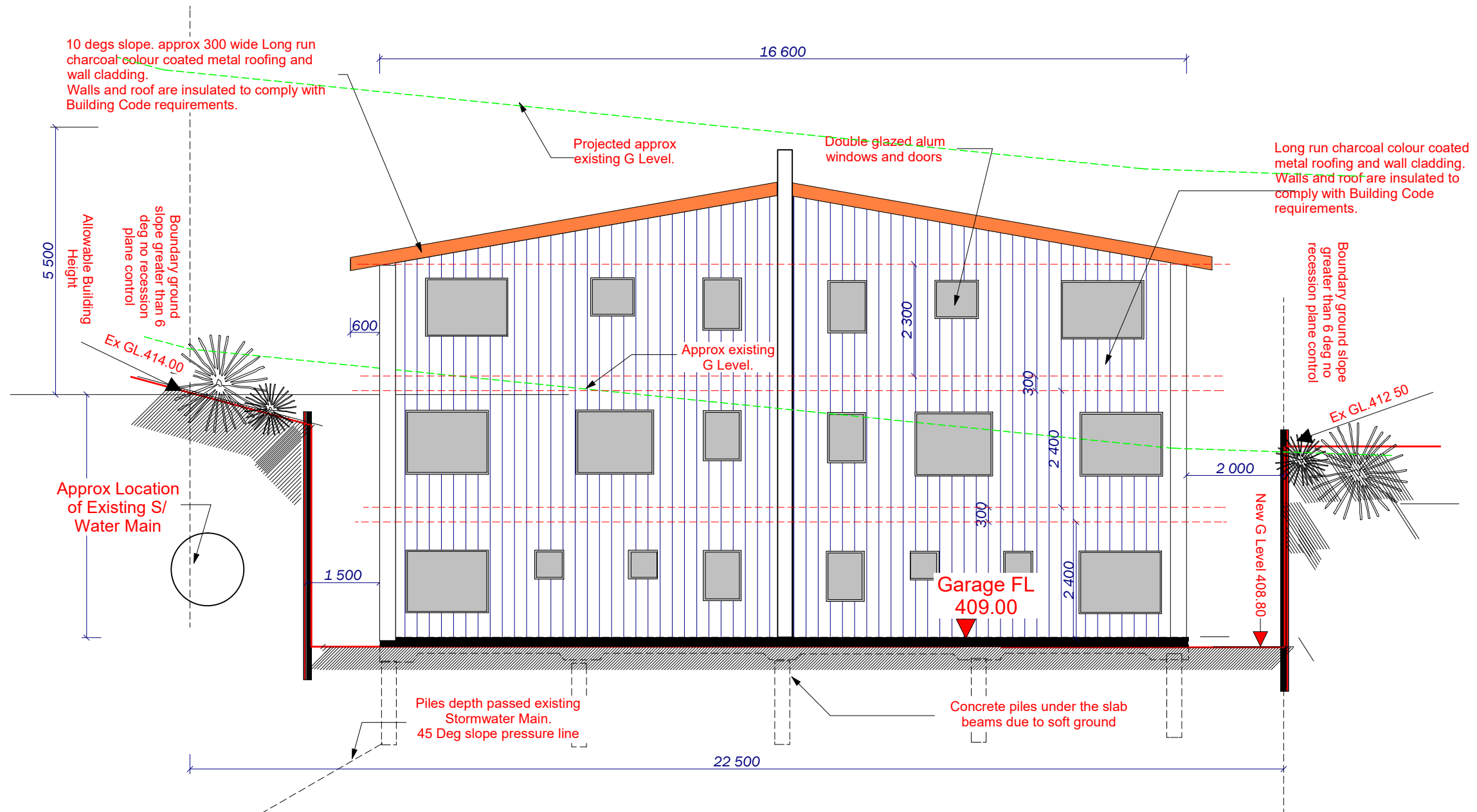


Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

10/12



North Elevation

scale : 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

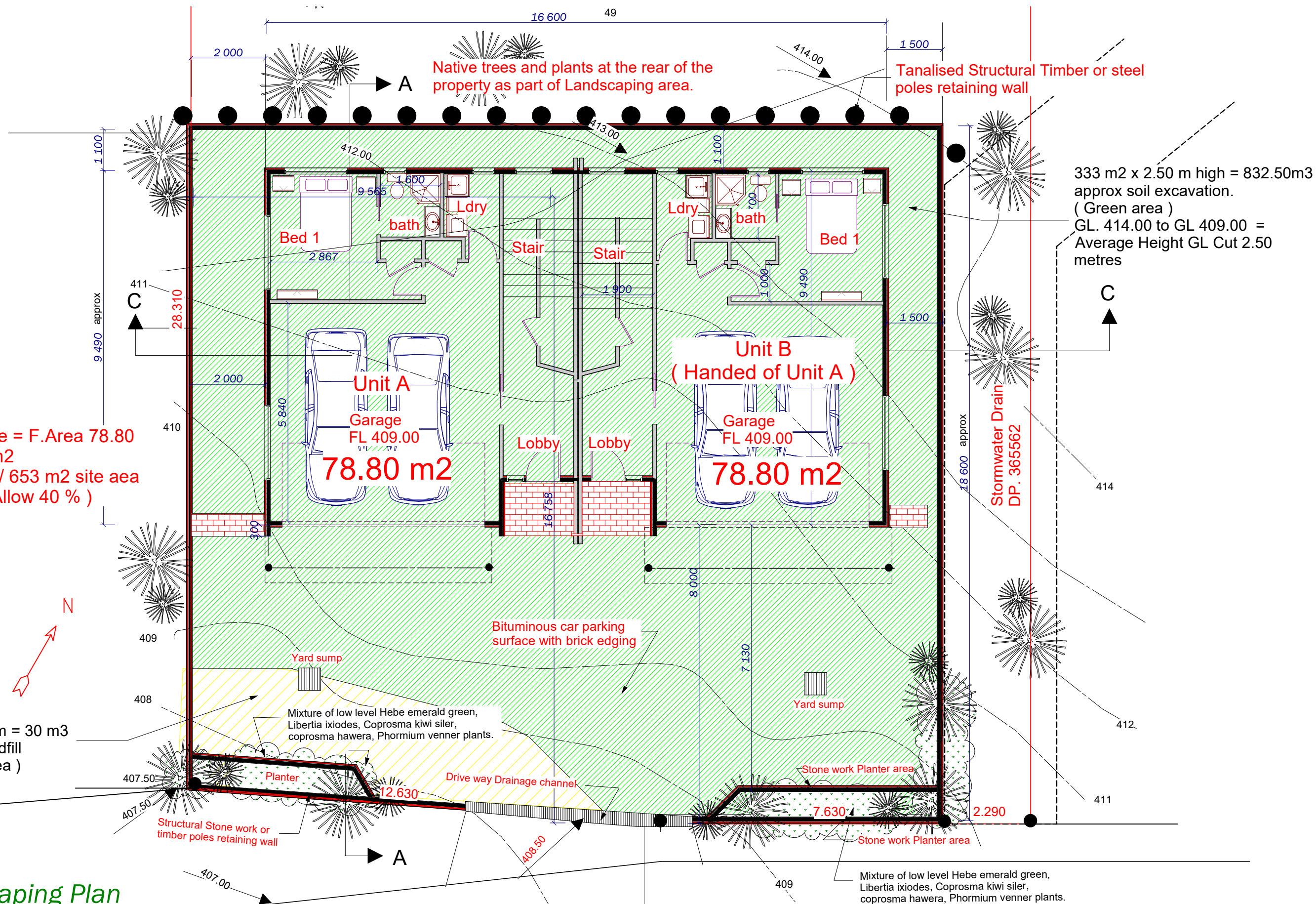
11/12

Site Coverage = F.Area 78.80 m² + 78.80 m²
 = 157.60 m² / 653 m² site area
 = 24.13 % (Allow 40 %)

31 m² x 1 m = 30 m³
 approx Hardfill
 (Yellow area)

Landscaping Plan

scale : 1: 100



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

12/12

RESIDENTIAL VISITOR ACCOMMODATION MANAGEMENT PLAN – 11 ST PAULS COURT, QUEENSTOWN

1. Background

Resource Consent is sought for the use of two residential units at 11 St Paul's Court to be used as residential visitor accommodation, up to 365 nights / year.

- Unit A – 5 bedrooms, with a maximum capacity limited to 10 guests.
- Unit B – 5 bedrooms, with a maximum capacity limited to 10 guests.

2. Management Plan

The purpose of this Management Plan is to control any potential effects on neighbours and the surrounding environment from the residential visitor accommodation use of the residential units at 11 St Paul's Court. The main nuisance effects experienced from neighbours to a residential 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 residential 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 residential visitor accommodation operation.

The two units will be 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 10 guests within each unit.
- 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 allocate and manage car parking during visitor accommodation use.
- 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 Wednesday, 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".

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 of both units 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 units are 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 residential visitor accommodation activity can sleep at the property.
- Guests shall only park in the assigned parking areas.
- The property is non-smoking.

4. Complaints or Comments

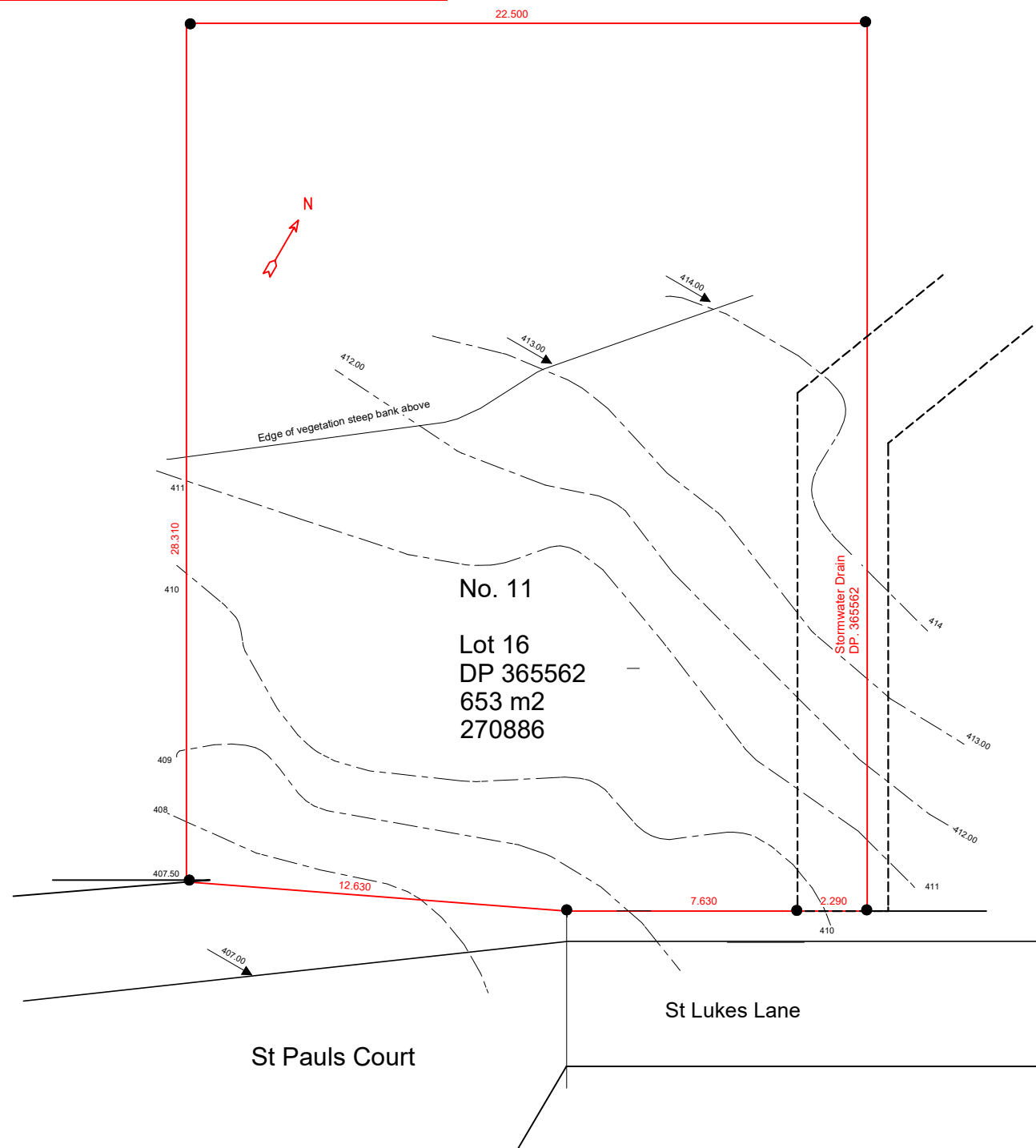
The residential visitor accommodation activity has the potential to affect neighbours from nuisance such as noise, rubbish collection and car parking if not managed appropriately. It is important that there is a conduit for any misconduct or complaints or comments from neighbours of 11 St Paul's Court resulting from any effects of the residential visitor accommodation. For any complaints or comments, please contact the visitor accommodation Property Manager.

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

Property Address:	11 St Paul's Court, Queenstown
Name:	XXXXXX
Email:	XXXXXX
Phone (24hr):	XXXXXX

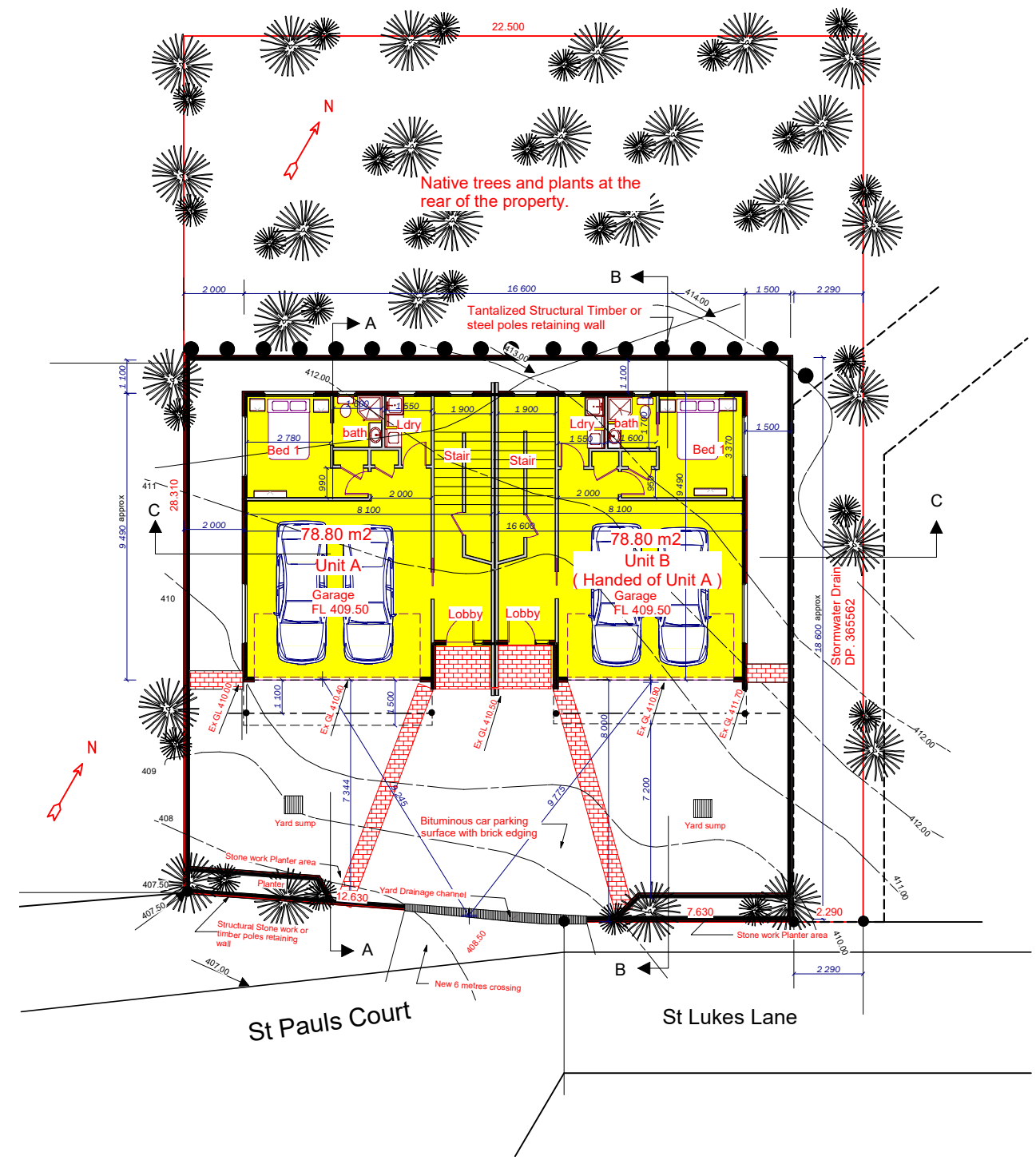
Any complaints from neighbours shall be immediately actioned and resolved. Feedback with the steps taken to resolution to the complainant will be critical when actioning any complaints. This will be the responsibility of the Property Manager.

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



Site plan As Existing

scale: 1:200



Site plan

scale: 1:200

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

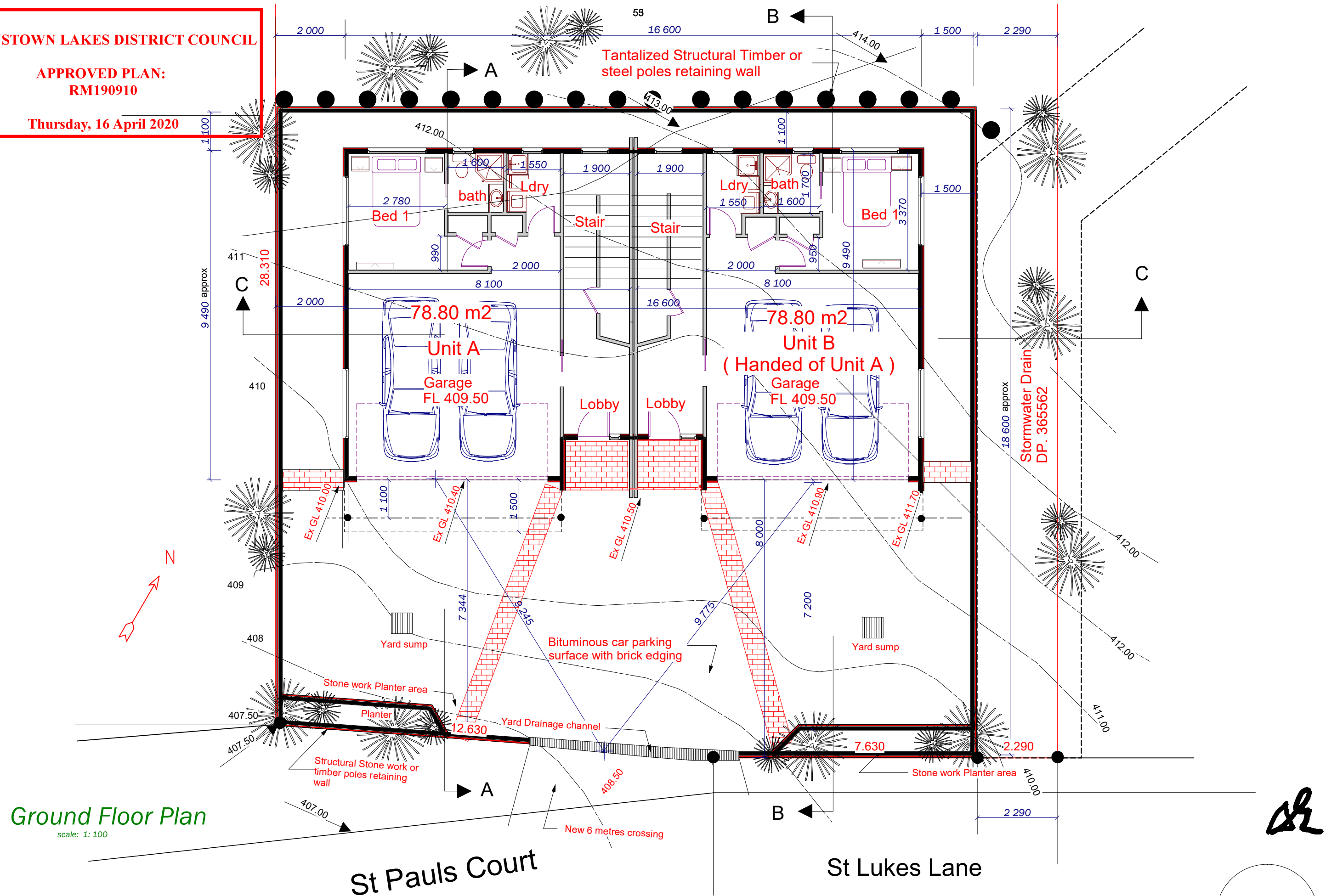
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

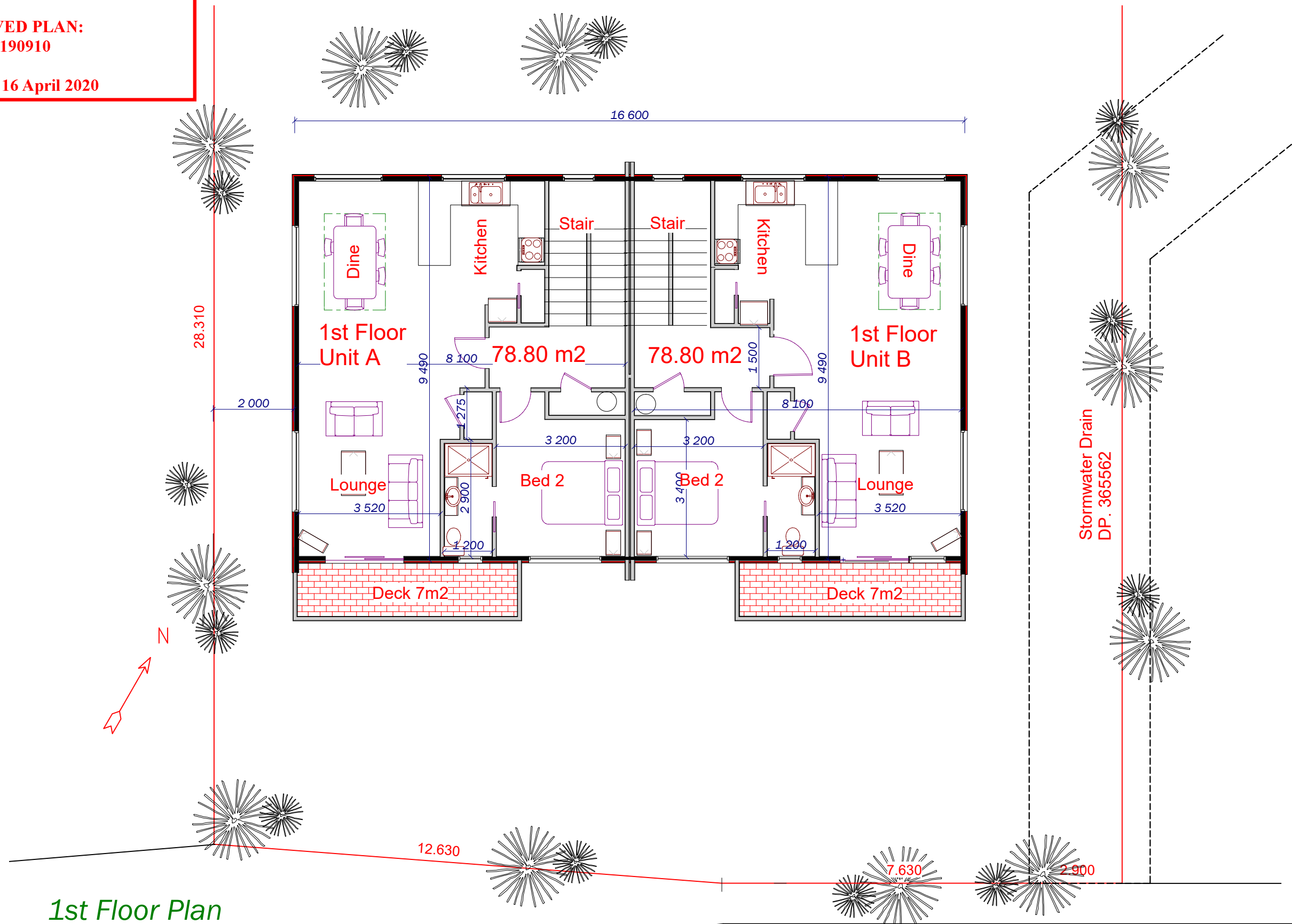
2/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020

56



1st Floor Plan

Scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

Handwritten signature or initials.

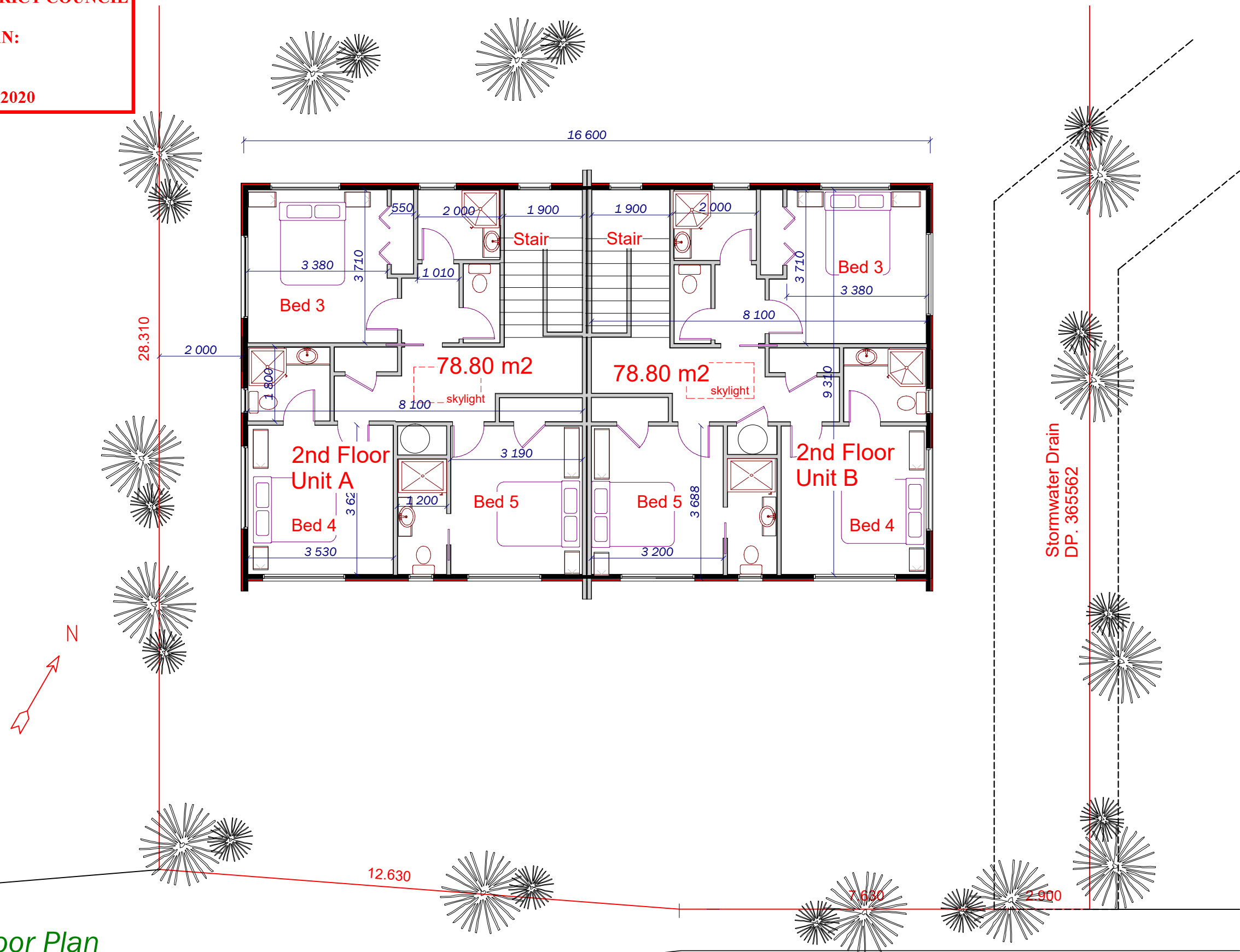
3/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020

53



2nd Floor Plan

Scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

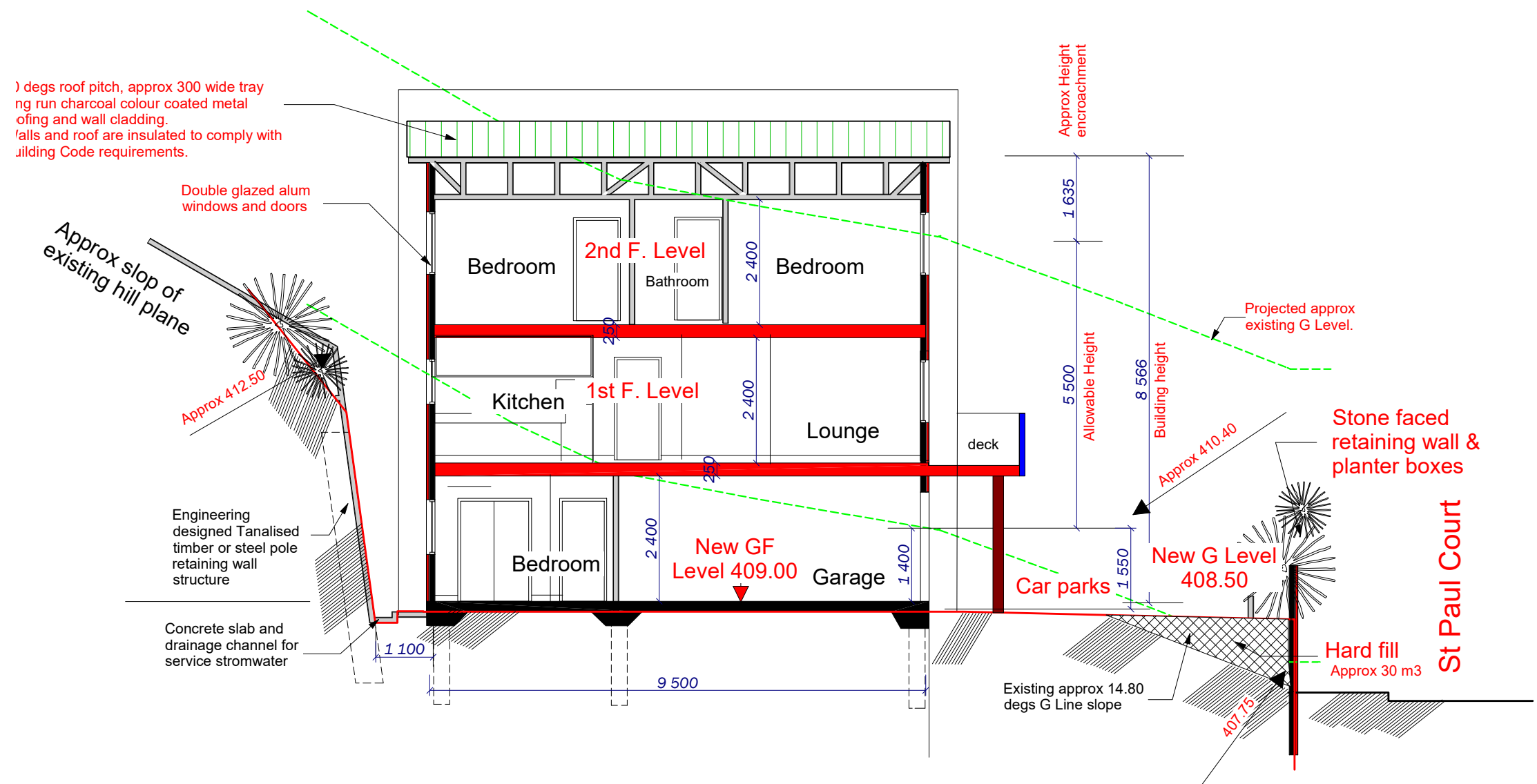
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

4/12

**APPROVED PLAN:
RM190910**

Thursday, 16 April 2020



Section A-A

scale . 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

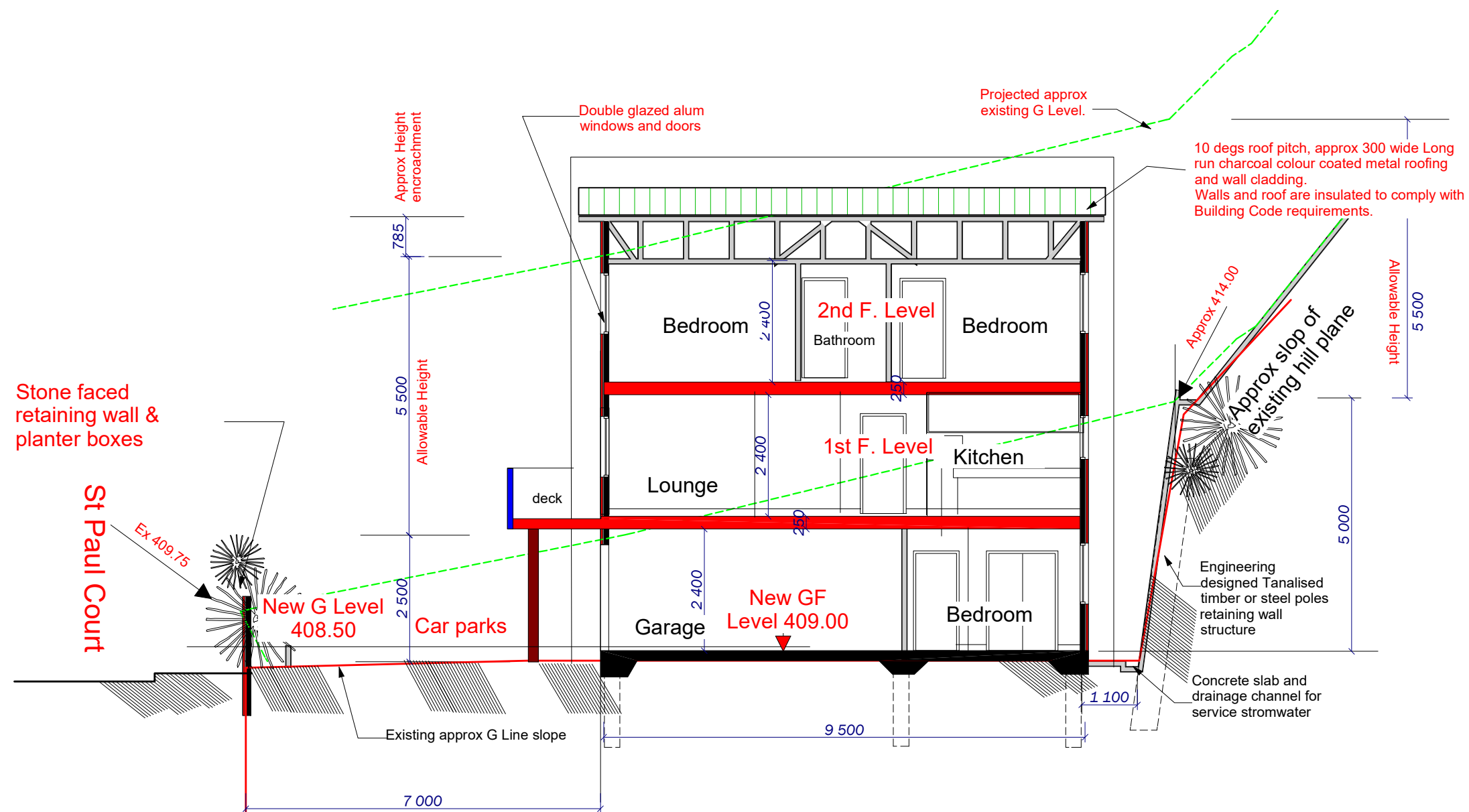
Resource Consent Drawings Dated: 28/2/2020

5/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



Section B-B

scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

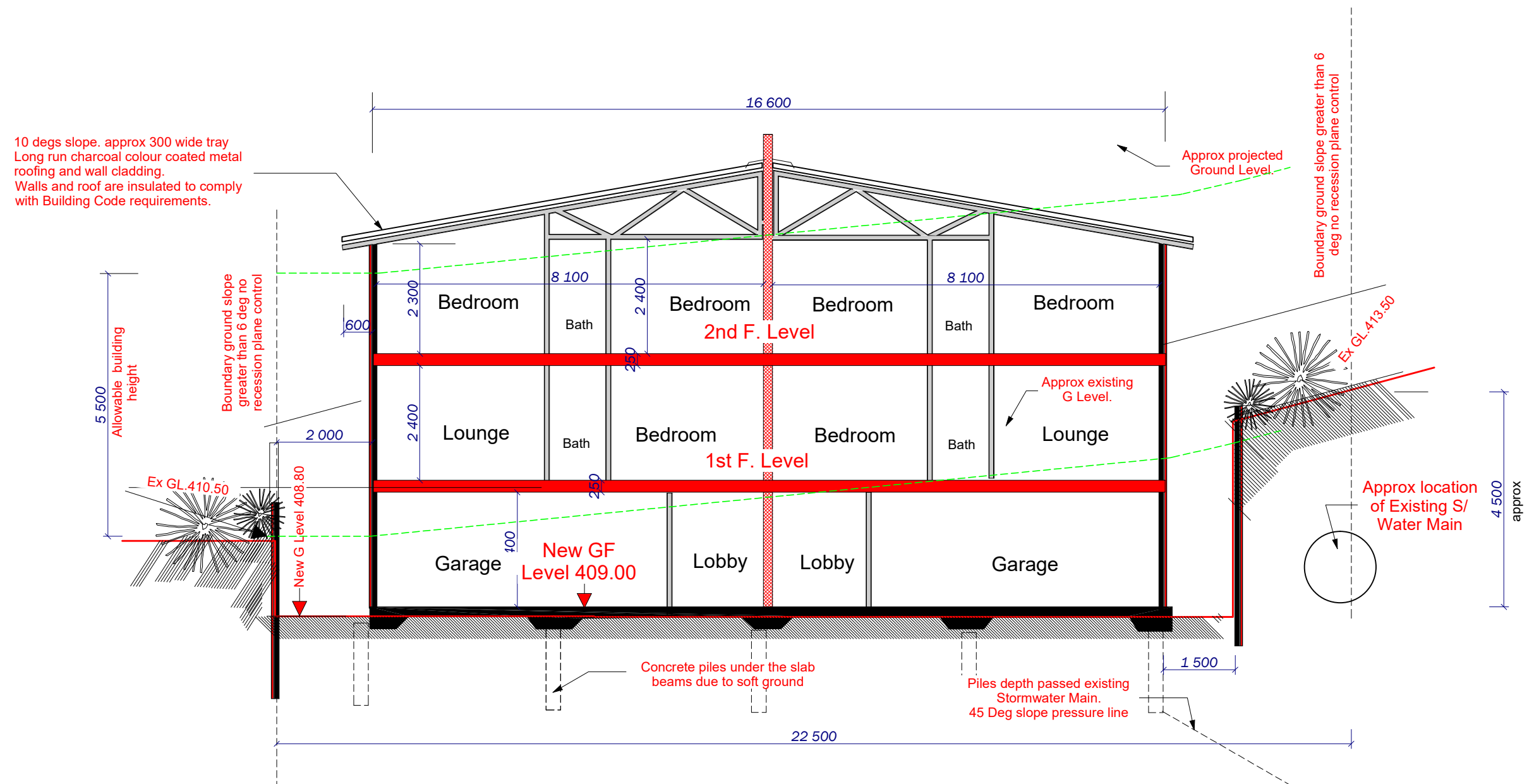
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

6/12

**APPROVED PLAN:
RM190910**

Thursday, 16 April 2020



Section C-C

scale . 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

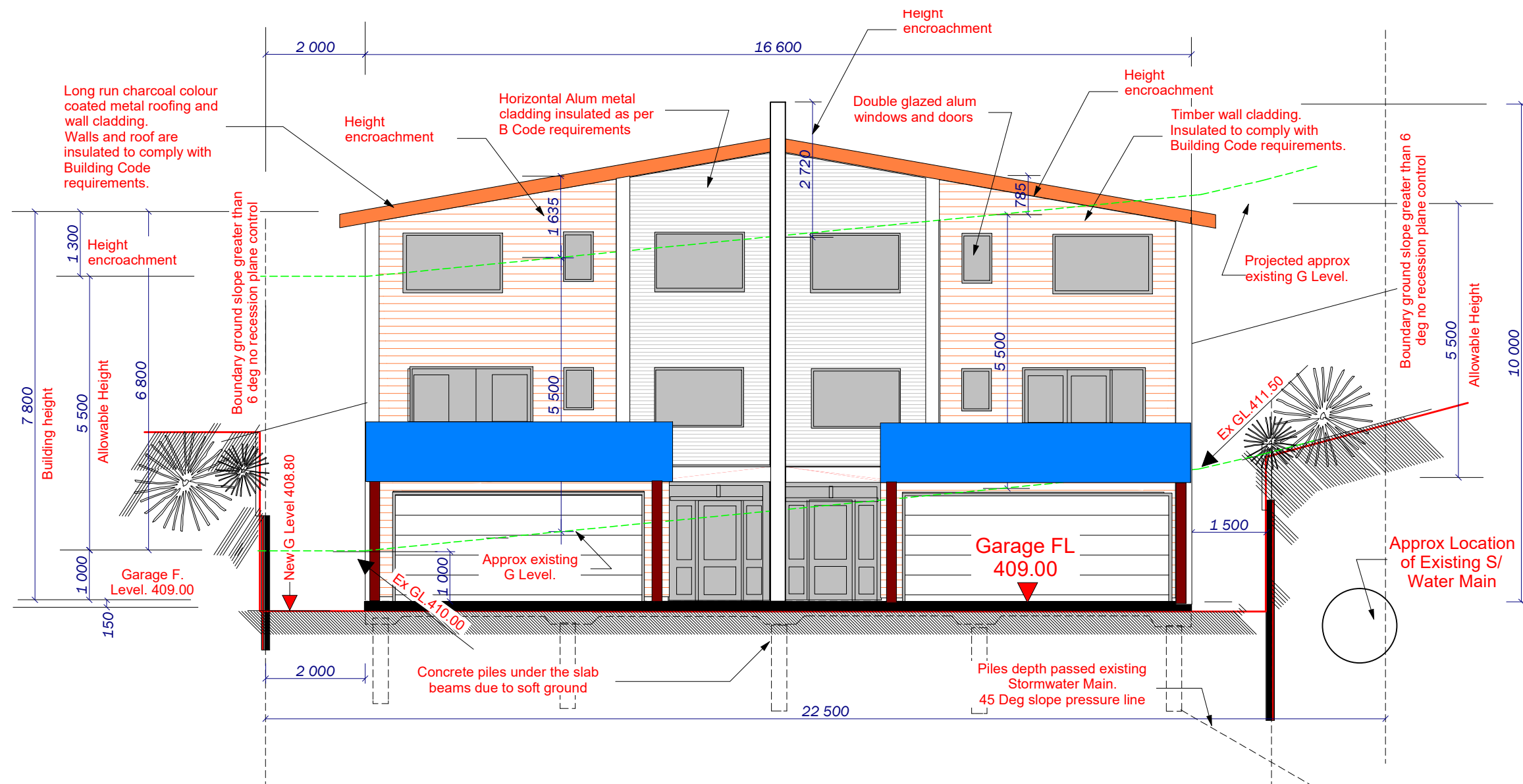
Resource Consent Drawings Dated: 28/2/2020

7/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



South Elevation

scale . 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

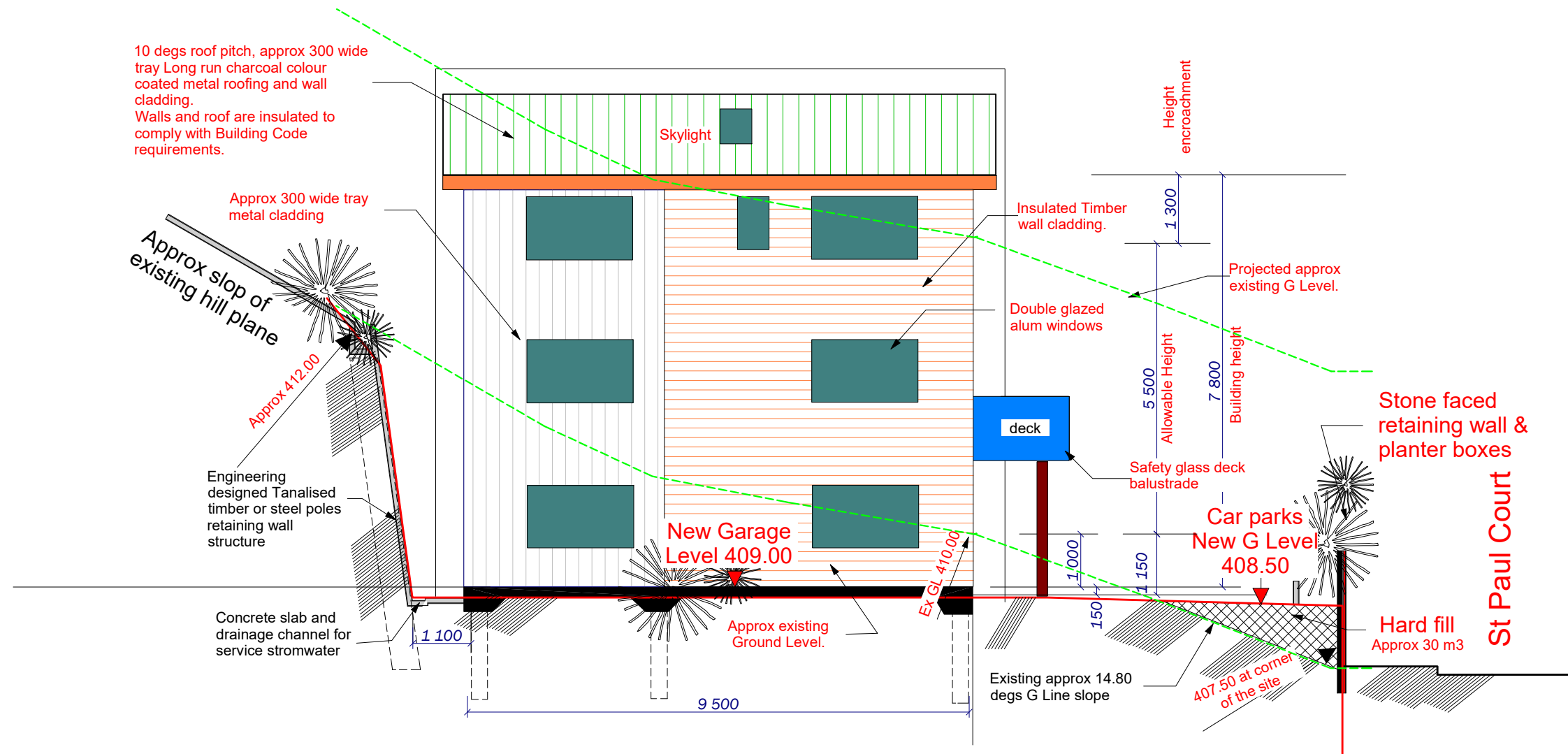
Resource Consent Drawings Dated: 28/2/2020

8/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



West Elevation

scale . 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

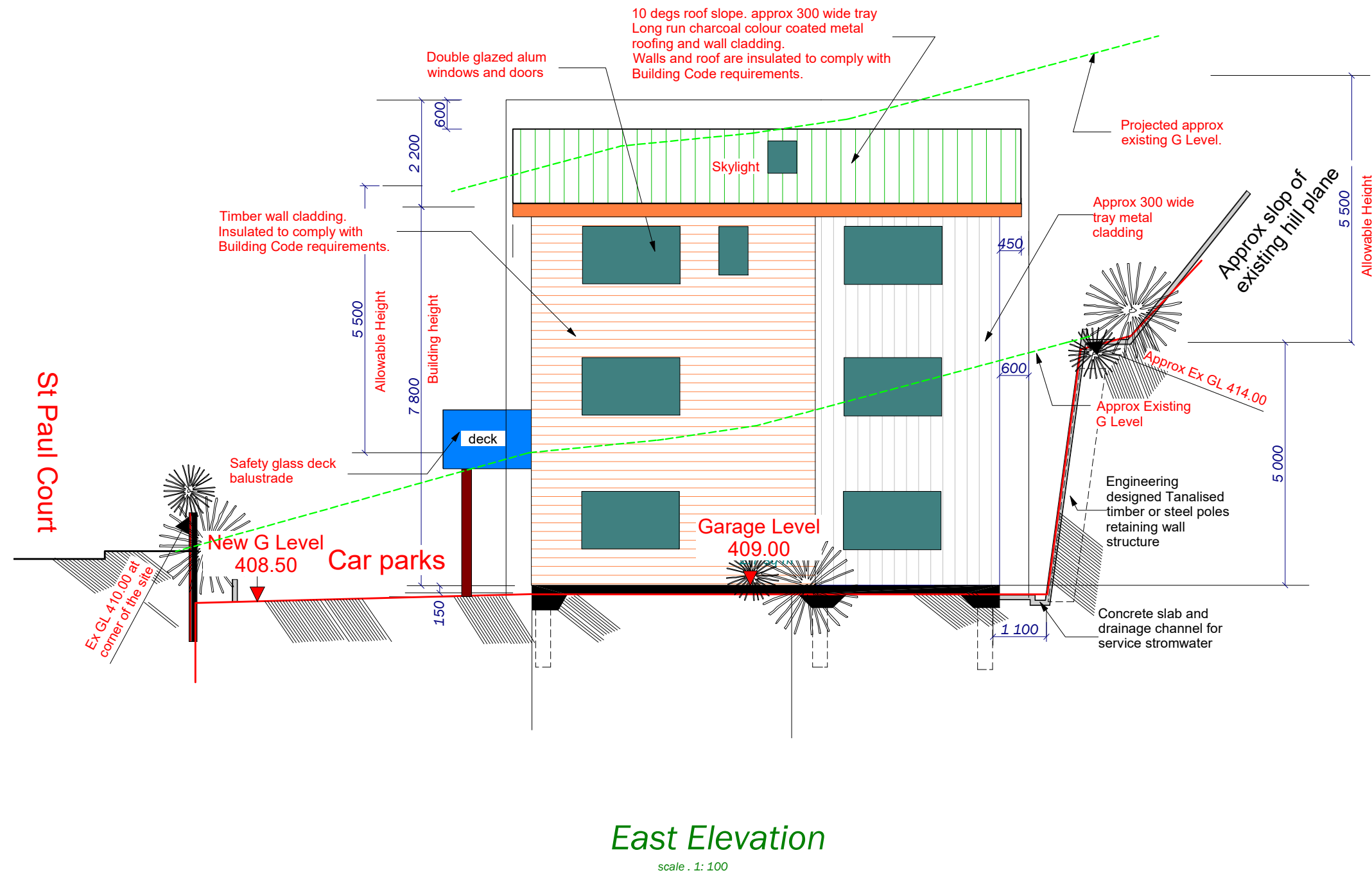
Resource Consent Drawings Dated: 28/2/2020

9/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

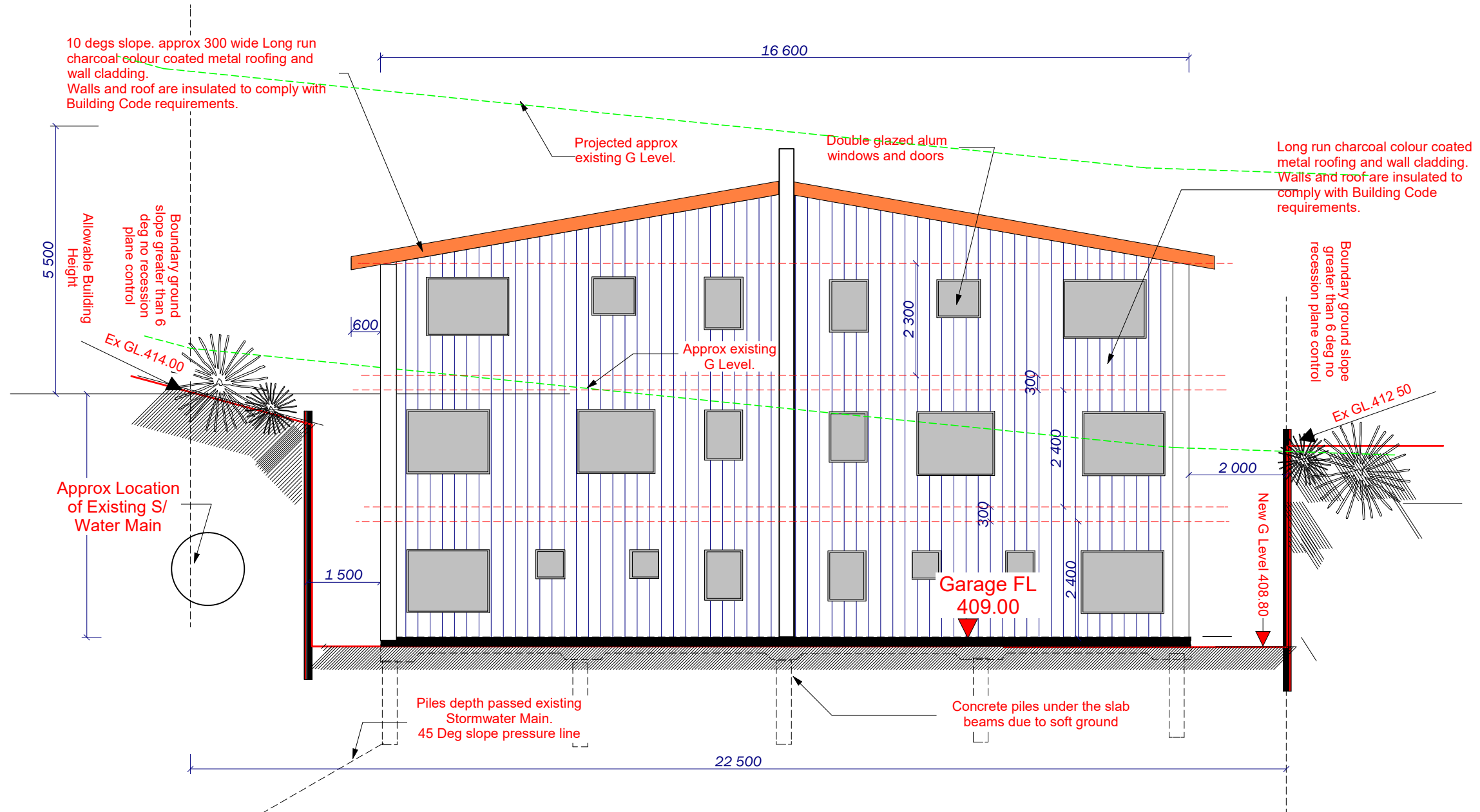
Resource Consent Drawings Dated: 28/2/2020

10/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



North Elevation

scale : 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

11/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

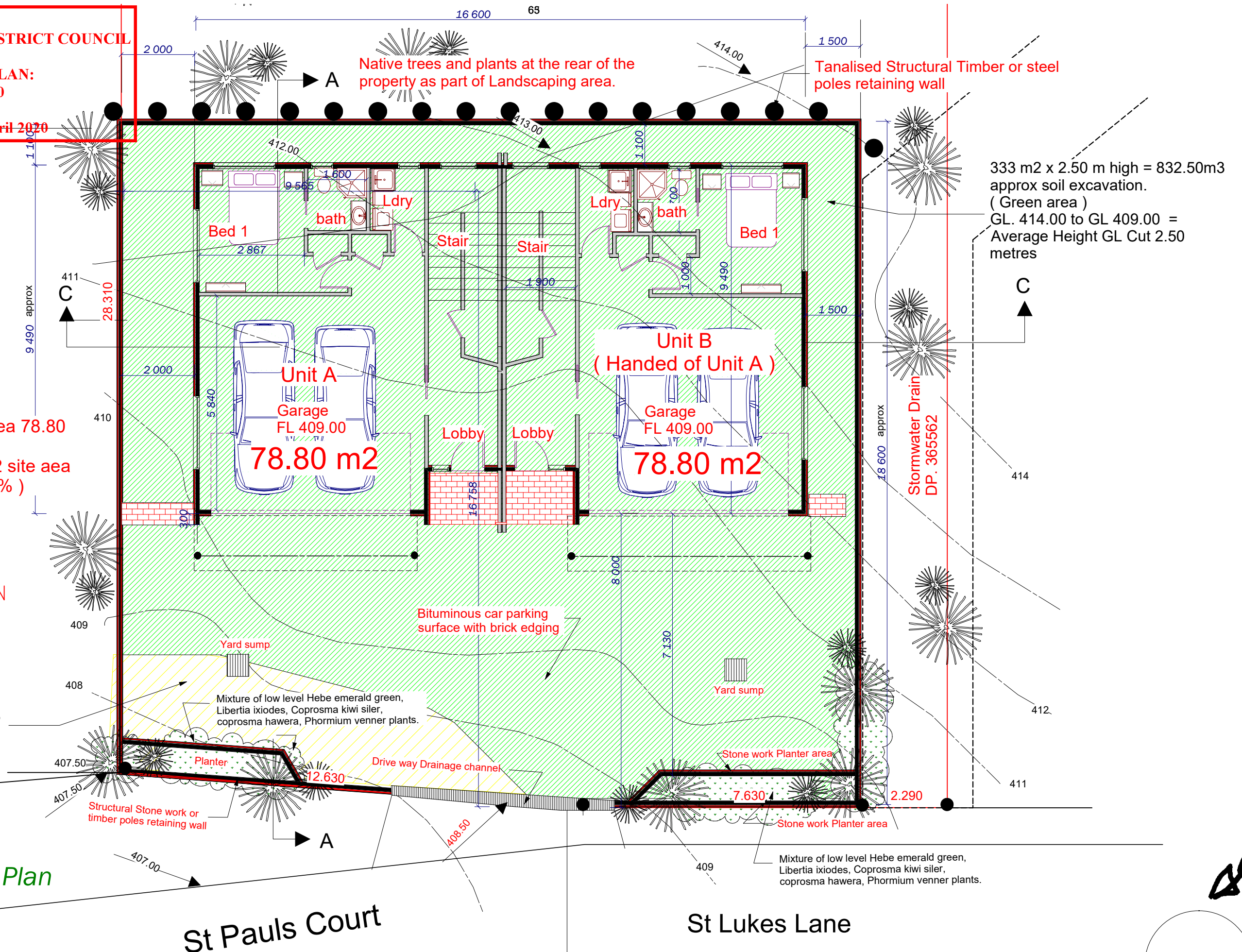
Thursday, 16 April 2020

Site Coverage = F.Area 78.80
m² + 78.80 m²
= 157.60 m² / 653 m² site area
= 24.13 % (Allow 40 %)

31 m² x 1 m = 30 m³
approx Hardfill
(Yellow area)

Landscaping Plan

scale : 1: 100



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

12/12

PLAN NOTES

- Areas and dimensions subject to final survey.

QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN REVISIONS

- A Original Plan **APPROVED PLAN:
RM190910**

Thursday, 16 April 2020

64



Marked F1
DP 365562

12.12m

10.38m

10.38m

Lot 16
DP 365562
653m²
270886

Proposed
Lot 2, 356m²
(349m² net)

Proposed
Lot 1, 297m²
(289m² net)

24.16m

28.31m

Marked F2
DP 365562

18.97m

ST LUKES LANE

2.29m

6.92m

Marked G1
DP 365562

5.98m

10.71m

2.29m

3.00m

7.34m

ST PAULS COURT

MEMORANDUM OF PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	B, C	Proposed Lot 1	Proposed Lot 2
Right of Way	D	Proposed Lot 2	Proposed Lot 1
Right to Convey Electricity	A & B	Proposed Lot 1	Proposed Lot 2
Right to Convey Telecommunications and Computer Media			
Right to Drain Sewage			
Right to Drain Water			
Right to Convey Water			
Party Wall	E	Proposed Lot 1	Proposed Lot 2
Party Wall	F	Proposed Lot 2	Proposed Lot 1

AS

If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

© COPYRIGHT - This Drawing and its content remains the property of Construction Survey 2010 Ltd. Any unauthorised use or reproduction in part or full is forbidden.

Document Set ID: 8871761

Version: 1, Version Date: 04/07/2025



www.constructionsurvey.co.nz

15 ST PAULS COURT
QUEENSTOWN

PROPOSED
SUBDIVISION PLAN

SURVEYED	G.H. LESTER	DATE: 26-Feb-20
DESIGNED	---	SCALE 1: 200
DRAWN	G.H. LESTER	ORIGINAL PLAN A3
CHECKED	---	DRAWING & ISSUE NO.
APPROVED	---	1880.SUB.s01.Rev A



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Yogesh Pillai



AFFECTED PERSON'S DETAILS

I/We **Yan Hong Chan**

Are the owners/occupiers of

3 Saint Lukes Lane, Queenstown, 9300



DETAILS OF PROPOSAL

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

Undertake residential visitor accommodation for up to 365 nights per year in both residential units at 11 St Pauls Court, for a maximum of 10 guests within each residential unit.

at the following subject site(s):

11 St Pauls Court



PLEASE TICK

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



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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

16 April 2020



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)

Yan Hong Chan

Contact Phone / Email address

anna_mandarin@hotmail.com

Signature

Date

12 June 2025

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

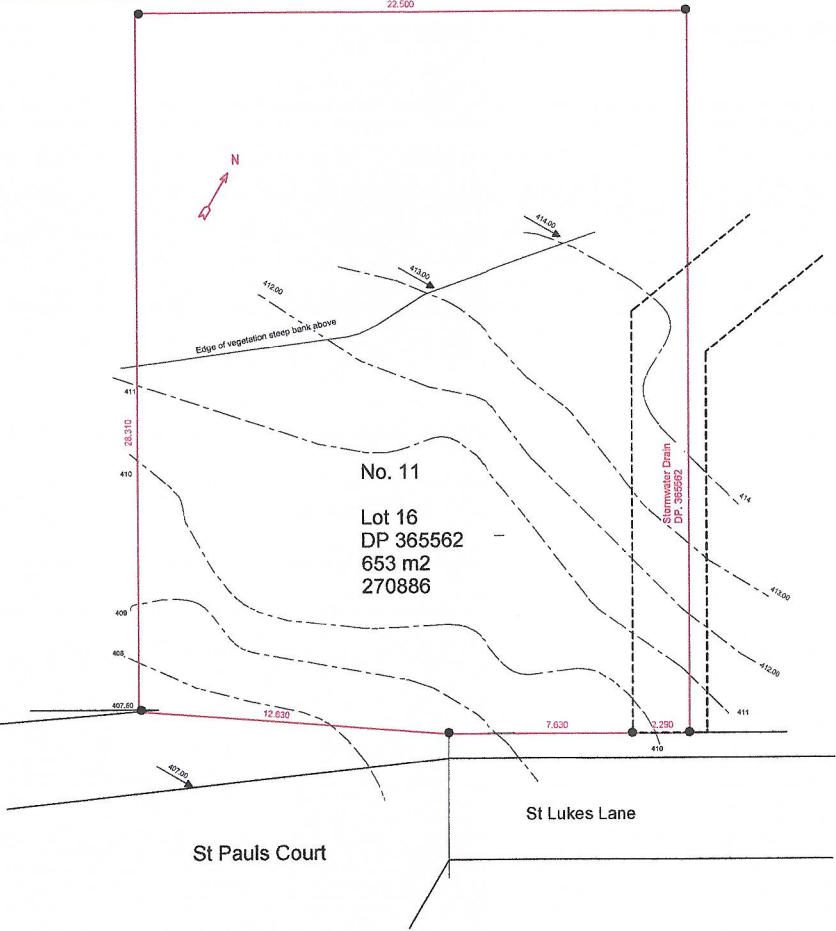
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



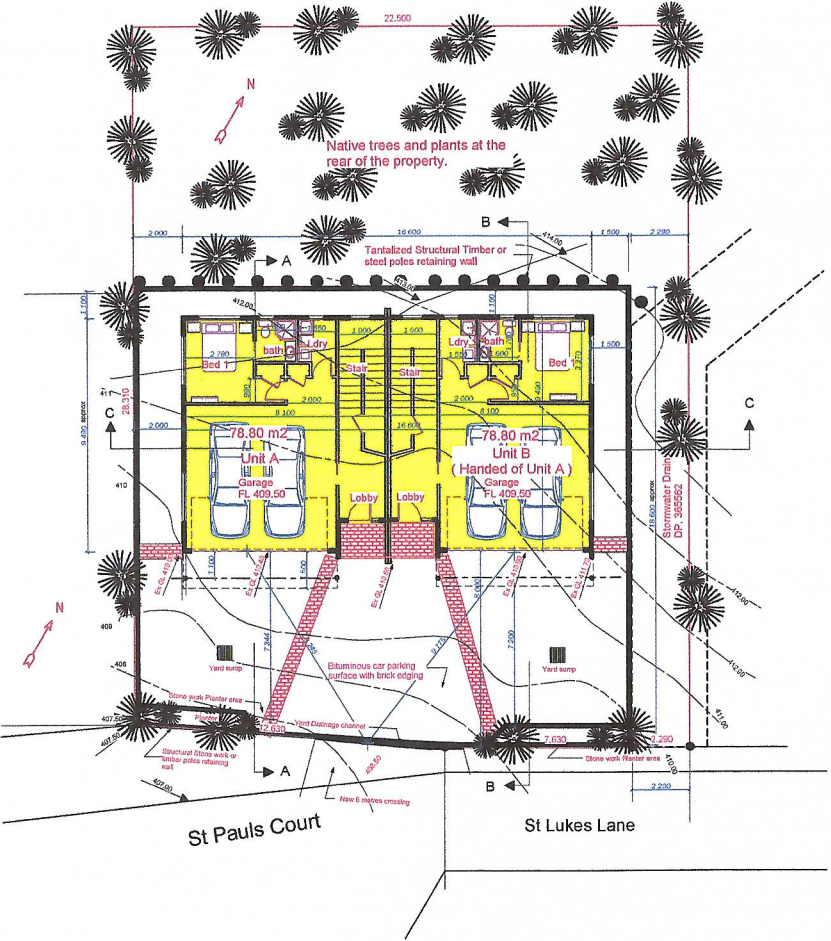
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



Site plan As Existing
scale: 1:200



Site plan
scale: 1:200

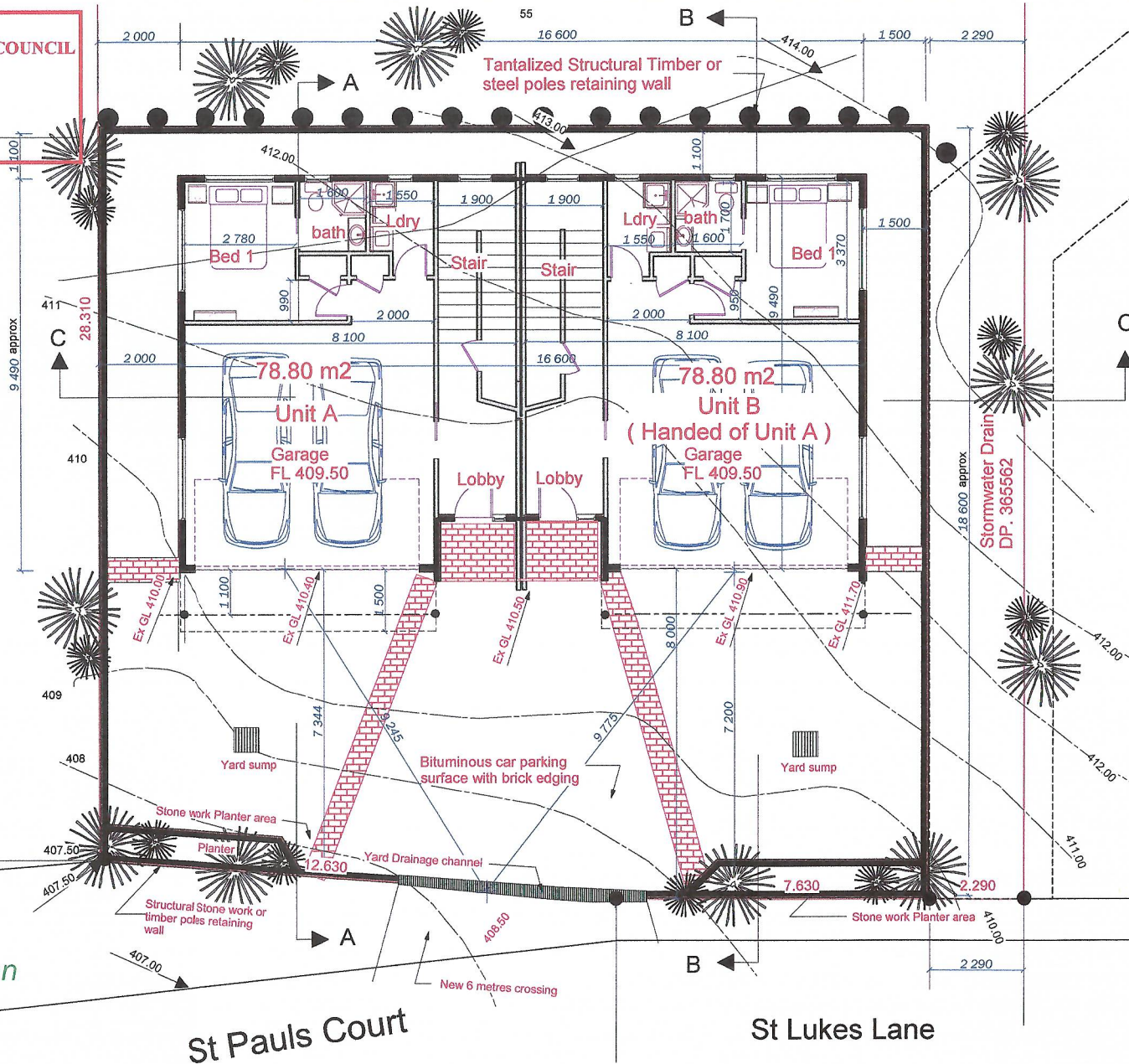
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020

Ground Floor Plan

scale: 1:100



Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

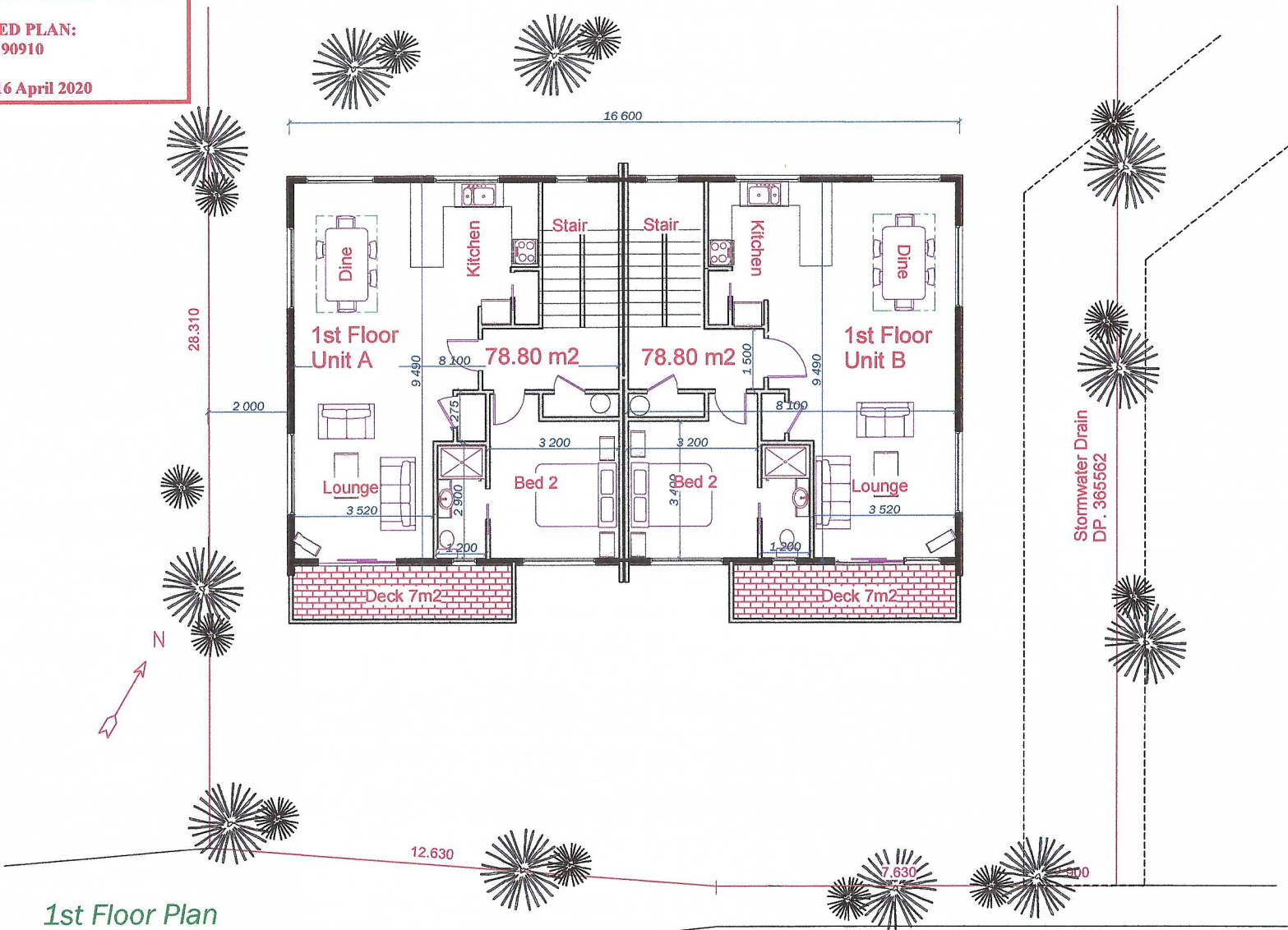
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



1st Floor Plan

Scale: 1:100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

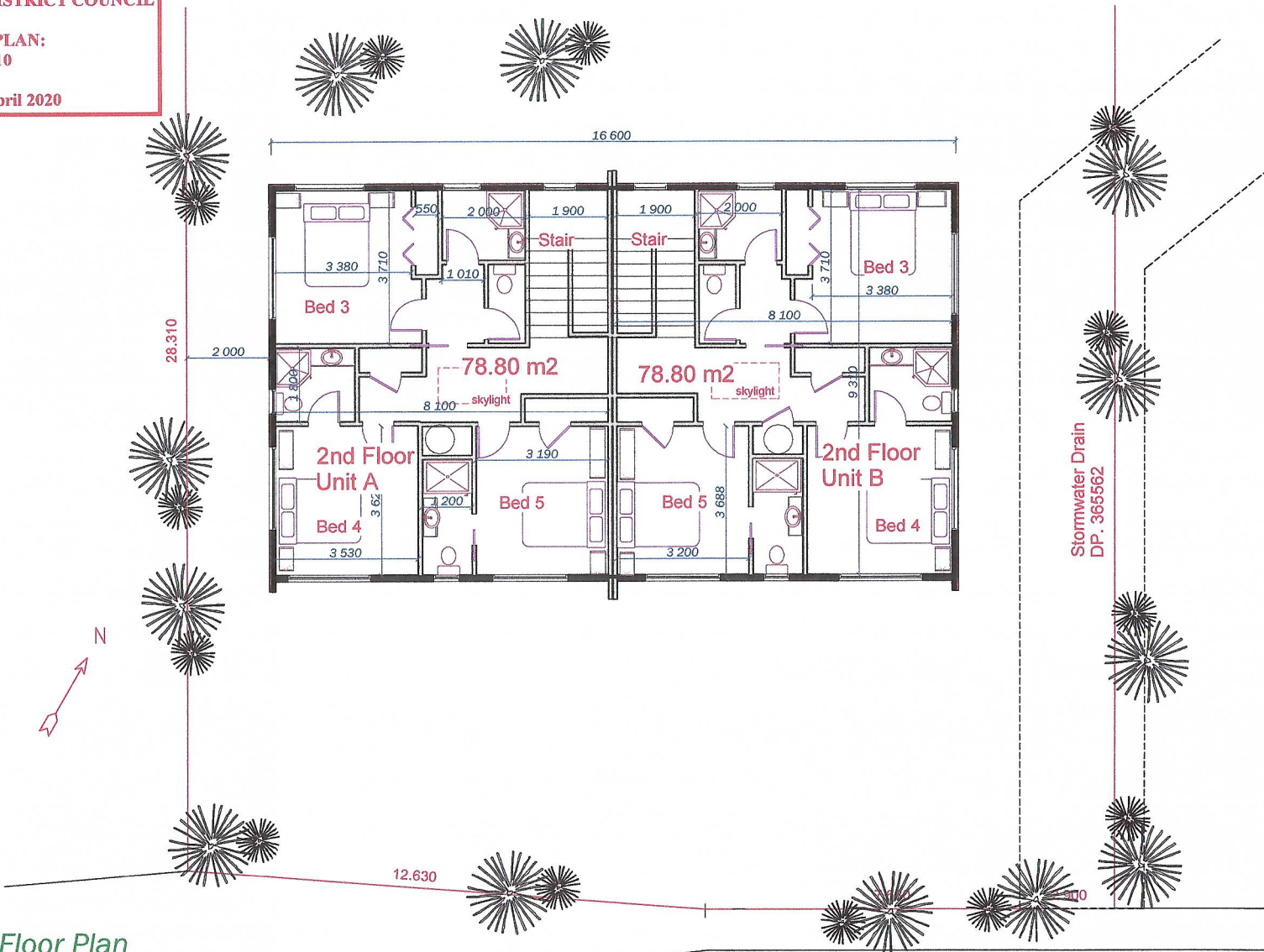
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020

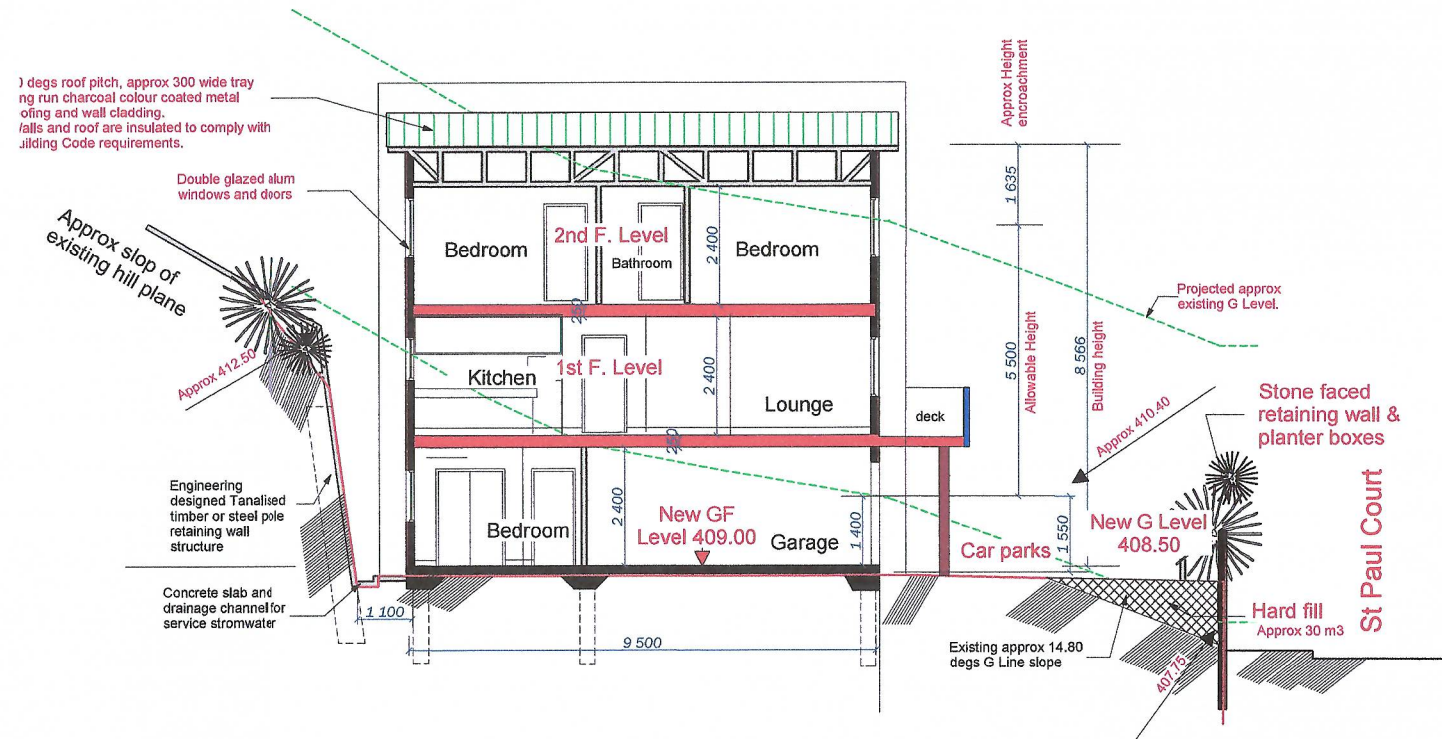


Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

Thursday, 16 April 2020



scale . 1: 100

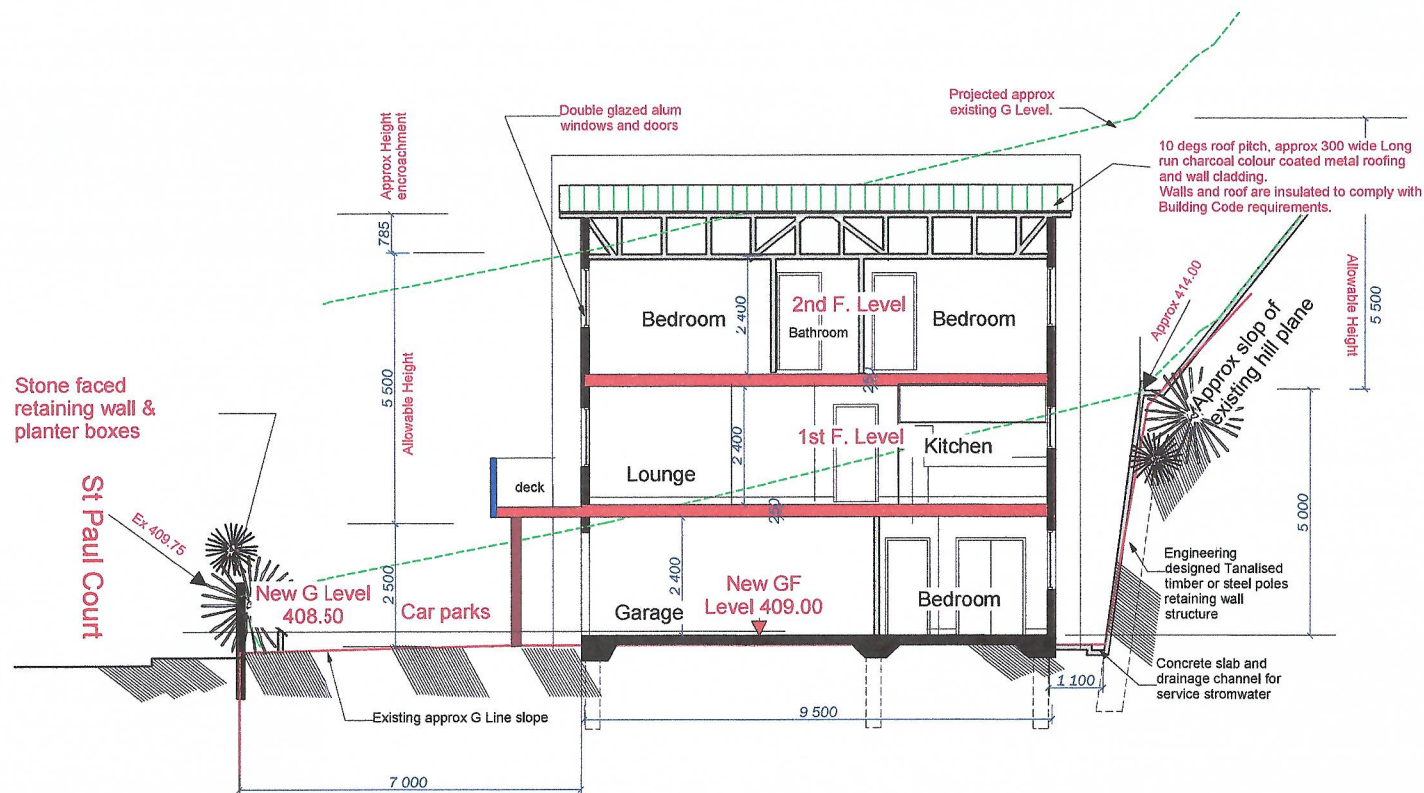
Resource Consent Drawings Dated: 28/2/2020

5/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



Section B-B

scale: 1:100

LD

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

6/12

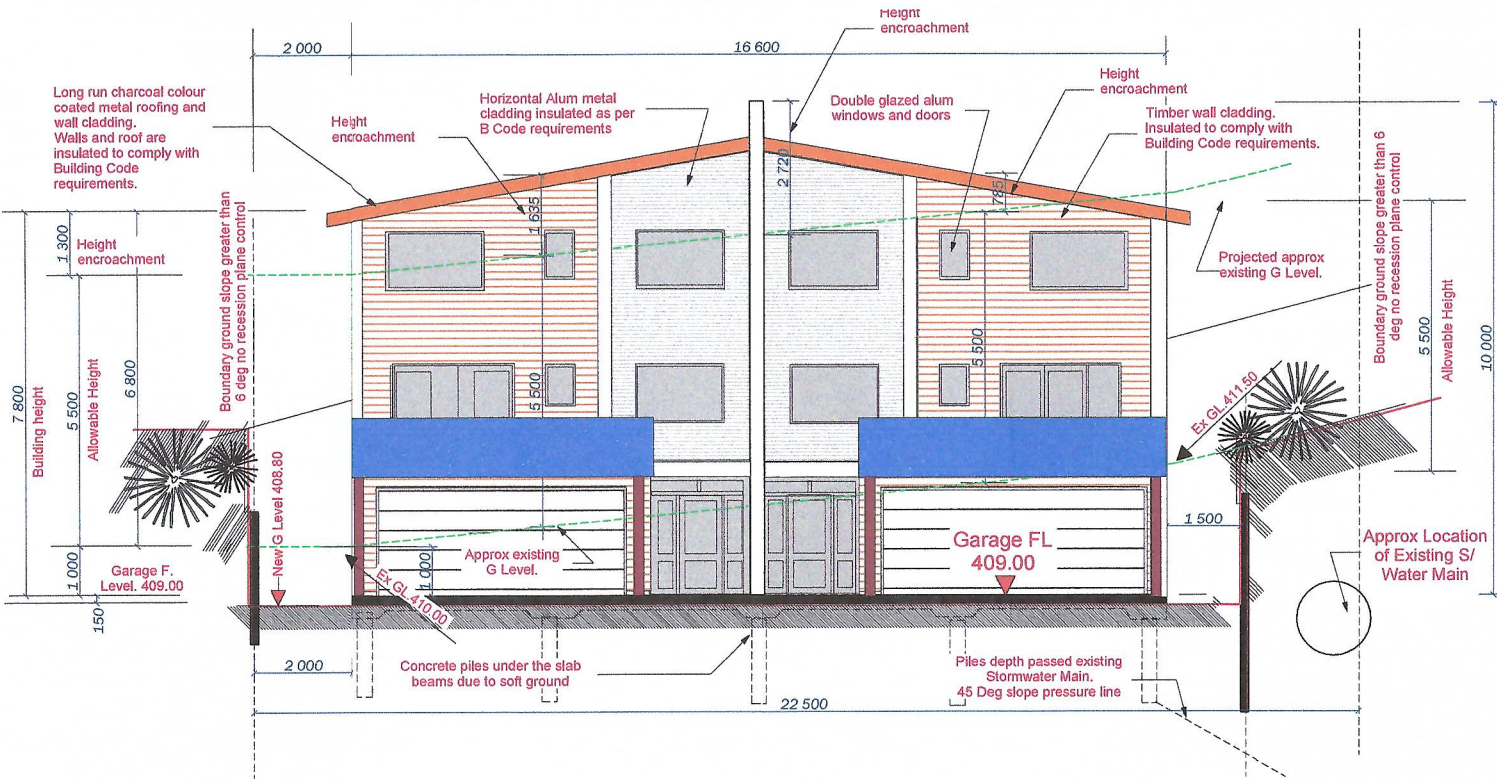


7/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



South Elevation

scale : 1: 100

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

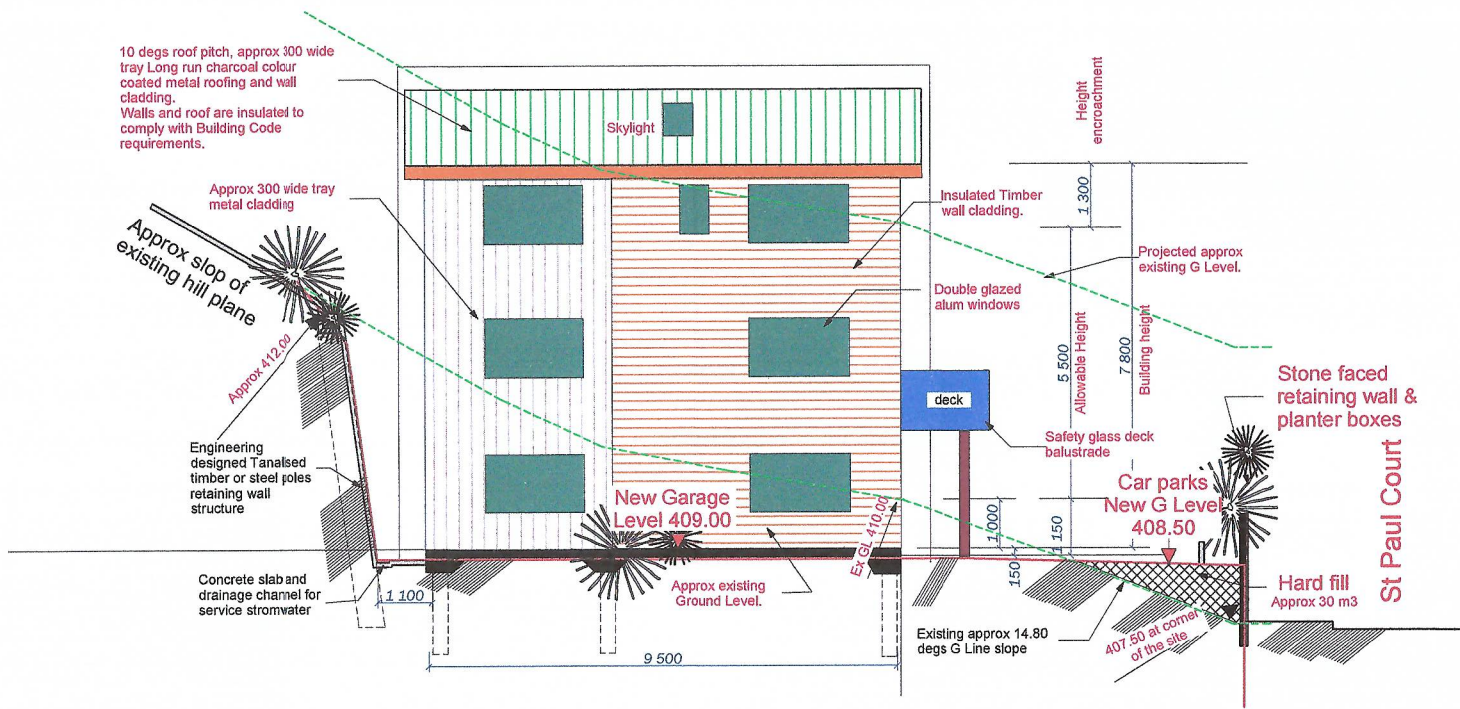
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



West Elevation

scale: 1:100

[Handwritten signature]

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

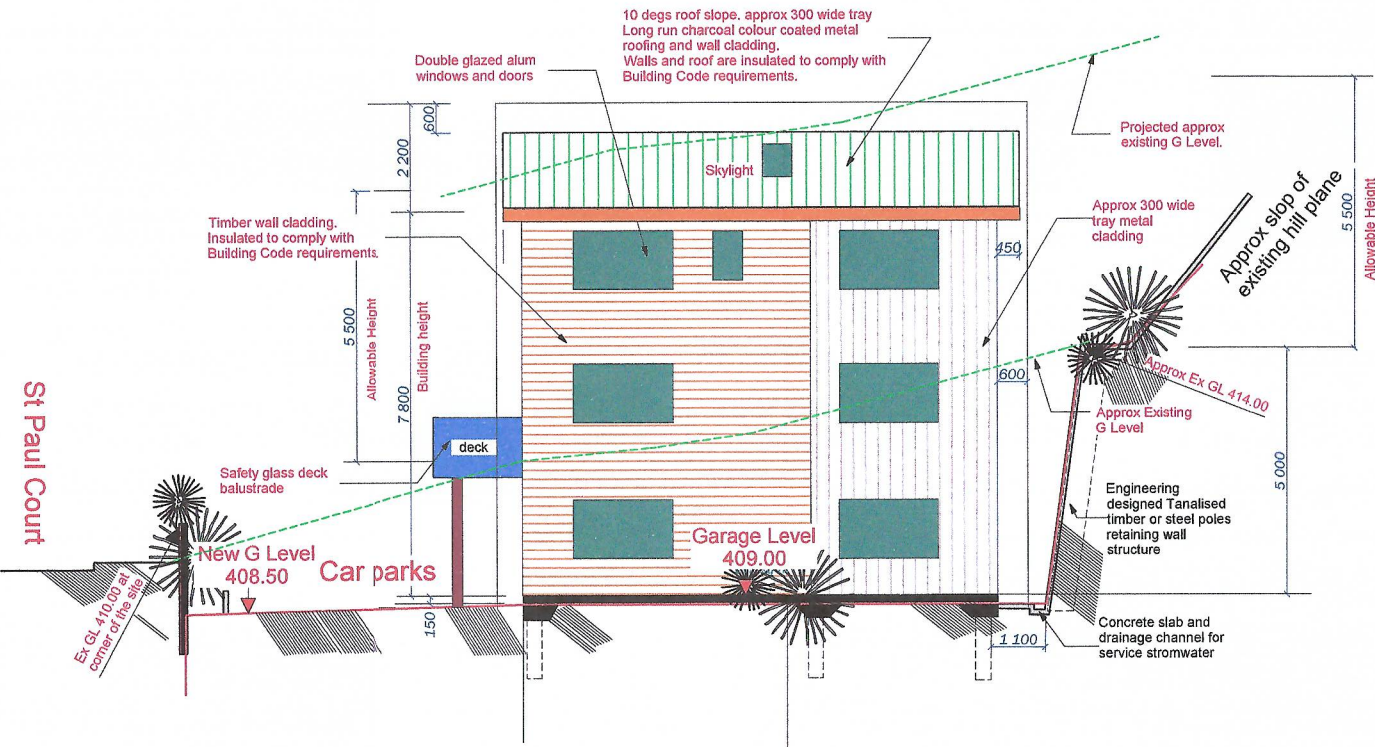
Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



East Elevation

scale : 1: 100

Handwritten signature/initials.

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

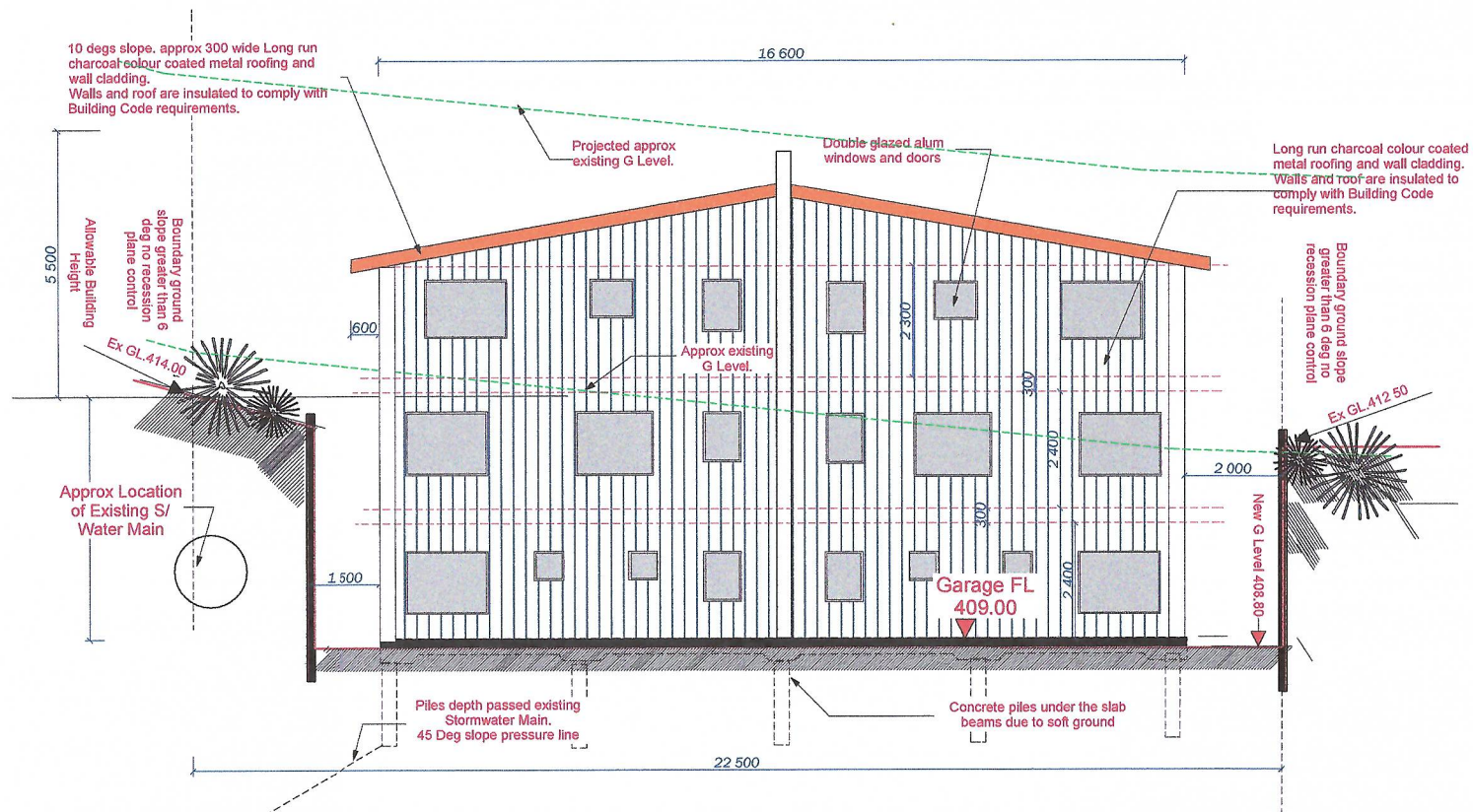
Resource Consent Drawings Dated: 28/2/2020

10/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020



North Elevation

scale: 1: 100

Handwritten signature/initials

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

11/12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM190910

Thursday, 16 April 2020

Site Coverage = F.Area 78.80
m² + 78.80 m²
= 157.60 m² / 653 m² site aea
= 24.13 % (Allow 40 %)

31 m² x 1 m = 30 m³
approx Hardfill
(Yellow area)

Landscaping Plan

scale : 1: 100

St Pauls Court

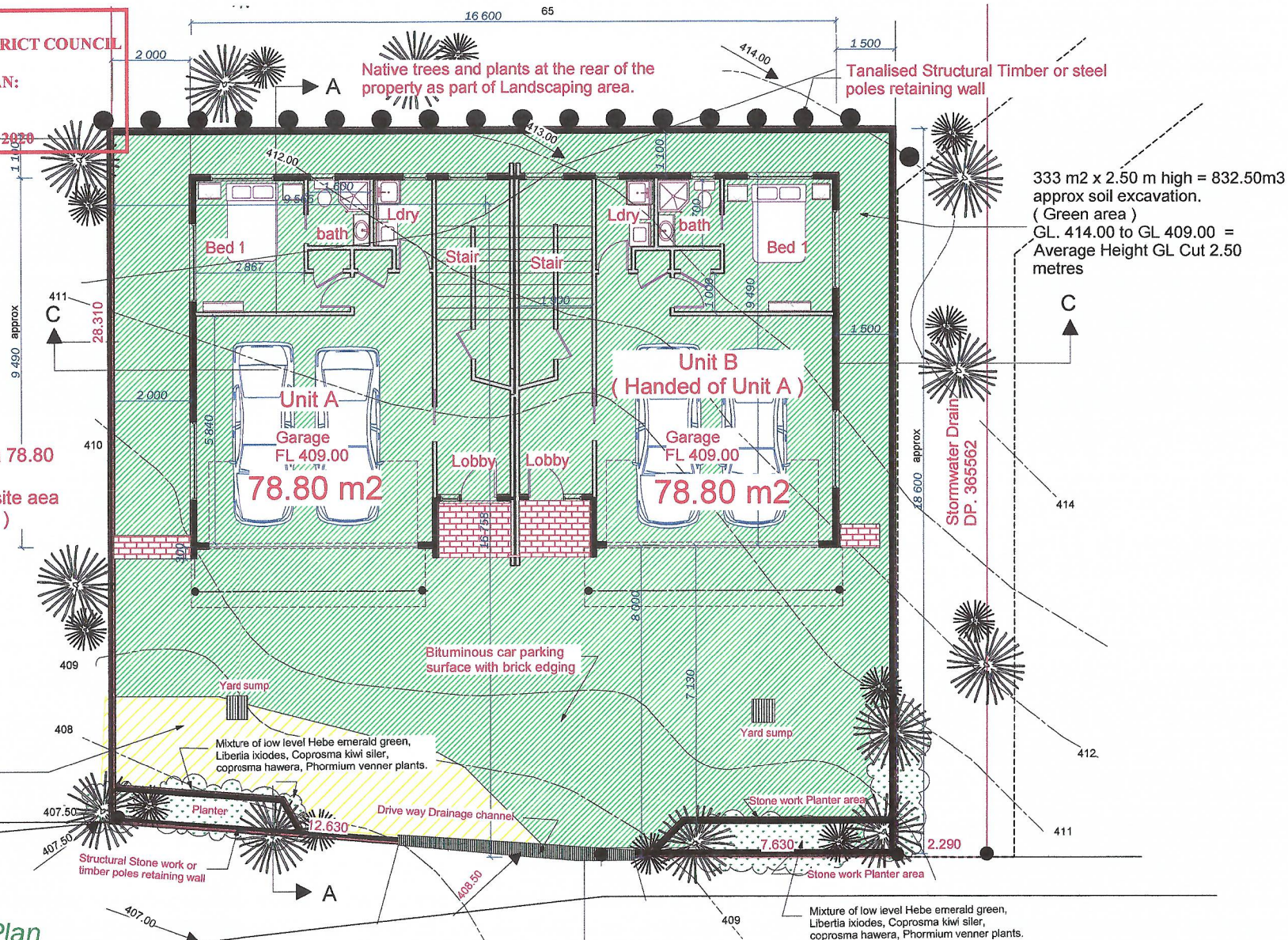
St Lukes Lane

Proposed Two Townhouses At No: 11 St Pauls Court For Mrs Yan Chan

Lowe Architects m/ph: 021 380 303 Lowearch@xtra.co.nz

Resource Consent Drawings Dated: 28/2/2020

12/12



PLAN NOTES

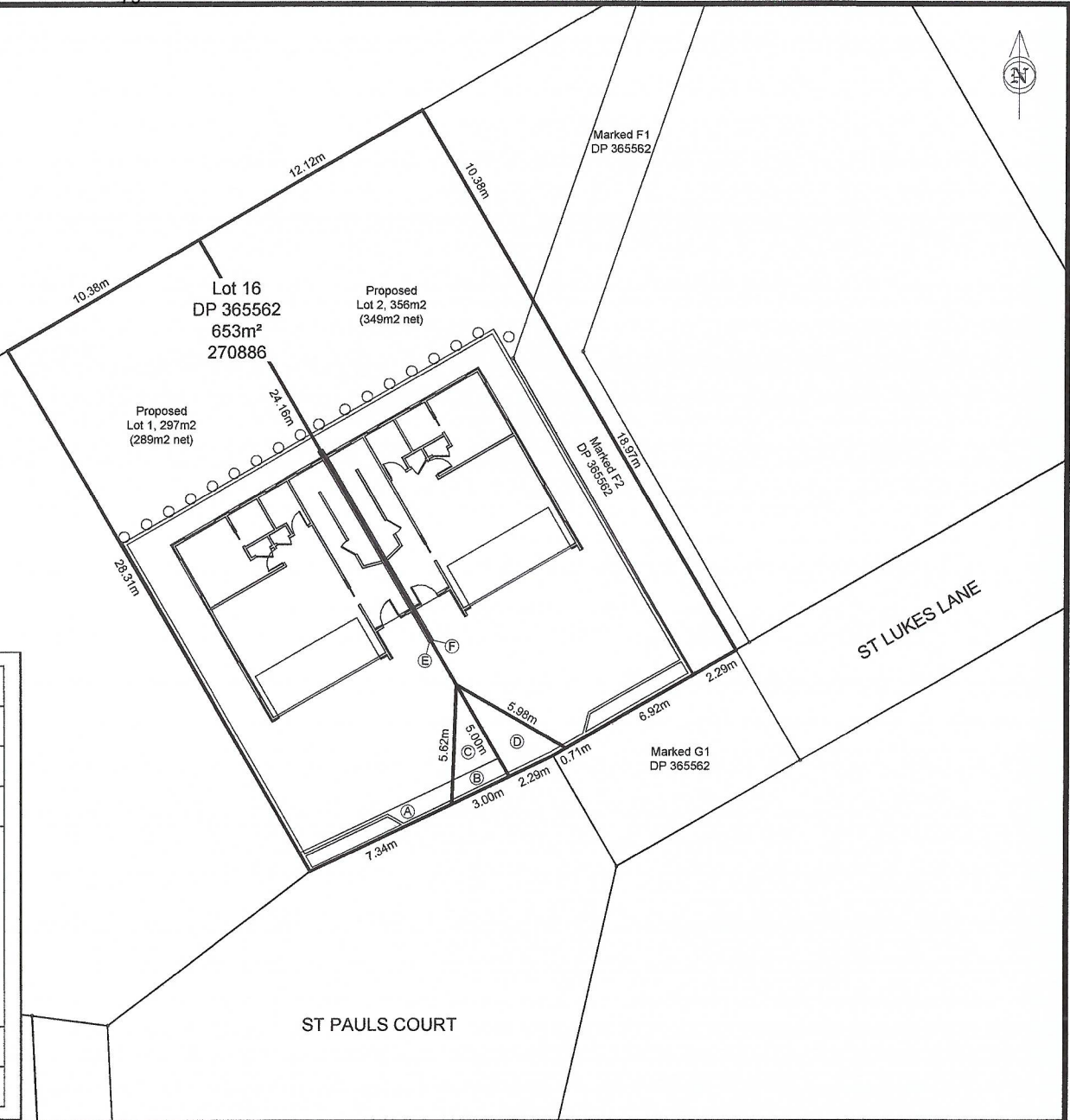
Areas and dimensions subject to final survey.
QUEENSTOWN LAKES DISTRICT COUNCIL
PLAN REVISIONS

A Original Plan **APPROVED PLAN:**
RM190910

Thursday, 16 April 2020

MEMORANDUM OF PROPOSED EASEMENTS

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	B, C	Proposed Lot 1	Proposed Lot 2
Right of Way	D	Proposed Lot 2	Proposed Lot 1
Right to Convey Electricity	A & B	Proposed Lot 1	Proposed Lot 2
Right to Convey Telecommunications and Computer Media			
Right to Drain Sewage			
Right to Drain Water			
Right to Convey Water	E	Proposed Lot 1	Proposed Lot 2
Party Wall			
Party Wall	F	Proposed Lot 2	Proposed Lot 1



This plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.

© COPYRIGHT - This Drawing and its content remains the property of Construction Survey 2010 Ltd. Any unauthorised use or reproduction in part or full is forbidden.

200226 1880 SUB PLAN REV A.DWG



www.constructionsurvey.co.nz

15 ST PAULS COURT
QUEENSTOWN

PROPOSED
SUBDIVISION PLAN

SURVEYED	G.H. LESTER	DATE: 26-Feb-20
DESIGNED	---	SCALE 1: 200
DRAWN	G.H. LESTER	ORIGINAL PLAN A3
CHECKED	---	DRAWING & ISSUE NO.
APPROVED	---	1880.SUB.s01.Rev A