

**APPLICATION AS NOTIFIED**

**MAV HOLDINGS LIMITED, C  
MCKERCHAR & P SWALE,  
FUNDACION FABRA Y PUIG TRUST,  
T MIJATOV, A CARSWELL &  
IMPACT LEGAL TRUSTEE (2019)  
LIMITED, AND M OLDHAM-SMITH &  
J SMITH**

**(RM241074)**

## **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:**

MAV Holdings Limited (Lynette & Doug John's) Cameron J McKerchar & Phoebe C Swale Fundacion Fabra Y Puig Trust (Alex Carswell & Tiho Mijatov and Impact Legal Trustee (2009) Michelle L Oldham-Smith & Jeremy D Smith

**What is proposed:**

Consent is sought under Section 127 of the Resource Management Act 1991 (RMA) to change land use condition 5 of RM220128 to undertake residential visitor accommodation for up to 180 nights per annum in Units 1,2,3 and 5 at 45 Lomond Crescent. Land use consent to undertake 180 nights of Residential Visitor Accommodation with breaches to mobility parking and minimum sight distances standards.

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

Units 1,2,3 & 5, 45 Lomond Crescent, Queenstown

**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 RM241074 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

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

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

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

**Wednesday 30th April 2025**

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

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

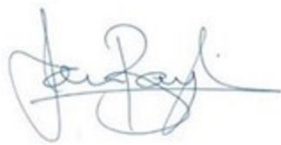
You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

[https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other\\_forms](https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms)

You must serve a copy of your submission to the applicant (MAV Holdings Limited (Lynette & Doug John's) Cameron J McKerchar & Phoebe C Swale Fundacion Fabra Y Puig Trust (Alex Carswell & Tiho Mijatov and Impact Legal Trustee (2009) Michelle L Oldham-Smith & Jeremy D Smith, [eyretonfarming@gmail.com](mailto:eyretonfarming@gmail.com)) as soon as reasonably practicable after serving your submission to Council:

Jennifer Green  
[jennifer@wmenvironmental.co.nz](mailto:jennifer@wmenvironmental.co.nz)  
 WM Environmental Limited  
 PO Box 6045, Invercargill North,  
 Invercargill 9841

**QUEENSTOWN LAKES DISTRICT COUNCIL**




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

**Date of Notification:** Friday 28<sup>th</sup> March 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](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)

# TechnologyOne ECM Document Summary

Printed On 21-Mar-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8417523	2	19-Dec-2024
PUB_ACC	AEE	8417541	1	17-Dec-2024
PUB_ACC	Record of Title 1067261	8417528	1	17-Dec-2024
PUB_ACC	Record of Title 1067260	8417527	1	17-Dec-2024
PUB_ACC	Record of Title 1067258	8417526	1	17-Dec-2024
PUB_ACC	Record of Title 1067257	8417525	1	17-Dec-2024
PUB_ACC	Record of Title 1067256	8417524	1	17-Dec-2024
PUB_ACC	Appendix 1 Existing Site Management Plan	8417542	1	17-Dec-2024
PUB_ACC	Appendix 2 Amended Site Management Plan	8417543	1	17-Dec-2024
PUB_ACC	Appendix 3 Consented Plans	8417544	1	17-Dec-2024
PUB_ACC	Appendix 4 APA 91 Thompson Street	8417545	1	17-Dec-2024
PUB_ACC	Appendix 4 APA Unit 4, 45 Lomond Crescent	8417546	1	17-Dec-2024
PUB_ACC	Appendix 6 Pre-application meeting notes PA230066	8417548	1	17-Dec-2024
PUB_ACC	Appendix 7 RM220128 Decision	8417550	1	17-Dec-2024







APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

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



## APPLICANT //

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

\*Applicant's Full Name / Company / Trust: **MAV Holdings Limited (Lynette & Doug John's) Cameron J McK**  
(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust: **Michelle Oldham-Smith**

\*Postal Address: **Unit 5, 45 Lomond Crescent, Queenstown**

\*Post code:  
**9300**

\*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: **eyretonfarming@gmail.com**

\*Phone Numbers: Day

Mobile: **0276658957**

\*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: **Jennifer Green**

\*Phone Numbers: Day **02040802380**

Mobile: **02040802380**

\*Email Address: **jennifer@wmenvironmental.co.nz**

\*Postal Address: **c/- WM Environmental Ltd  
PO Box 6045, Invercargill North  
Invercargill**

\*Postcode:  
**9841**



## 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: **Michelle Oldham-Smith**

\*Postal Address: **Unit 5, 45 Lomond Crescent, Queenstown**

\*Post code:  
**9300**

\*Please provide an email AND full postal address.

\*Email:



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing

Applicant:  Landowner:  Other, please specify:

\*Attention:

\*Email:

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



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

\*Address / Location to which this application relates:  
45 Lomond Crescent, Queenstown  
Units 1,2,3 and 5 only

\*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)  
The site is legally described as Principal Unit 1 Deposited Plan 577809 and Accessory Unit 1A Deposited Plan 577809, RT OT1067256 Principal Unit 2 Deposited Plan 577809 and Accessory Unit 2A Deposited Plan 577809, RT OT1067257 Principal Unit 3 Deposited Plan 577809 and Accessory Unit 3A Deposited Plan 577809, RT OT1067258 and Principal Unit 5 Deposited Plan 577809 and Accessory Unit 5A Deposited Plan 577809, RT OT1067260. The Record of Title information for the site is contained in Appendix 5.

District Plan Zone(s): High Density Residential Zone under the Operative District Plan and Medium Density Residential Zone under the Proposed District Plan.



## 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:

Georgie Hadfield



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

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

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



## BRIEF DESCRIPTION OF THE PROPOSAL // \* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

\*Consent is sought to:

The Applicants seek a variation of resource consent to increase the consented number of residential visitor accommodation nights from 90 nights per year, per unit, to 180 nights per year, for Units 1,2,3 and 5.



## 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 25m<sup>3</sup> per 500m<sup>2</sup>). 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

9

- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.
- An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

- Yes
- N/A

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

- Yes
- N/A

If Yes have you applied for it?

- Yes
- No

If Yes supply ORC Consent Reference(s)

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

- Yes
- No



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

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

- Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).
- A plan or map showing the locality of the site, topographical features, buildings etc.
- A site plan at a convenient scale.
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- An Assessment of Effects (AEE).  
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.

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



## PRIVACY INFORMATION

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



## FEES INFORMATION

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

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



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

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

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

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

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

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

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



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted. Unless you have requested an invoice.

Please reference your payments as follows:

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

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

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

I confirm payment by:

Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZNZ22)

Invoice for initial fee requested and payment to follow

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

Reference **RMOLDHAM**

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

\$2183 - Variation to resource consent / consent notice conditions



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

Date of Payment **12/13/24**

## APPLICATION & DECLARATION

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



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

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

OR:



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

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



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

PLEASE TICK

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

Full name of person lodging this form **Jennifer Green**

Firm/Company **WM Environmental Ltd**

Dated **13/12/24**

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



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

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

### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

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

Information provided within the Form above

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

### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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





## Clause 6: Information required in assessment of environmental effects

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

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

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

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

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

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



## UNDER THE FOURTH SCHEDULE TO THE ACT:

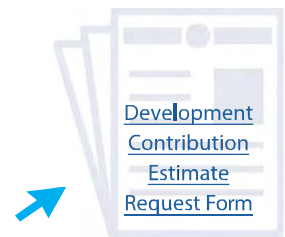
- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas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

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

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

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

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

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

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

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Record of Title	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report

# WWM Environmental

MAV Holdings Limited (Lynette & Doug John's)  
Cameron J McKerchar & Phoebe C Swale  
Fundacion Fabra Y Puig Trust (Alex Carswell &  
Tiho Mijatov and Impact Legal Trustee (2009)  
Michelle L Oldham-Smith & Jeremy D Smith

45 Lomond Crescent, Unit Holders 1,2,3 & 5

Consent Variation to Increase Visitor  
Accommodation Nights

December 2024

Document Control Register

Document Title:	Land Use consent variation to increase the visitor accommodation nights.
Client:	Michelle Oldham-Smith and Jeremy Smith Unit 5 Property Owners
Version:	Final Report
Issue Date:	12 December 2024
Document Prepared by:	Jennifer Green Principal Planning Consultant
Peer Review Completed by:	Laura Burgess Operations Manager

**Report Limitations:**

Information utilised in the preparation of this report includes that obtained from Michelle Oldham-Smith, Jeremy Smith and Queenstown Lakes District Council.

This report has been prepared by WM Environmental on the specific instructions of Michelle Oldham-Smith and Jeremy Smith to use as a basis for a land use consent variation. If this report is used for a different purpose or if it is used or relied on by any person other than Michelle Oldham-Smith and Jeremy Smith, reliance will be solely at their own risk.

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## 1 Executive Summary of Proposal

MAV Holdings Ltd - Lynette & Doug John's – Unit 1; Cameron James McKerchar & Phoebe Christie Swale – Unit 2; Fundacion Fabra Y Puig Trust- Alex Carswell & Tiho Mijatov and Impact Legal Trustee 92009) – Unit 3; and Michelle Oldham-Smith and Jeremy Smith – Unit 5, (the Applicants) seek a variation of an existing resource consent to increase the consented number of residential visitor accommodation nights from 90 nights per year, per unit, to 180 nights per year, for Units 1,2,3 and 5 only. The existing consent for all 5 Units is RM220128.

**Location:** 45 Lomond Crescent, Queenstown.

**Legal Description:** Principal Unit 1 Deposited Plan 577809 and Accessory Unit 1A Deposited Plan 577809, RT OT1067256 Principal Unit 2 Deposited Plan 577809 and Accessory Unit 2A Deposited Plan 577809, RT OT1067257 Principal Unit 3 Deposited Plan 577809 and Accessory Unit 3A Deposited Plan 577809, RT OT1067258 and Principal Unit 5 Deposited Plan 577809 and Accessory Unit 5A Deposited Plan 577809, RT OT1067260.

**Territorial Authority:** Queenstown Lakes District Council.

**Plan:** Operative District Plan – High Density Residential Zone.

Proposed District Plan – Medium Density Residential Zone.

**Activity Status:** Discretionary.

## 2 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 consent sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Proposed District Plan; and
- A conclusion.

### 2.1 Overview

The property at 45 Lomond Crescent, Queenstown is comprised of five units, two duplexes and one standalone, that share a formed access. Each unit is held in separate ownership, with an overall Body Corporate. Resource consent RM220128 was granted recently by the Queenstown Lakes District Council (QLDC) in April 2022 to authorise the Unit Title subdivision for the five units, as well as to authorise residential visitor accommodation from each unit for up to 90 nights per year, per unit (2 guests in each bedroom across the 5 units, with the exception of unit 5 which contains 2 additional guests in a family room, in addition to the guests in the bedrooms). At that time retrospective consent was also granted for a minor breach to the reverse manoeuvring standard that was not assessed under the previous resource consent which approved the buildings on site, RM160837 as varied by RM170254.



The applicants now seek a variation to the existing resource consent for use of four of the five residential units (Units 1,2,3 and 5 only) for Residential Visitor Accommodation for up to 180 nights per year, per unit.

The site is zoned High Density Residential Zone under the Operative District Plan and Medium Density Residential Zone under the Proposed District Plan.

## 2.2 Site Description and Surrounds

The site is legally described as Principal Unit 1 Deposited Plan 577809 and Accessory Unit 1A Deposited Plan 577809, RT OT1067256 Principal Unit 2 Deposited Plan 577809 and Accessory Unit 2A Deposited Plan 577809, RT OT1067257 Principal Unit 3 Deposited Plan 577809 and Accessory Unit 3A Deposited Plan 577809, RT OT1067258 and Principal Unit 5 Deposited Plan 577809 and Accessory Unit 5A Deposited Plan 577809, RT OT1067260. The Record of Title information for the site is contained in Appendix 5.

The site has a total area of 1262m<sup>2</sup> and contains five existing residential units (two duplexes and one standalone) with formed access and outdoor space for each unit. The existing units are serviced by power, telecommunications, water, wastewater, and stormwater. Each unit is currently consented for residential visitor accommodation nights for 90 nights per year, per unit. No changes are sought to the current built form of the site.

The application site is located in an area comprising a mix of residential activity and visitor accommodation – registered holiday homes, homestays and consented visitor accommodation.

The site was zoned High Density Residential (HDR) under the Operative District Plan (ODP) but has since been rezoned to Medium Density Residential (MDR) under the Proposed District Plan (PDP). The surrounding properties are zoned MDR, HDR and Informal Recreation.



Figure 1: Triangle showing subject site (Source: Queenstown Lakes District Council).





Figure 2: Triangle showing subject site (Source: Queenstown Lakes District Council).



Figure 3: Location of the property at 45 Lomond Crescent.

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### 2.3 Consent History

The site has been the subject of a number of previous consents:

Resource consent RM050930, 1 March 2006 for a land use consent to undertake earthworks and construct 12 visitor accommodation apartments.

Resource consent RM060777 approved a variation to condition 1 of RM050930 on 14 September 2006. The development approved under RM050930 (and RM060777) was never constructed and the consent lapsed.

Resource consent RM160837 was approved 6 October 2016 for land use consent to construct six residential units.

Resource consent RM170254 was granted on 6 June 2017 to vary conditions 1-9 of RM160837 and to alter the plans to remove unit 6 and alter units 3-5.

Resource consent RM220128 was granted on 29 April 2022 to authorise the Unit Title subdivision for five units, as well as to authorise residential visitor accommodation from each unit for up to 90 nights per year, per unit (2 guests in each bedroom across the 5 units, with the exception of unit 5 which contains 2 additional guests in a family room, in addition to the guests in the bedrooms). At that time retrospective consent was also granted for a minor breach to the reverse manoeuvring standard that was not assessed under the previous resource consent which approved the buildings on site, RM160837 as varied by RM170254.

## 3 Description of Proposal

The Applicants seek a variation of resource consent to increase the consented number of residential visitor accommodation nights from 90 nights per year, per unit, to 180 nights per year, for Units 1,2,3 and 5. The properties have all been purchased with the intention of using them as family holiday homes. However, the Applicants would also like to utilise the properties as short-term residential visitor accommodation activity for up to 180 nights a year when not being used as a family holiday home. The Applicants seek a variation to the existing resource consent to increase the visitor accommodation nights to off-set costs of owning the units and provide a better utilisation of the occupation of the units. The Applicants still propose to provide visitor accommodation to a maximum of one (1) group of guests at any one time per unit.

The applicant has endeavoured to undertake extensive consultation as a courtesy with surrounding property owners/occupiers. Written approvals from two parties considered potentially affected by the proposal are provided in Appendix 4. A Site Management Plan (SMP) is attached in Appendix 1. This SMP provides guidelines for the use of the property for residential visitor accommodation.

## 4 District Plan Provisions

### 4.1 Proposed District Plan

The subject site is zoned Medium Density Residential by the PDP and the proposed variation requires resource consent pursuant to section 127 of the Resource Management Act 1991. The activity is applied for as a s127 variation as the proposal will be within the scope of the original consent RM220128- this was confirmed by QLDC Planner Georgie Hadfield during a pre-application meeting on 20.09.2023.

It is noted that the MDR zoning of the site under the PDP is not subject to appeal and as such can be treated as operative in accordance with Section 86F of the Resource Management Act 1991.

The site is zoned as Medium Density Residential, and the purpose of the zone is:

*"The Medium Density Residential Zone has the purpose of providing land for residential development at greater density than the Lower Density Suburban Residential Zone. In conjunction with the High Density Residential Zone and Lower Density Suburban Residential Zone, this zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.*

*... Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wānaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wānaka town centre".*

Residential Visitor Accommodation for more than 90 nights per annum is a Restricted Discretionary under Rule 8.5.16 and even though the overall activity status for a variation is Discretionary, the matters over which discretion is exercised are considered relevant when assessing this application.

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

These matters are discussed in section 7 of this report.

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

## 5 Activity Status

Section 127 of the Resource Management Act 1991 sets out the relevant assessment matters for a change of consent condition on application by consent holder:

### **"127 Change or cancellation of consent condition on application by consent holder**

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:

- (a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and
- (b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

(2) [Repealed]



- (3) Sections 88 to 121 apply, with all necessary modifications, as if—
- (a) the application were an application for a resource consent for a discretionary activity; and
  - (b) the references to a resource consent and to the activity were references **only to the change or cancellation of a condition and the effects of the change or cancellation respectively.**
- (3A) If the resource consent is a coastal permit authorising aquaculture activities to be undertaken in the coastal marine area, no aquaculture decision is required in respect of the application if the application is for a change or cancellation of a condition of the consent and does not relate to a condition that has been specified under section 186H(3) of the Fisheries Act 1996 as a condition that may not be changed or cancelled until the chief executive of the Ministry of Fisheries makes a further aquaculture decision.
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
- (a) made a submission on the original application; and
  - (b) may be affected by the change or cancellation.”

This application only seeks a change to Land Use consent condition (5) in order that units 1,2,3 and 5 may increase visitor accommodation nights.

#### Current condition

4. Each unit may be used for visitor accommodation for no more than 90 nights per calendar year.

#### Proposed Condition

4. Unit 4 may be used for visitor accommodation for no more than 90 nights per calendar year (*remains the same*)

4A. Units 1,2,3, and 5 may be used for visitor accommodation for no more than 180 nights per calendar year.

No other changes to the current conditions or Visitor Accommodation Management Plan are sought.

Overall, the application is considered to be a discretionary activity.

## 6 Written Approvals

Consultation has been undertaken with Unit 4,45 Lomond Crescent and 91 Thompson Street and affected party approval has been obtained and is attached in Appendix 4. The other unit owners (1,2,3,5 – 45 Lomond Crescent) are all applicants to this application.

The applicant has endeavoured to undertake extensive consultation as a courtesy with other surrounding property owners/occupiers - the adjoining sections to the east being 37, 39A, 39B and 41 Lomond Crescent and the adjoining sections to the west being 91, and 93 Thomson Street. This has been in the form of emails, letters, texts, phone messages and personal visits. After a period of eight months of attempted engagement the applicants wish to avoid further unnecessary delays and proceed with their application.

Written approvals from two parties considered potentially affected by the proposal are provided in Appendix 4. A Site Management Plan (SMP) is attached in Appendix 1. This SMP provides guidelines for the use of the property for residential visitor accommodation.

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No other written approvals are considered necessary for this proposal. Accordingly, no regard may be had to any effect on these parties.

## 7 Assessment of Effects

### 7.1 Permitted Baseline

A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. Under the PDP, any residential visitor accommodation in the Medium Density Residential Zone requires a controlled activity consent at a minimum. As such there is no permitted baseline under the PDP.

### 7.2 The location, nature, and scale of activities

The site is located in close proximity to the Queenstown town centre, the lake front, and the Ben Lomond recreational area.

The existing resource consent permits that:

- Each unit may be used for visitor accommodation for no more than 90 nights per calendar year.
- Each unit shall be rented to a maximum of one (1) group at any one time.
- The maximum number of persons within each unit in association with the residential visitor accommodation use shall be restricted to the following:

Unit 1: 6 persons

Unit 2: 6 persons

Unit 3: 6 persons

Unit 4: 6 persons

Unit 5: 8 persons

When the units are not being used for visitor accommodation, they are used for residential use.

This application seeks to increase the number of residential visitor accommodation nights from 90 nights per year, per unit, to 180 nights per year, for Units 1,2,3 and 5. The owner of Unit 4 does not seek to increase the number of nights per calendar year beyond that already consented – 90 nights per calendar year.

The use of buildings for residential visitor accommodation has the potential to result in adverse effects on residential amenity and privacy of neighbouring properties. In this situation the buildings are existing and have been designed to a high standard and are connected to existing infrastructure and services. The Units have outdoor space in the form of decks and these are screened from each other for privacy. The site is already landscaped and complies with the minimum permeable surface requirement of the PDP. No changes are proposed to existing buildings. No heavy vehicles, coaches or buses are proposed. Nor are any changes to site access or parking provisions proposed – each unit has at least one carpark available (with Units 3 and 4 having two carparks). Access, manoeuvring and on-site parking was consented as part of RM160837. No earthworks are proposed.

Visitor accommodation apartments are located across the road from the site and there are other sites in the area being used for Residential Visitor Accommodation. This forms part of the existing character of the area.

The Units are compact and this will limit the number of persons able to stay. No change is sought to the restriction on the number of persons per unit. The size of the outdoor areas will also limit noise as they are not designed for large groups. The effects of the units for residential use are considered comparable to the effects from Residential Visitor Accommodation. The effects on character and amenity as a result of using the property for Residential Visitor Accommodation are considered to be less than minor.

### **7.3 Vehicle access and parking**

No heavy vehicles, coaches or buses are proposed. Nor are any changes to site access or parking provisions proposed – each unit has at least one carpark available (with Units 3 and 4 having two carparks). Access, manoeuvring and on-site parking was consented as part of RM160837 (and varied by RM170254). All guests that stay overnight on the site are directed as to where to park, to ensure that no parking occurs on Lomond Crescent and provided with instructions on how to manoeuvre in and out of the site. The number of guests staying per unit at any one time will not increase. An increase in residential visitor accommodation nights will not adversely impact the wider environment in regard to parking and access given the existing mitigation measures of restricting the number of persons per unit, no coaches being allowed, each unit being limited to a maximum of one (1) group at any one time, and the speed limit on Lomond Crescent being 40km/hr, the increase in Residential Visitor Accommodation nights effects on vehicle access and parking are considered to be less than minor and of no greater impact than if the units were permanently occupied as residential dwellings.

### **7.4 The management of noise, rubbish, recycling, and outdoor activities**

The Visitor Accommodation Management Plan (VAMP) details the roles and responsibilities of the Owner/Property Manager all Units when used as residential visitor accommodation. The VAMP includes the management of noise, rubbish/recycling and outdoor activities. The VAMP is attached as Appendix 1.

### **7.5 Privacy and Overlooking**

The surrounding area has a mix of multi-unit developments and single dwellings. Properties are used for both residential and Visitor Accommodation/Residential visitor Accommodation, which forms part of the existing character of the area. The site is indicative of the existing land use pattern in regard to built form, servicing, and access arrangement.

The Units are established and are designed to retain privacy on-site while not overlooking neighbours privacy. The properties to the south-west are separated from the site by the driveway, fencing and setbacks from boundaries. The properties to the north-east are separated by the driveway, fencing and extensive mature vegetation surrounding each dwelling.

The design and orientation of the Units, fencing, vegetation and separation, will result in less than minor overlooking and privacy on adjoining properties.

Accordingly, no other written approvals are considered necessary for this proposal.

### 7.6 Outdoor Lighting

No additional lighting is sought as part of this application. The only outdoor lighting is that associated with residential use – porch security lighting and pathway lighting. There is no adverse light-spill onto adjoining properties.

### 7.7 Guest management and complaints procedure

The site is operated in accordance with the approved Visitor Accommodation Management Plan. This combined with the other established conditions of resource consent will ensure that any actual or potential effects on neighbouring sites is less than minor.

### 7.7 The keeping of records of residential visitor accommodation use and availability of records for Council inspection

The Owner/Property Manager (as applicable) is responsible for the keeping of records for residential visitor accommodation use. These records are available for Council inspection as requested.

### 7.8 Monitoring requirements, including imposition of an annual monitoring charge

The owner of the units is responsible for ensuring the annual monitoring charge is paid.

### 7.9 Summary of Assessment of Effects

Having regard to the above assessment and the Change of consent Condition sought, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor.

## 8 Objectives and Policies Assessment

An assessment of the relevant Objectives and Policies of the Proposed District Plan is outlined in the table below:

Clause	Description	Assessment
<b>Chapter 3</b>	<b>Strategic Direction</b>	
3.2.1	The development of a prosperous, resilient and equitable economy in the District.	There is a high demand for accommodation within the Queenstown Lakes District, particularly centrally located accommodation. The proposed increase in visitor accommodation nights in high-quality accommodation is consistent with these policies of the PDP.
3.2.1.1	The significant socioeconomic benefits of well-designed and appropriately located visitor industry facilities and services are realised across the District.	
<b>Chapter 8</b>	<b>Medium Density Zone</b>	
8.2.11	Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.	The Units will continue to exhibit a residential appearance in an urban environment. The increase in visitor accommodation activity will be less than minor subject to compliance with the Visitor Accommodation Management Plan and this will

8.2.11.1	Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.	maintain the residential character and amenity of the zone. It should be noted that the Units may not all be utilised for residential visitor accommodation for 180 nights per annum. This application simply provides the ability for further residential visitor accommodation nights as demand requires.
8.2.11.2	Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.	This application is for increased residential visitor accommodation nights, not visitor accommodation and is considered consistent with this policy in that no visitor accommodation is proposed, but rather increased residential visitor accommodation nights, within established residential units.
8.2.11.3	Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.	It is submitted that the use of the units for residential visitor accommodation 180 night per annum does not adversely impact on residential cohesion. The owner of each Unit could use it very intermittently for personal holidays and leave the Unit vacant for the remainder
8.2.11.4	Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.	of the year – resulting in very little residential cohesion. Whether a unit is used every day or every few days, will not necessarily create a stable residential community. Approving an increase in residential visitor accommodation nights to 180 rather than the currently consented 90 nights, will have little difference on this matter. However, the increase in residential visitor accommodation nights per annum may also in fact benefit neighbourly cohesion as guests may become repeat guests. Compliance with the submitted Management Plan will ensure the desired outcomes of these policies are achieved and provide sufficient control over any potential adverse effects such that a greater intensity of use can be appropriately managed.



8.2.11.5	Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.	It is proposed that residential visitor accommodation is provided for up to 180 nights per year from each of Units 1,2,3 and 5. For the remainder of the year the Units will be used by the Applicants for personal use or remain vacant. The site is consented at present for the Units to provide residential visitor accommodation for 90 night per annum. The increase in residential visitor accommodation nights will assist in the provision of desperately needed diversity of accommodation options, whilst still operating at a low intensity scale.
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## 9 Notification Summary

Section 127(4) states that, for the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who:

- made a submission on the original application; and
- may be affected by the change or cancellation.

The original application was not publicly notified, **and no affected party approvals were required.**

For completeness an assessment of s95A and 95B is provided.

### SECTION 95A PUBLIC NOTIFICATION

Council is required to consider whether the application should be subject to public, limited, or non-notification in accordance with sections 95A-E of the RMA.

Whether the variation application should be publicly notified has been assessed as follows, according to section 95A of the RMA:

#### Step 1 – Mandatory Public Notification:

The applicant does not request public notification of the application (s95A(3)(a));

The applicant has not refused to provide further information or refused to agree to commissioning of a report under s95C;

The application does not include an exchange of recreation reserve land under the Reserves Act 1977 (s95A(3)(c)).

#### Step 2 – Public Notification Precluded:

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

The proposal is a discretionary activity but not a boundary activity.

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

#### Step 3 – If Not Precluded by Step 2, Public Notification Required in Certain Circumstances:

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There are no rules or applicable national environmental standards that requires public notification (s95A(8)(a)); and The Assessment of Environmental Effects concludes that environmental effects are less than minor.

Therefore, public notification is not required pursuant to s95D.

Step 4 – Public Notification In Special Circumstances:

In considering whether special circumstances apply to warrant notification of a resource consent application (s95A(9)), it is noted that special circumstances:

Are unusual or exceptional but may be less than extraordinary or unique; and

Unlikely to be justified where there is no evidence of adverse effects likely to arise from an activity.

The variation application is not unusual or exceptional and the effects are anticipated within this zone. No special circumstances are considered to apply.

#### **SECTION 95B LIMITED NOTIFICATION**

Section 95B(1) of the RMA requires a consent authority to determine whether to give limited notification of a resource consent application if an application is not publicly notified under section 95A. This application has been considered according to section 95B of the RMA as follows:

Step 1 – Certain Affected Groups and Affected Persons Must Be Notified:

Limited notification is not required under Step 1 as the changes to the consent do not affect customary rights groups or customary marine title groups or a statutory acknowledgment.

Step 2 – If Not Required by Step 1, Limited Notification Precluded In Certain Circumstances: the

The changes to the consent are not subject to any rule in the Operative or Proposed District Plan or an NES that precludes limited notification; and Limited notification is also not precluded as the changes to the consent are not a controlled activity or a prescribed activity. Step 3 – If Not Precluded by Step 2, Certain Other Affected Persons Must be Notified

The activity is not a boundary activity; and

As noted in Section 6, consultation is being undertaken with those persons considered to be affected persons under Section 95E

Step 4 – Further Notification in Special Circumstances

No special circumstances are considered to apply

It is therefore considered that the amendment is in general accordance with the consented plans and that no notification of this application is necessary under s95 of the Resource Management Act 1991. In particular there are no special circumstances which warrant the notification of the application.

#### **SECTION 104 RMA**

Section 104 of the RMA lists the matters that a consent authority must, subject to Part 2, have regard to in determining whether a resource consent application to change the conditions of a consent should be granted. However, in accordance with section 127 of the RMA, the reference to 'resource consent' and to 'activity' is **limited to the changes arising from the change of conditions sought.**

Section 104 states:

(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 and potential effects on the environment of allowing the activity;

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from 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 that the consent authority considers relevant and reasonably necessary to determine the application.

(2) When forming an opinion for the purposes of Sub-Section (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

(2A) When considering an application affected by Section 124 or 165ZH(1)(c), the consent authority must have regard to the value of the investment of the existing consent holder.

Section 104 of the RMA does not give any of the matters to which a consent authority is required to have regard primacy over any other matter. All the matters are to be given such weight as the consent authority deems fit in the circumstances, and all matters listed in section 104(1) of the RMA are subject to Part 2 of the RMA.

The proposed variation is also assessed against the relevant matters within section 104B of the RMA as set out in the sections below.

Section 104B of the RMA applies to Discretionary Activities:

#### **104B Determination of applications for discretionary or non-complying activities**

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

Therefore, in regard to considering an application for a variation to conditions, consent authorities are required to consider only those changes proposed in the variation in accordance with section 127, and in doing so must assess these changes against the relevant matters in section 104, subject to Part 2.

An assessment of the Proposed District Plan has been provided above and the activity is considered to be consistent with the objectives and policies of the Plan. The activity is also considered to be in accordance with the sustainable management purpose of Part 2 of the RMA as the activity will provide for much needed accommodation space close to the town centre. The activity is considered to meet the purpose and principles of the RMA.

Overall, it is considered that the proposed changes sought in the variation application to increase visitor accommodation nights will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

The proposal is considered to satisfy the sustainable management purpose of Part 2 of the RMA as the proposal will provide for the wellbeing of the applicants, whilst mitigating adverse effects on the environment.

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

## 10 Part 2 of the Resource Management Act

Part 2 of the Act sets out its purpose and principles. The purpose of the Act is described in Section 5 as to promote the sustainable management of natural and physical resources. Sustainable management is defined in the same section as 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 while:

- (a) Sustaining the potential of natural and physical resources to meet the 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.

Sections 6 of the RMA lists the matters of national importance that a consent authority shall recognise and provide for when considering applications for resource consent, while section 7 identifies the matters to which particular regard must be had by the consent authority. Section 8 sets out a consent authority's responsibilities in relation to the Treaty of Waitangi.

The original application found that the Applicant's proposed operations met the purpose of the Act.

Overall, the activity is considered to represent an efficient use of resources. There is unlikely to be any material change in effects resulting from the increase in visitor accommodation nights. Any effects that do arise will be less than minor. The proposal is considered consistent with relevant provisions of Sections 5, 6, 7 and 8 of the RMA.

## 11 Conclusion

MAV Holdings Ltd - Lynette & Doug John's; Cameron James McKerchar & Phoebe Christie Swale; Fundacion Fabra Y Puig Trust- Alex Carswell & Tiho Mijatov and Impact Legal Trustee 92009); and Michelle Oldham-Smith and Jeremy Smith, (the Applicants) are seeking a variation of an existing resource consent to increase the consented number of residential visitor accommodation nights from

---

90 nights per year, per unit, to 180 nights per year, for Units 1,2,3 and 5 only. This proposal is being applied for as a Change of condition pursuant to sec127 of the Resource Management Act 1991.

Overall, it is considered that for the reasons outlined in the above Assessment of Environmental Effects, the proposed increase in residential visitor accommodation nights will result in less than minor adverse environmental effects. Any potential effects can be appropriately managed by way of the Applicants' VAMP and conditions of consent. It is considered that the positive social and economic effects of the activity will outweigh any likely adverse environmental effects. The proposal is not considered contrary to any of the objectives and policies of Proposed District Plan.

On this basis, it is considered appropriate that the application be granted on a non-notified basis.

### Appendix 3 – Consented Plans

## Appendix 4 – Affected Party Written Approvals

## Appendix 5 – Records of Title



## Appendix 6 – Pre-application meeting notes

**Appendix 7 – QLDC Decision**



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier** **1067261**  
**Land Registration District** **Otago**  
**Date Issued** 22 December 2022  
**Plan Number** DP 577809

**Subdivision of**  
 Lot 41 and Part Lot 40 Deposited Plan 7926

**Prior References**  
 OT14C/30

**Unit Titles Issued**

1067256	1067257	1067258	1067259
1067260			

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**Interests**

OWNERSHIP OF COMMON PROPERTY

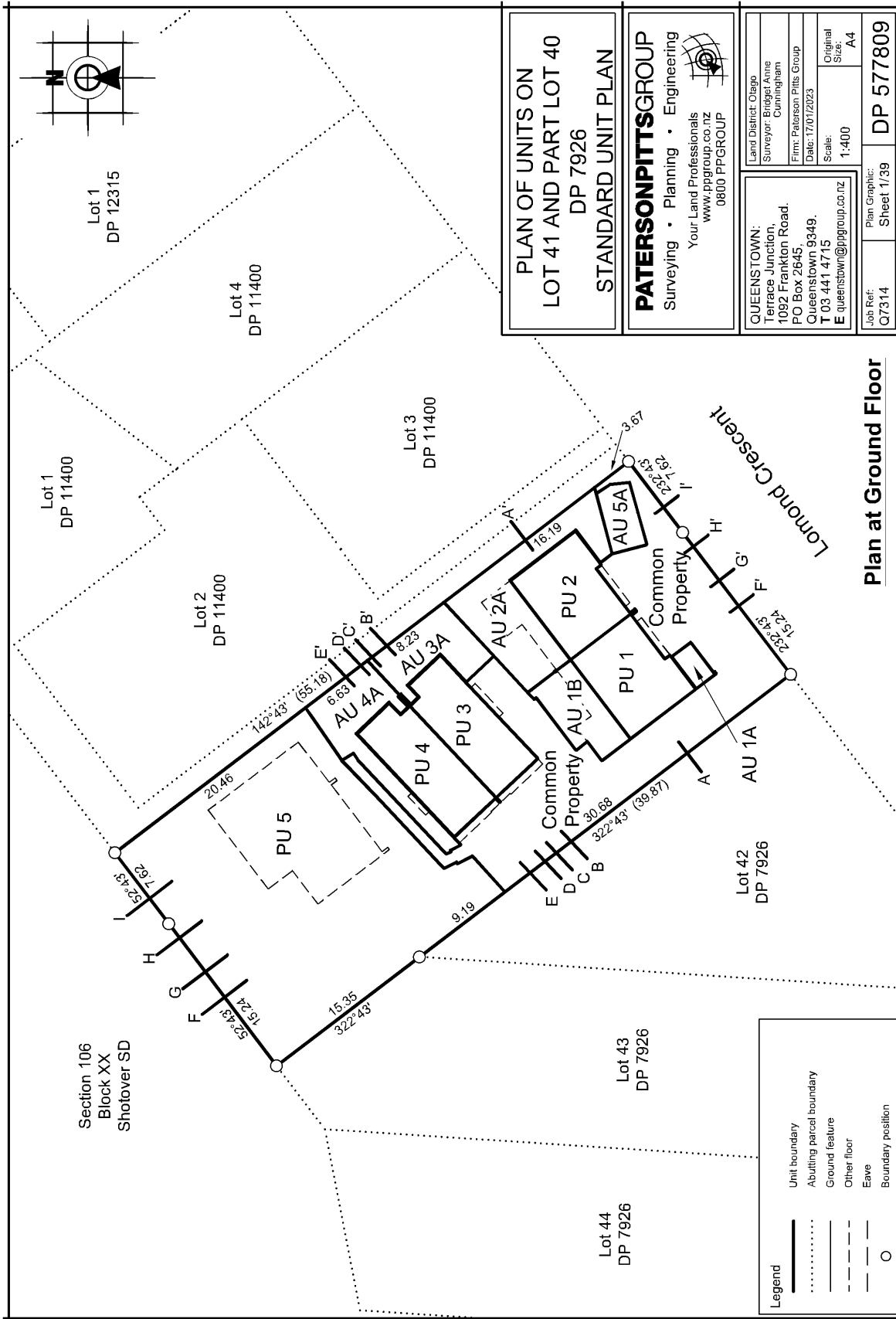
Pursuant to Section 47 Unit Titles Act 2010 -

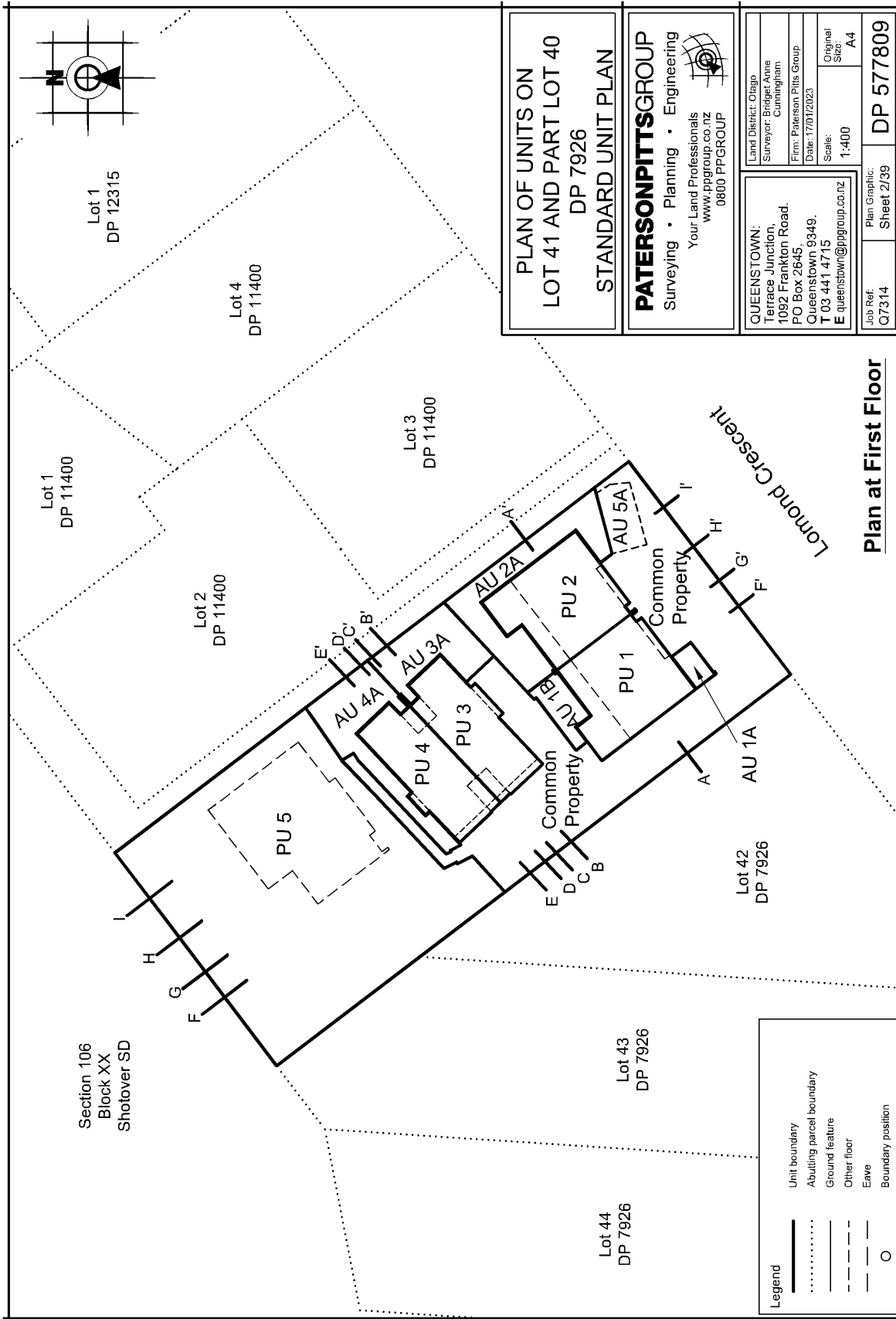
(a) the body corporate owns the common property and

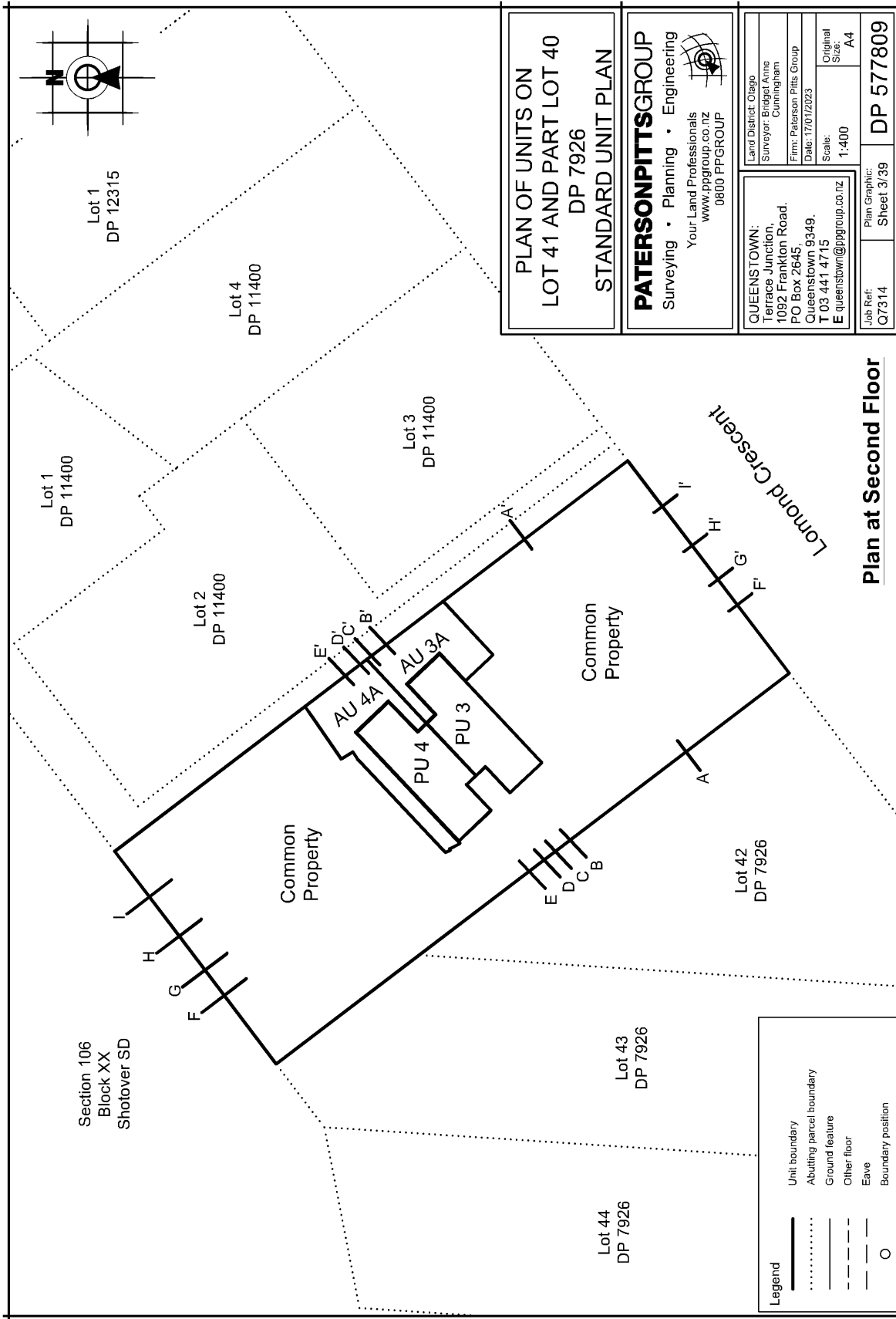
(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

12512238.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

12512238.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm







**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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Land District: Otago  
 Surveyor: Bridget Abne  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:400  
 Original Size: A4

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
 PO Box 2645,  
 Queenstown 9349,  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

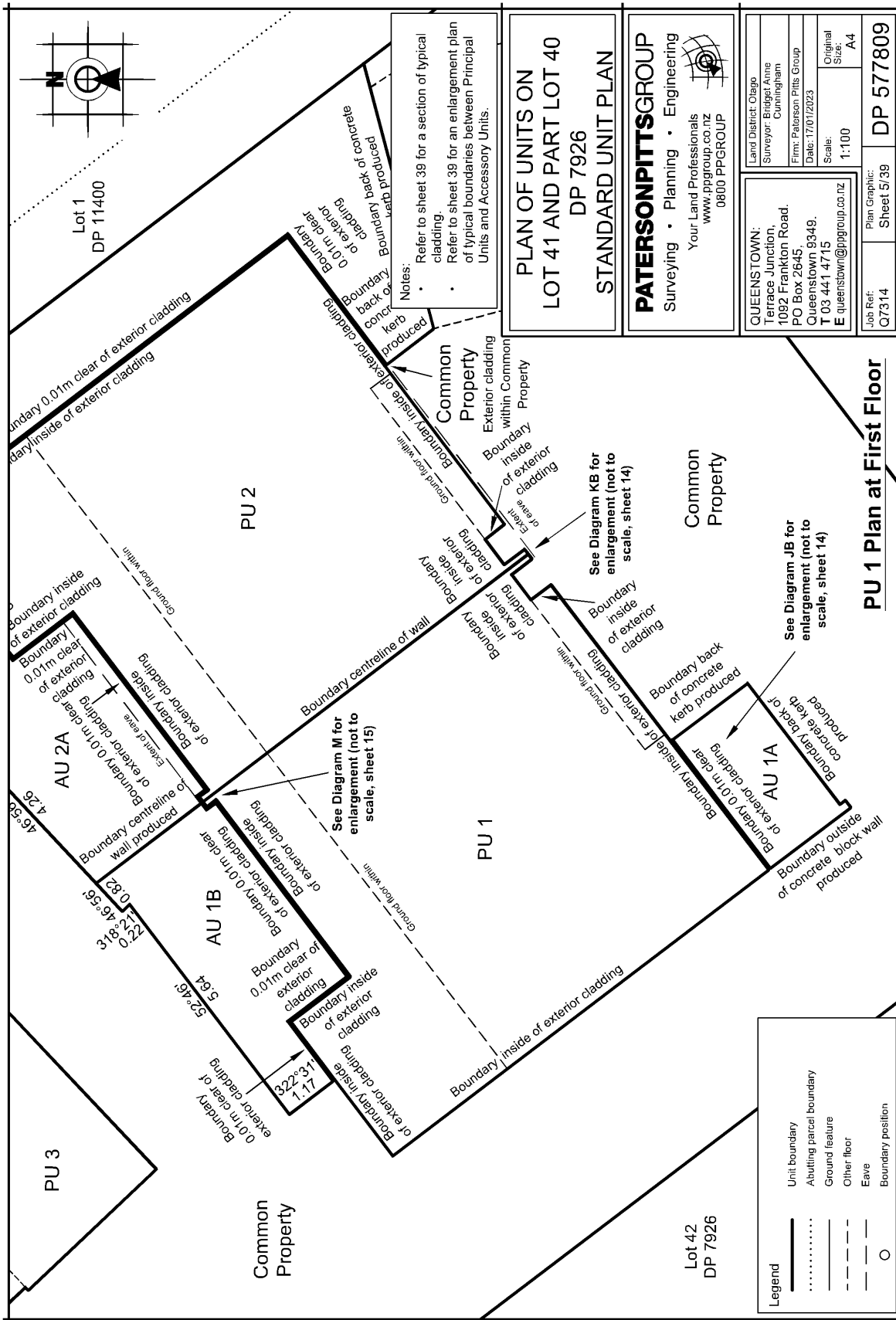
Job Ref: Q7314  
 Plan Graphic: Sheet 3/39  
 DP 577809

**Plan at Second Floor**

**Legend**

— Unit boundary  
 ..... Abutting parcel boundary  
 --- Ground feature  
 --- Other floor  
 --- Eave  
 O Boundary position





Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

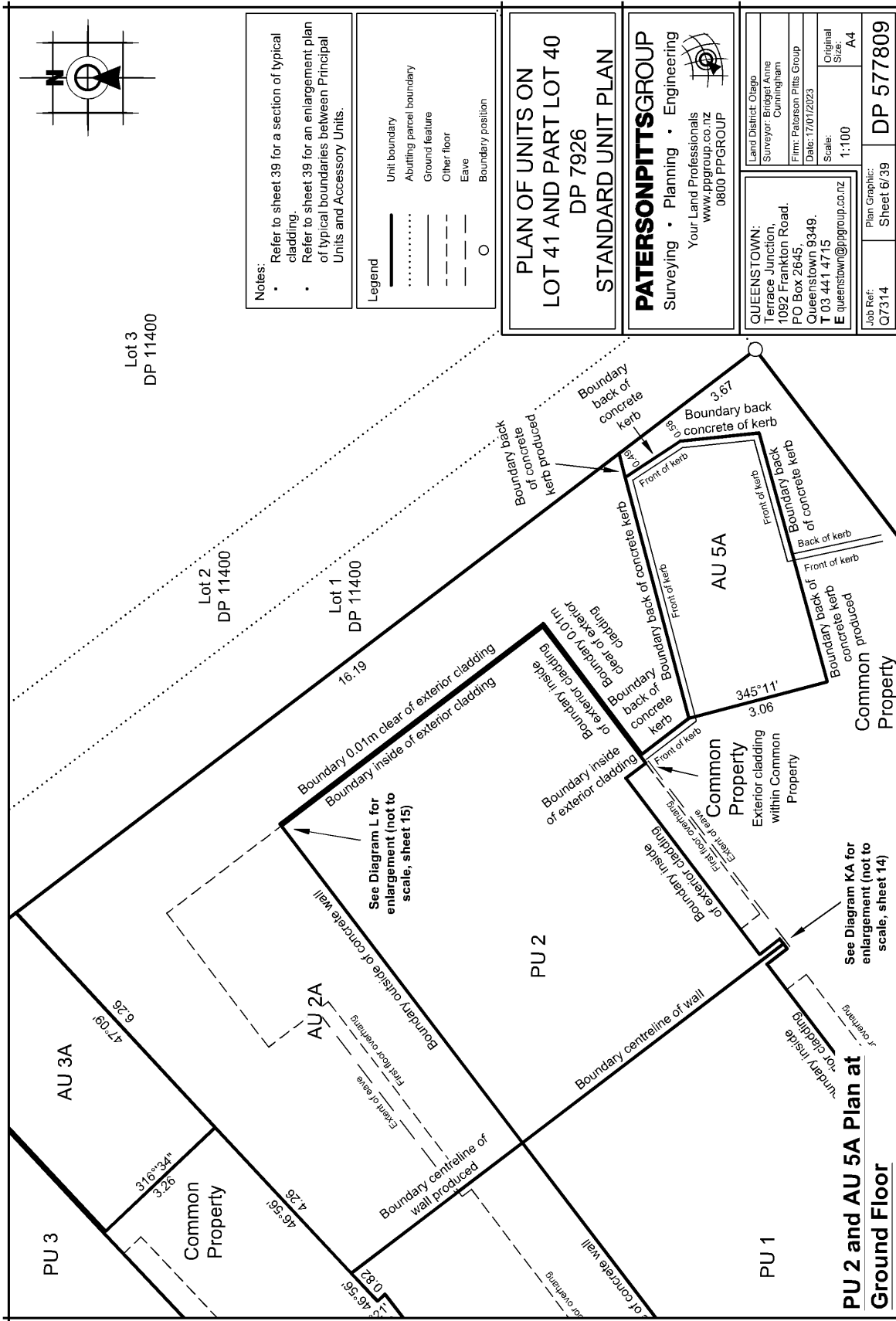
Job Ref: Q7314  
 Plan Graphic: Sheet 5/39  
 DP 577809

**Legend**

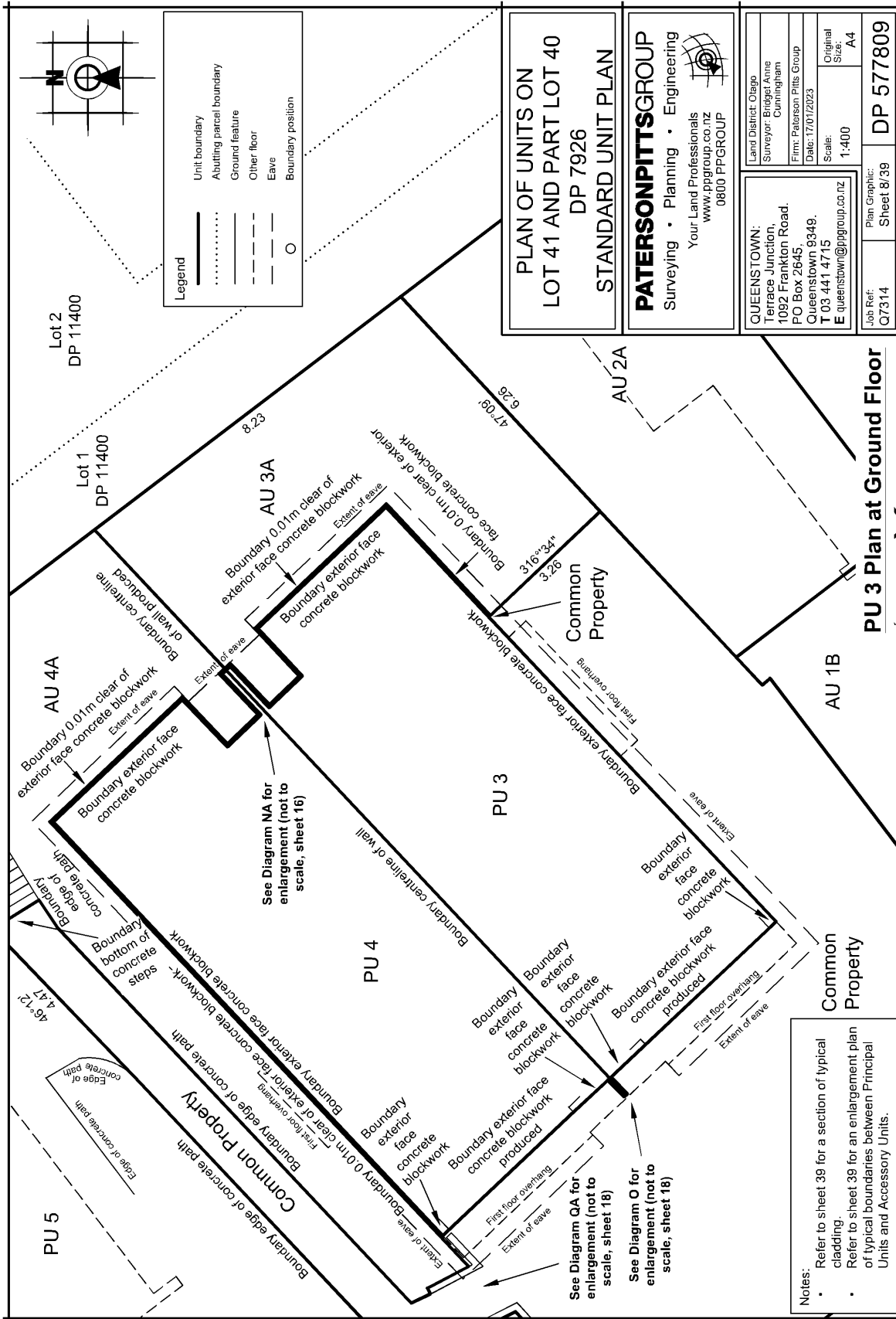
- Unit boundary (solid line)
- Abutting parcel boundary (dotted line)
- Ground feature (dash-dot line)
- Other floor (dashed line)
- Eave (long dashed line)
- Boundary position (circle)

**PU 1 Plan at First Floor**

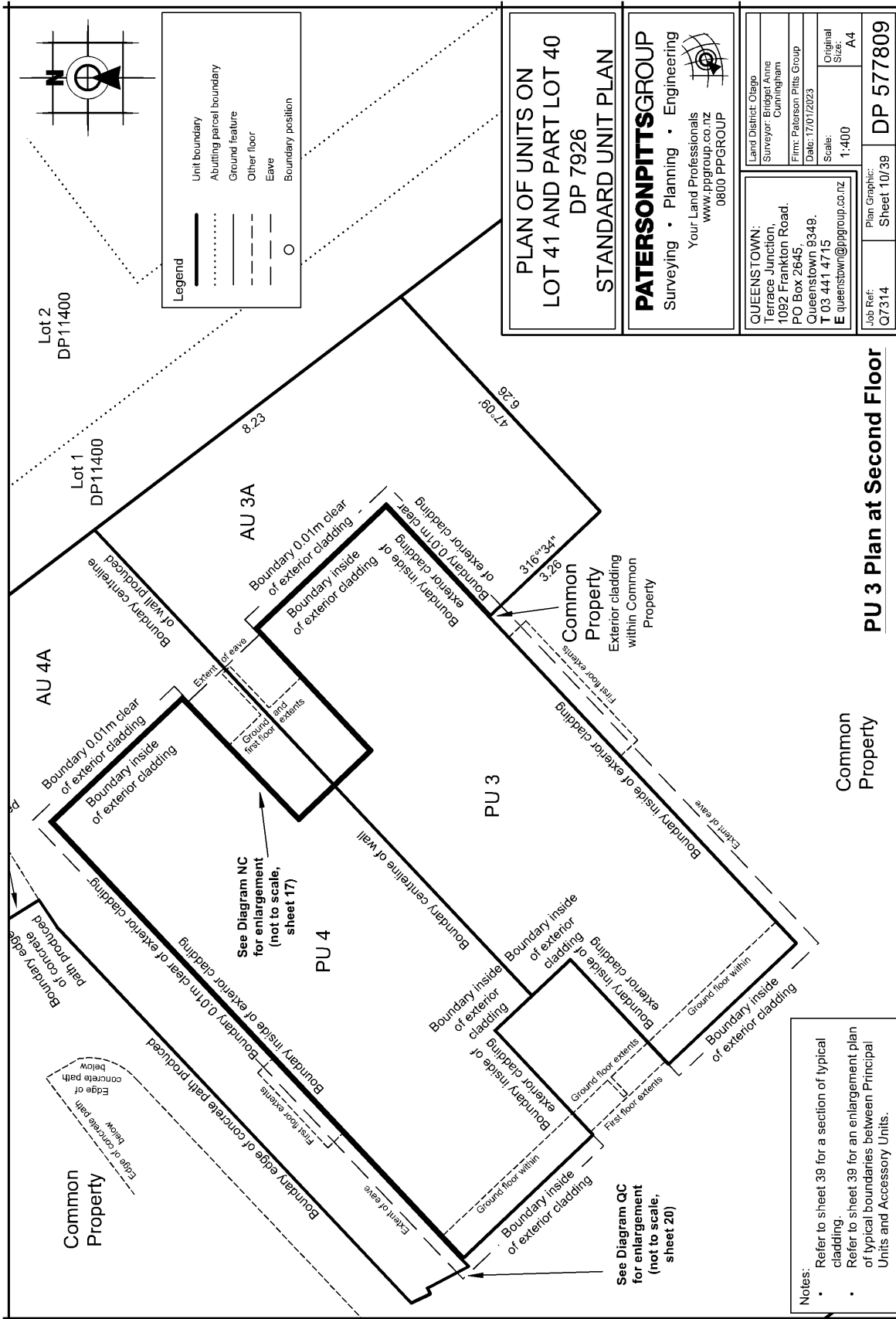












**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**PATERSONPITTSGROUP**  
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Land District: Otago	Original Size: A4
Surveyor: Bridget Adams Cunningham	Scale: 1:400
Firm: Paterson Pitts Group	Date: 17/01/2023
QUEENSTOWN: Terrace Junction, 1092 Frankton Road, PO Box 2645, Queenstown 9349. T 03 441 4715 E queenstown@ppgroup.co.nz	Job Ref: Q7314
Plan Graphic: Sheet 10/39	DP 577809

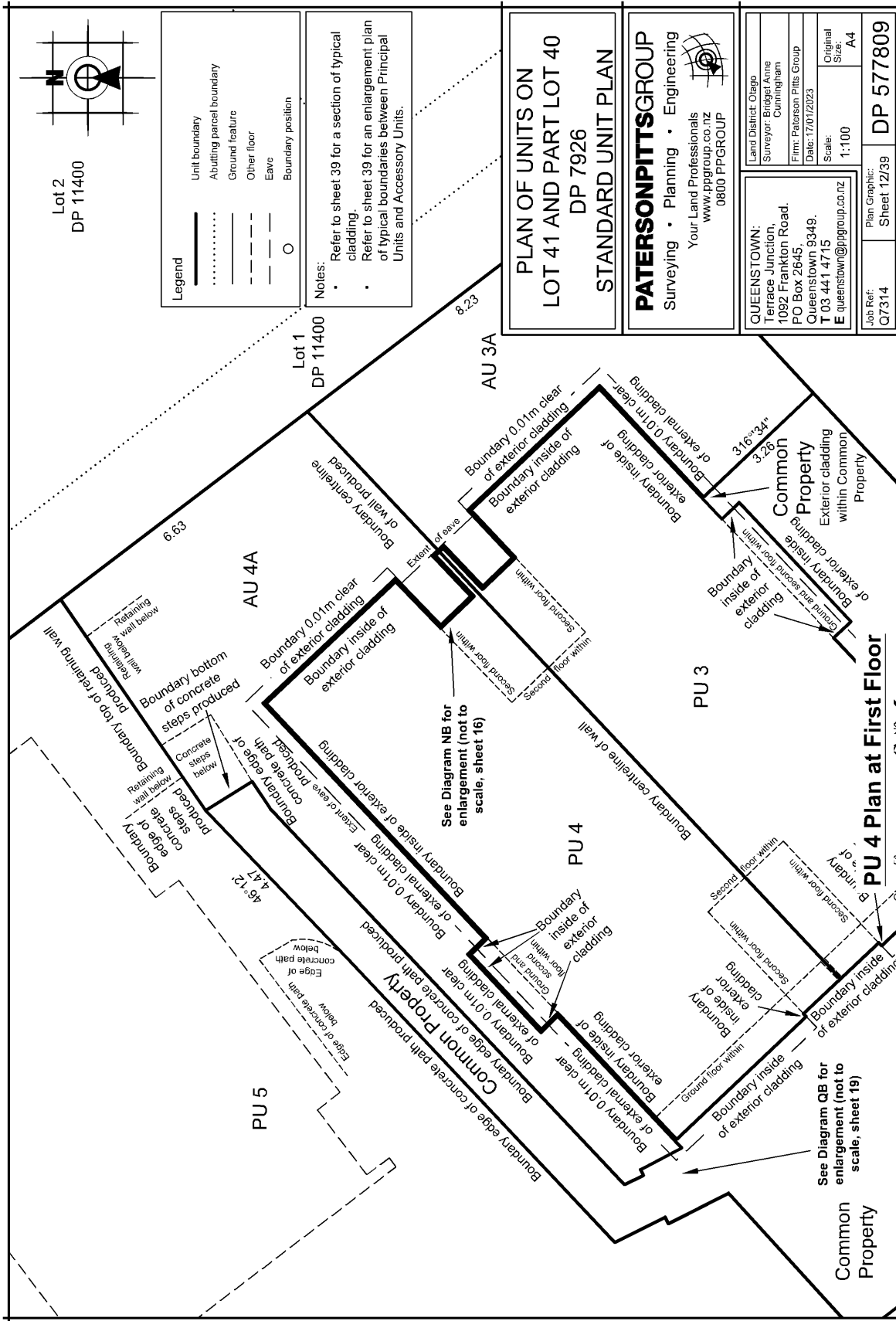
**PU 3 Plan at Second Floor**

Common Property

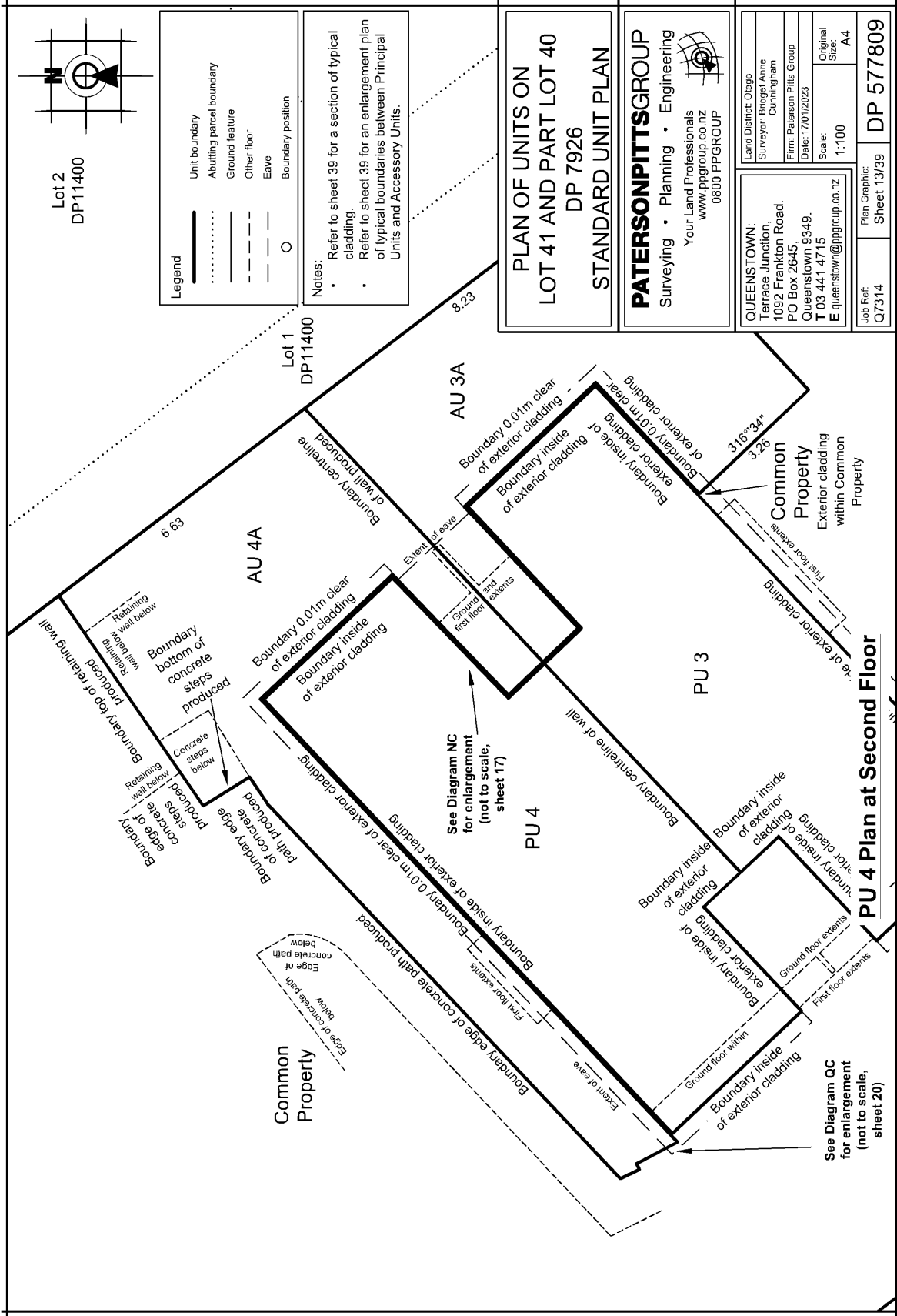
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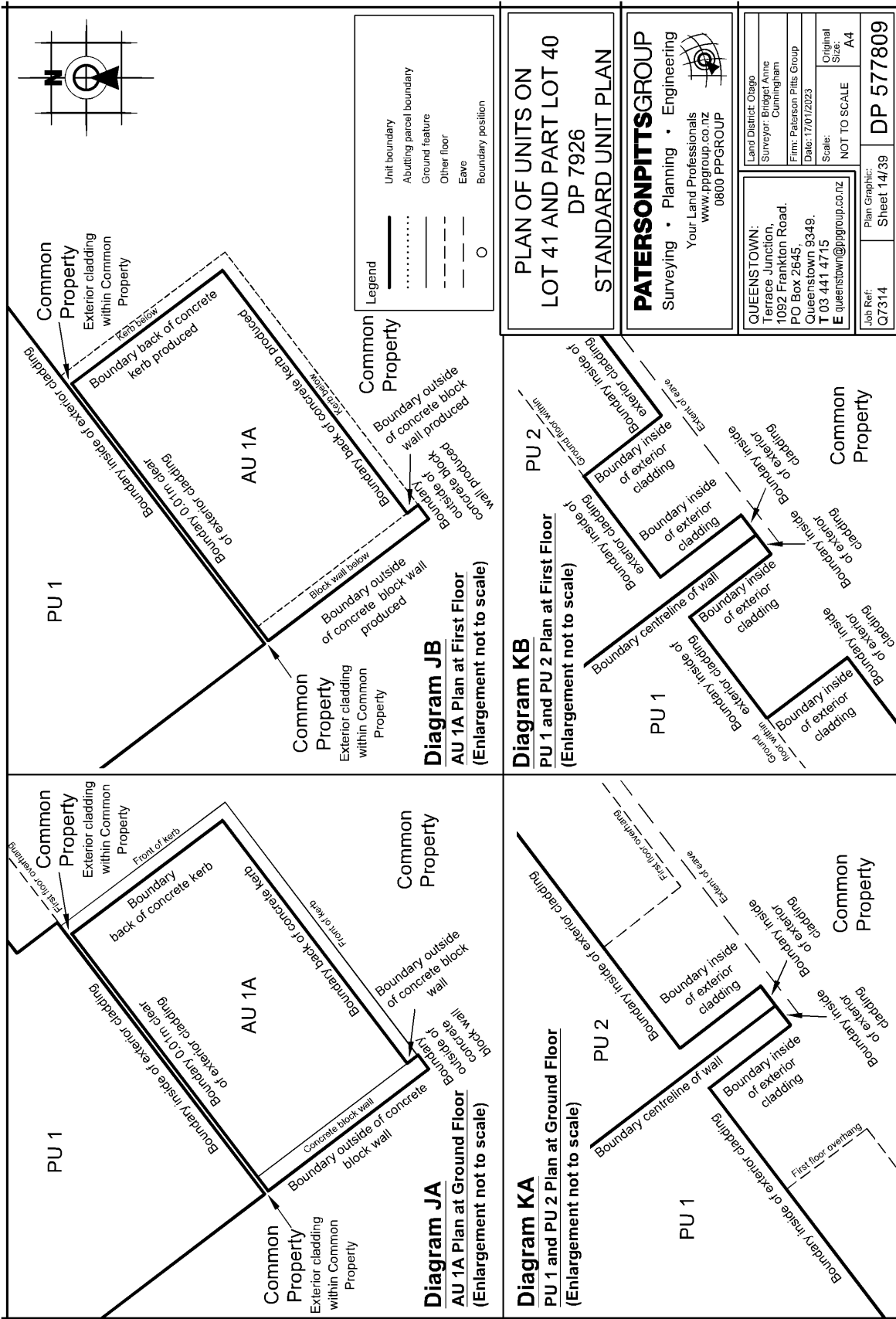
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

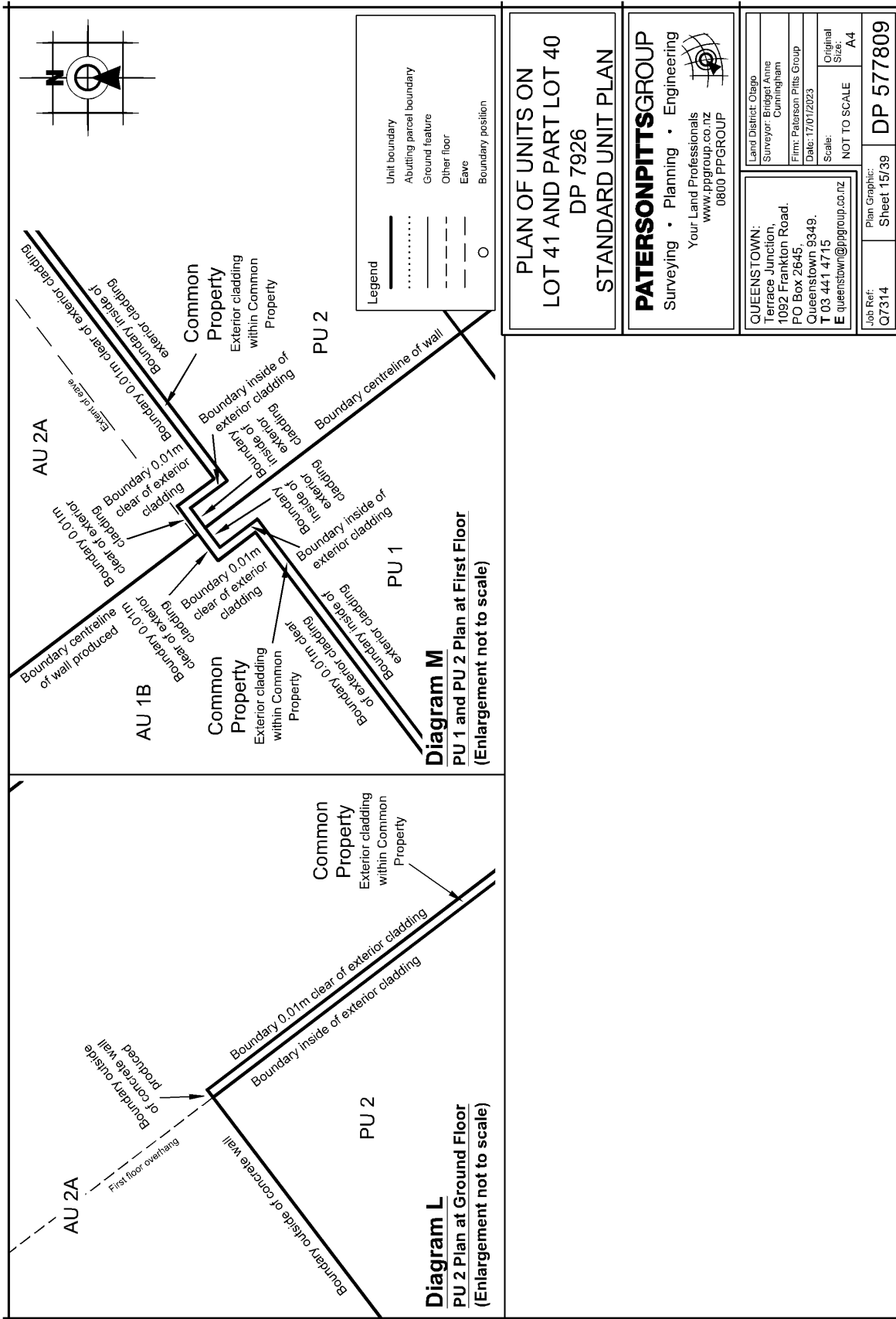










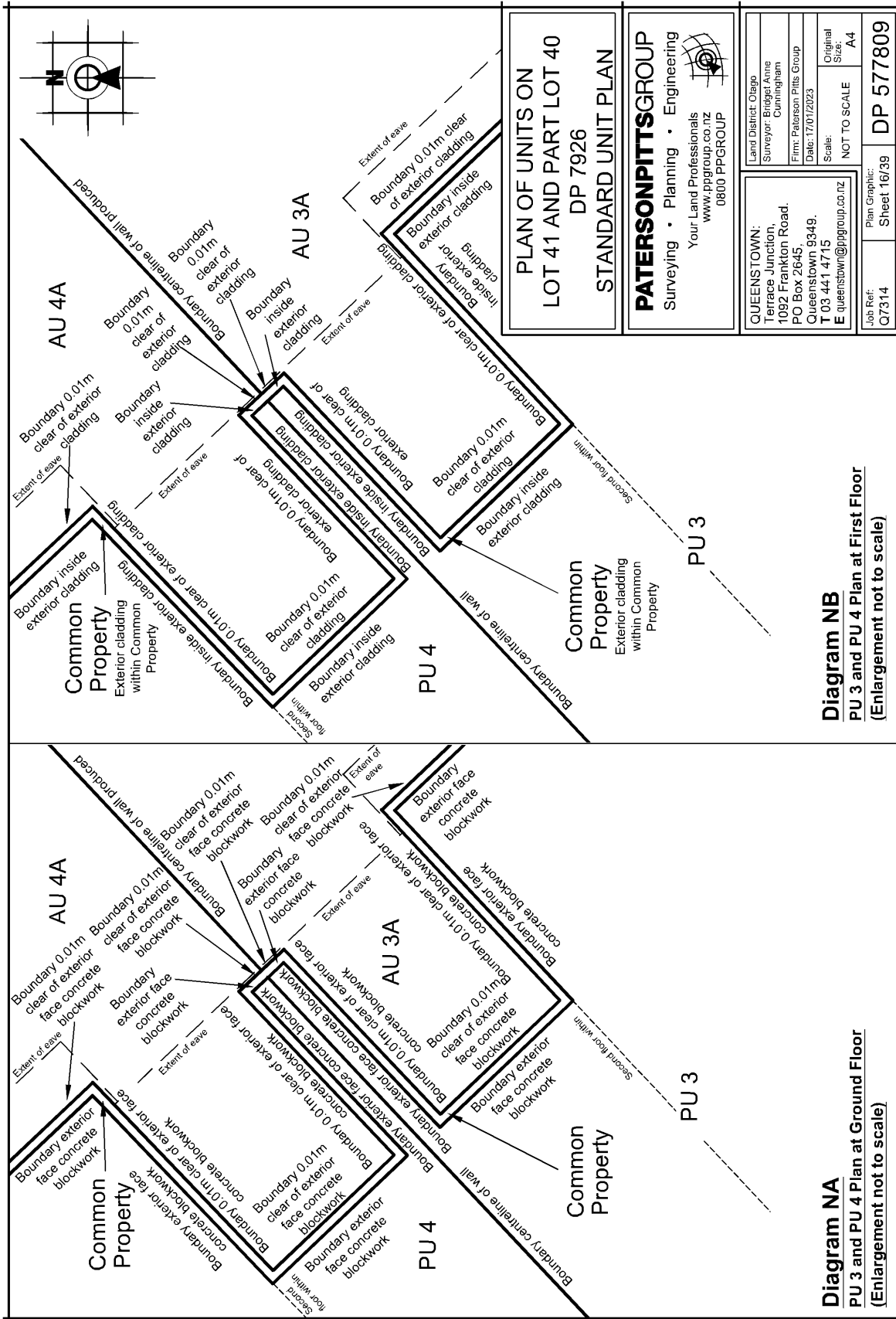


**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 15/39  
 DP 577809



**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

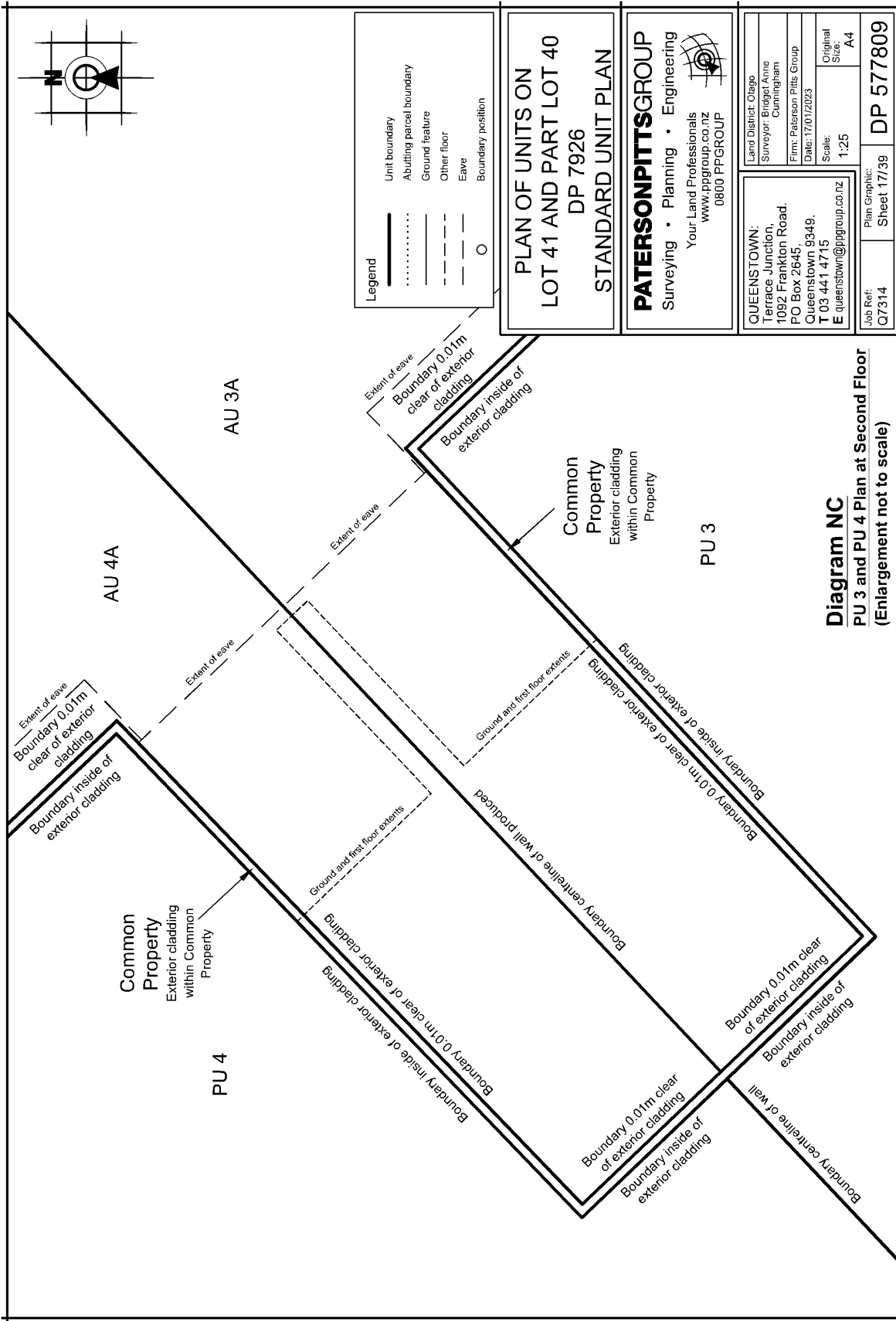
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Land District: Otago  
Surveyor: Bridget Adams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

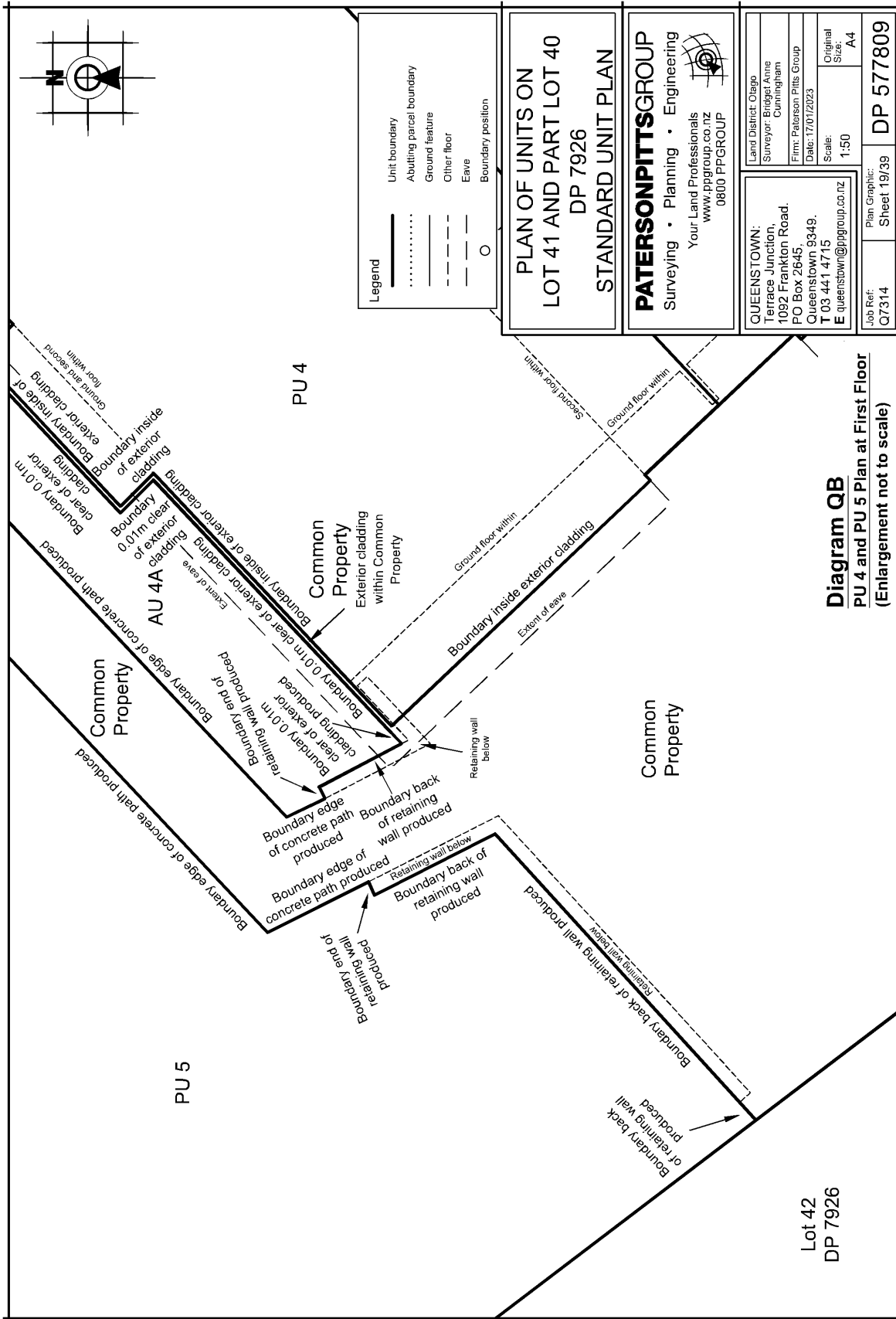
Job Ref: Q7314  
Plan Graphic: Sheet 16/39  
DP 577809

**Diagram NB**  
PU 3 and PU 4 Plan at First Floor  
(Enlargement not to scale)

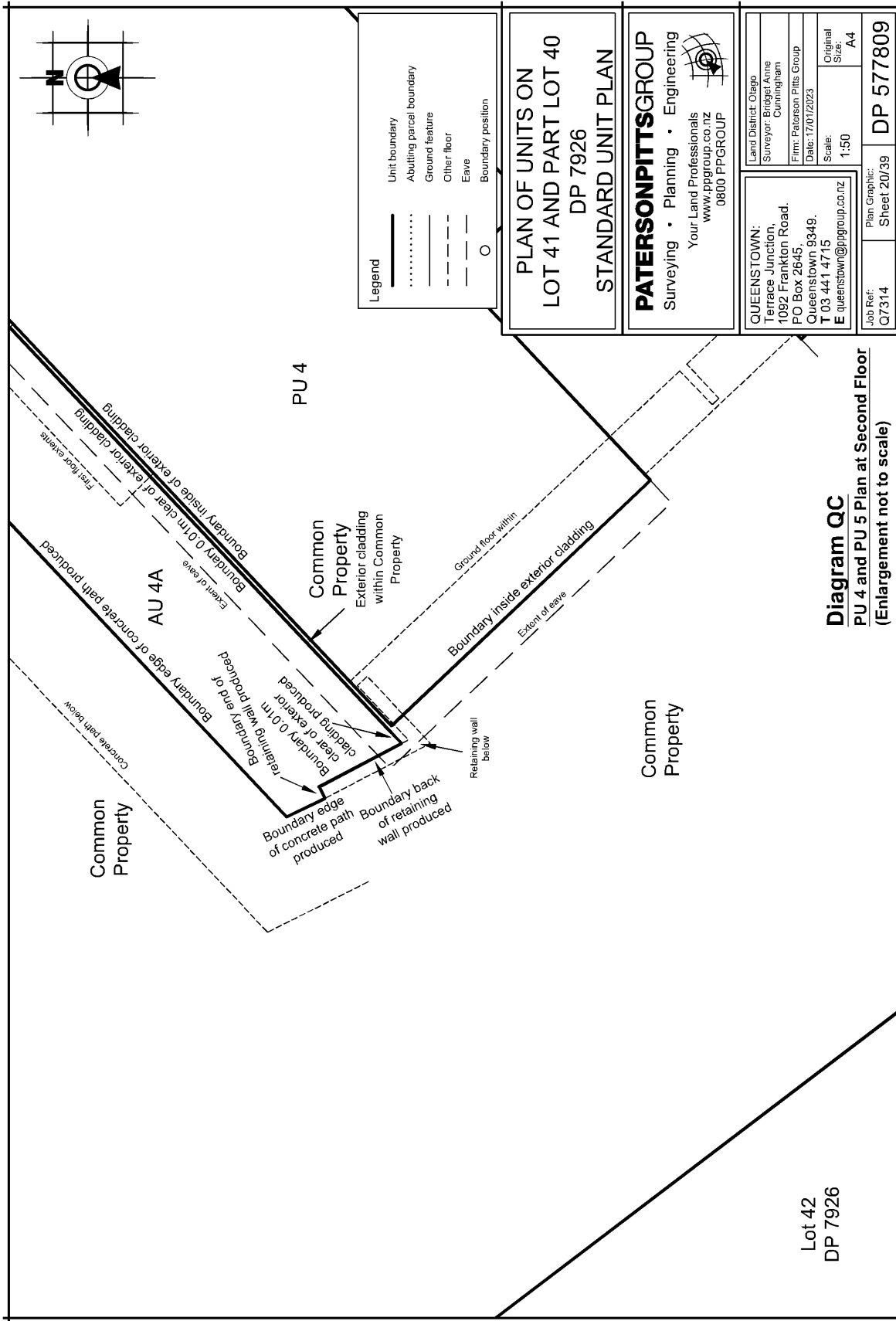
**Diagram NA**  
PU 3 and PU 4 Plan at Ground Floor  
(Enlargement not to scale)











**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- - - - - Ground feature
- · - · - Other floor
- - - - - Eave
- Boundary position

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

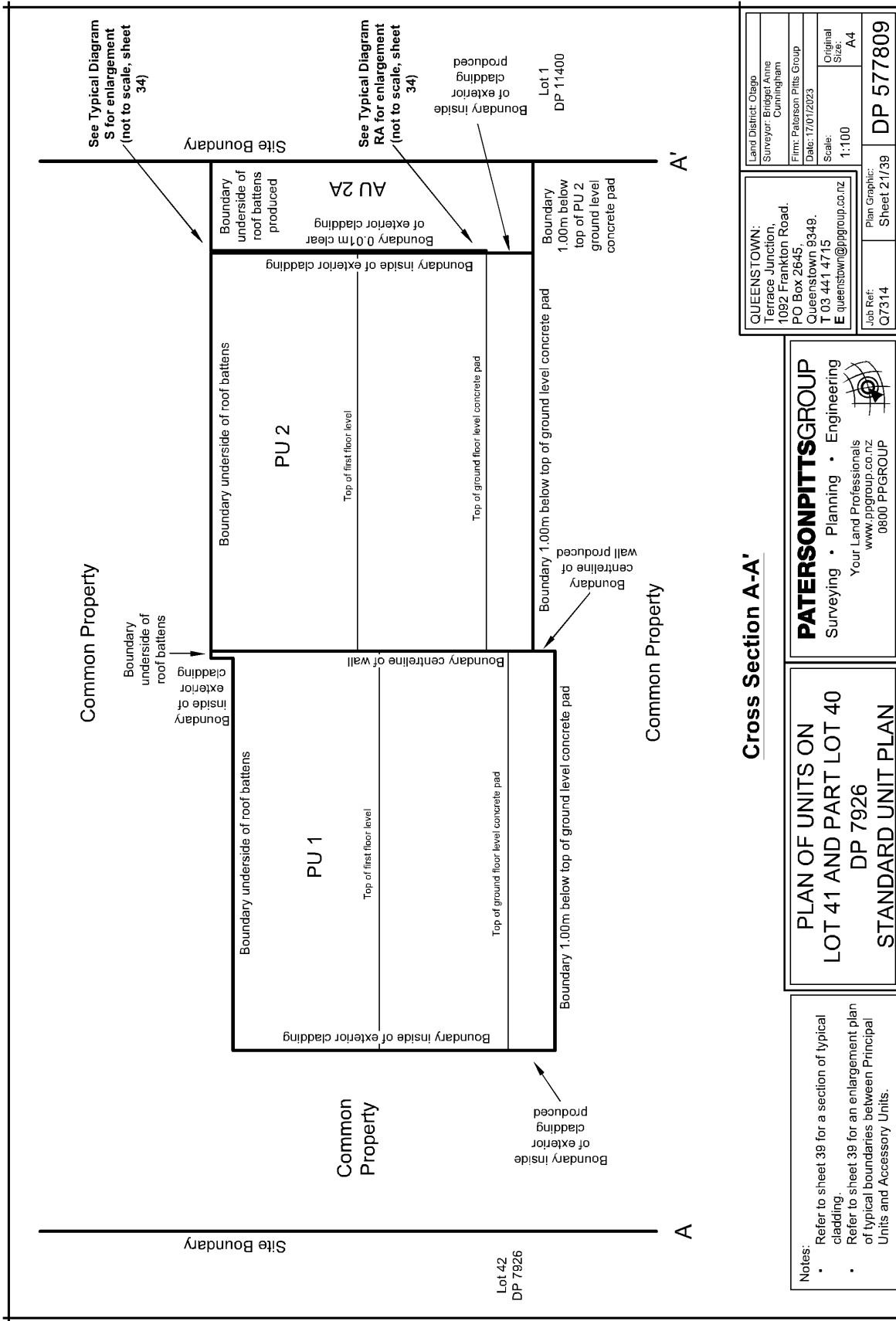
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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:50  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 20/39  
 DP 577809

**Diagram QC**  
**PU 4 and PU 5 Plan at Second Floor**  
 (Enlargement not to scale)

Lot 42  
 DP 7926



**Cross Section A-A'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

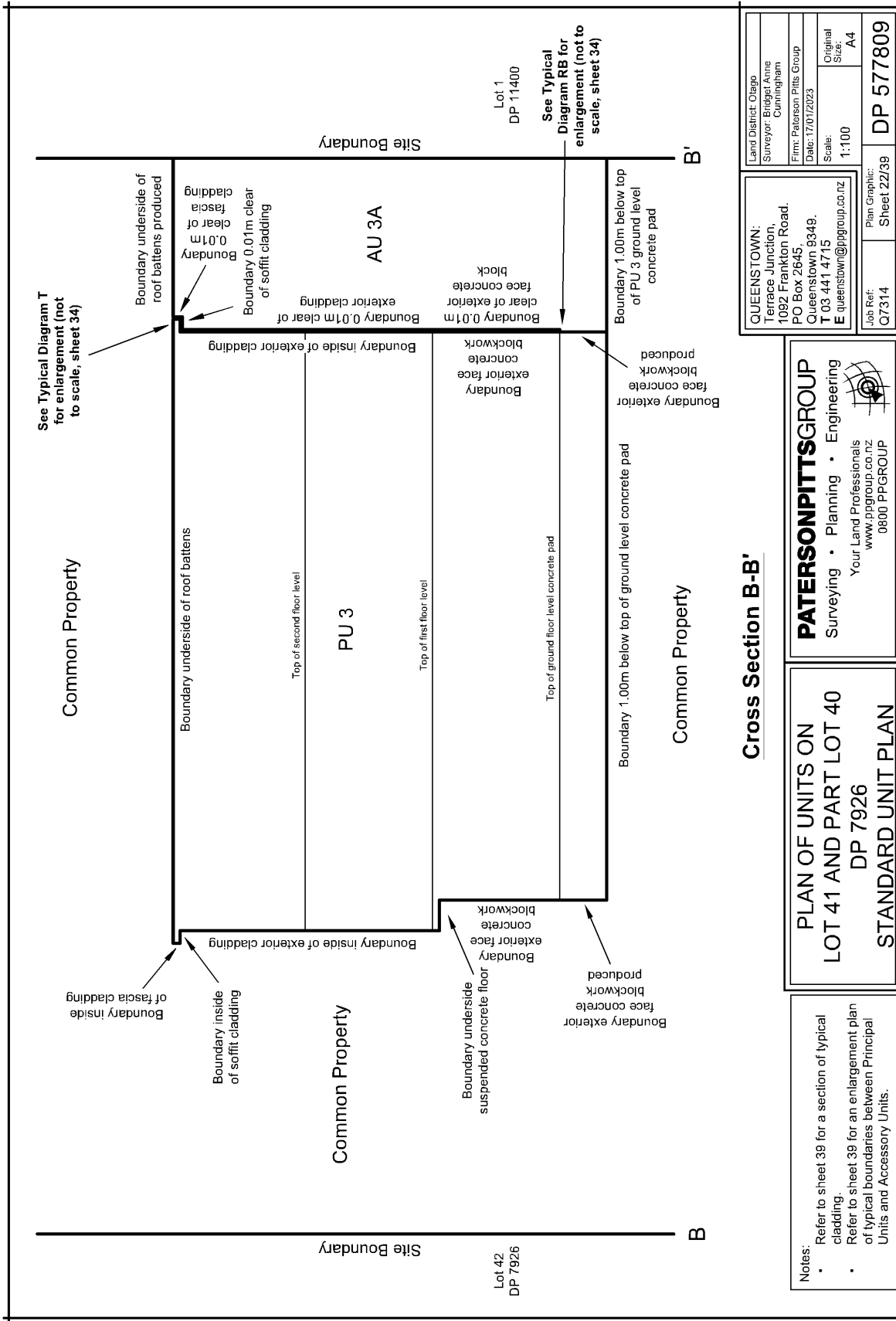
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

Land District: Otago  
 Surveyor: Bridget Ahoie Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

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 Plan Graphic: Sheet 21/39  
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

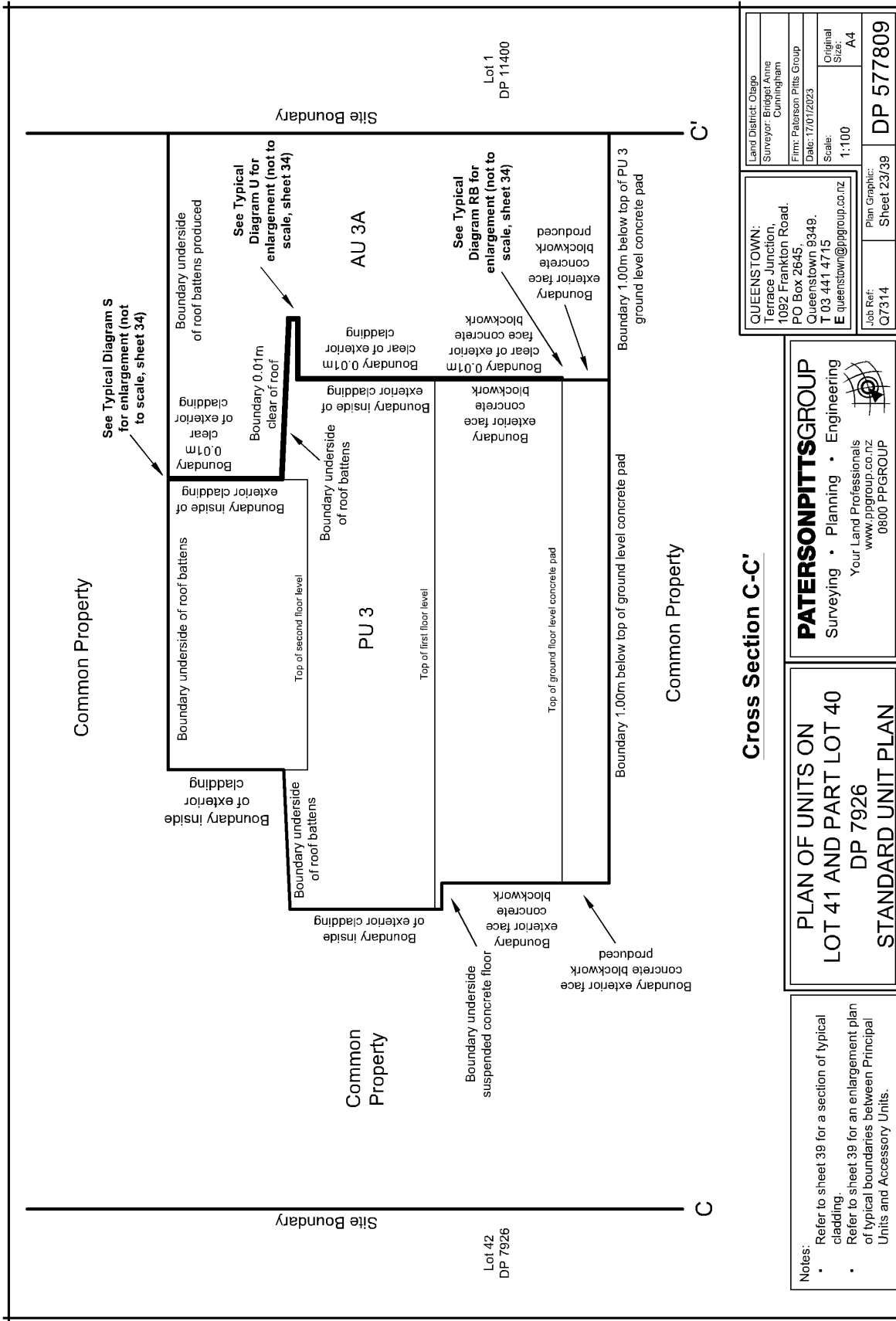
Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham

Firm: Paterson Pitts Group  
 Date: 17/01/2023

Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 22/39  
**DP 577809**

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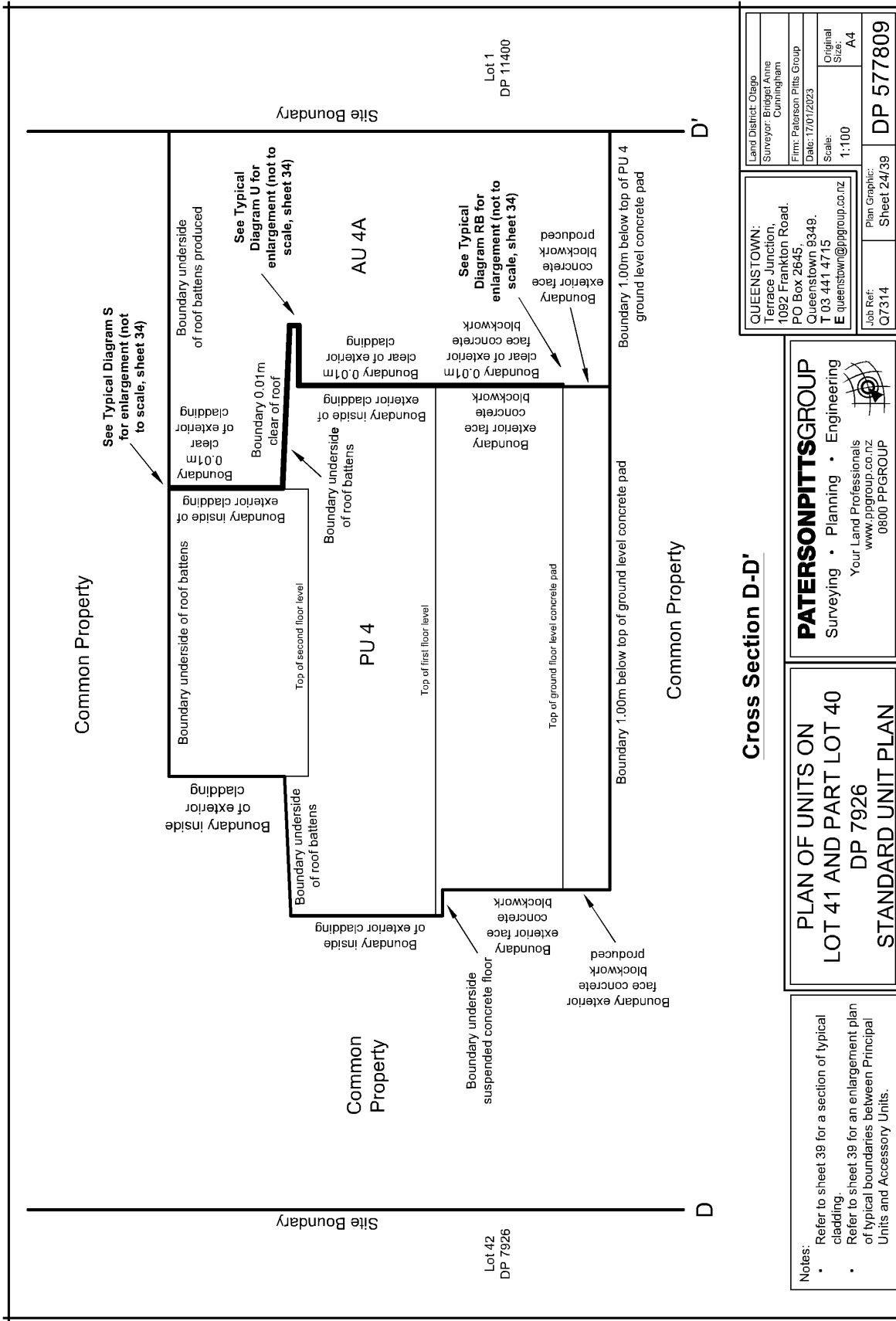
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Cunningham  
**Firm:** Paterson Pitts Group  
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**Original Size:** A4

**Job Ref:** Q7314  
**Plan Graphic:** Sheet 23/39  
**DP 577809**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Cross Section C-C'**



**Cross Section D-D'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

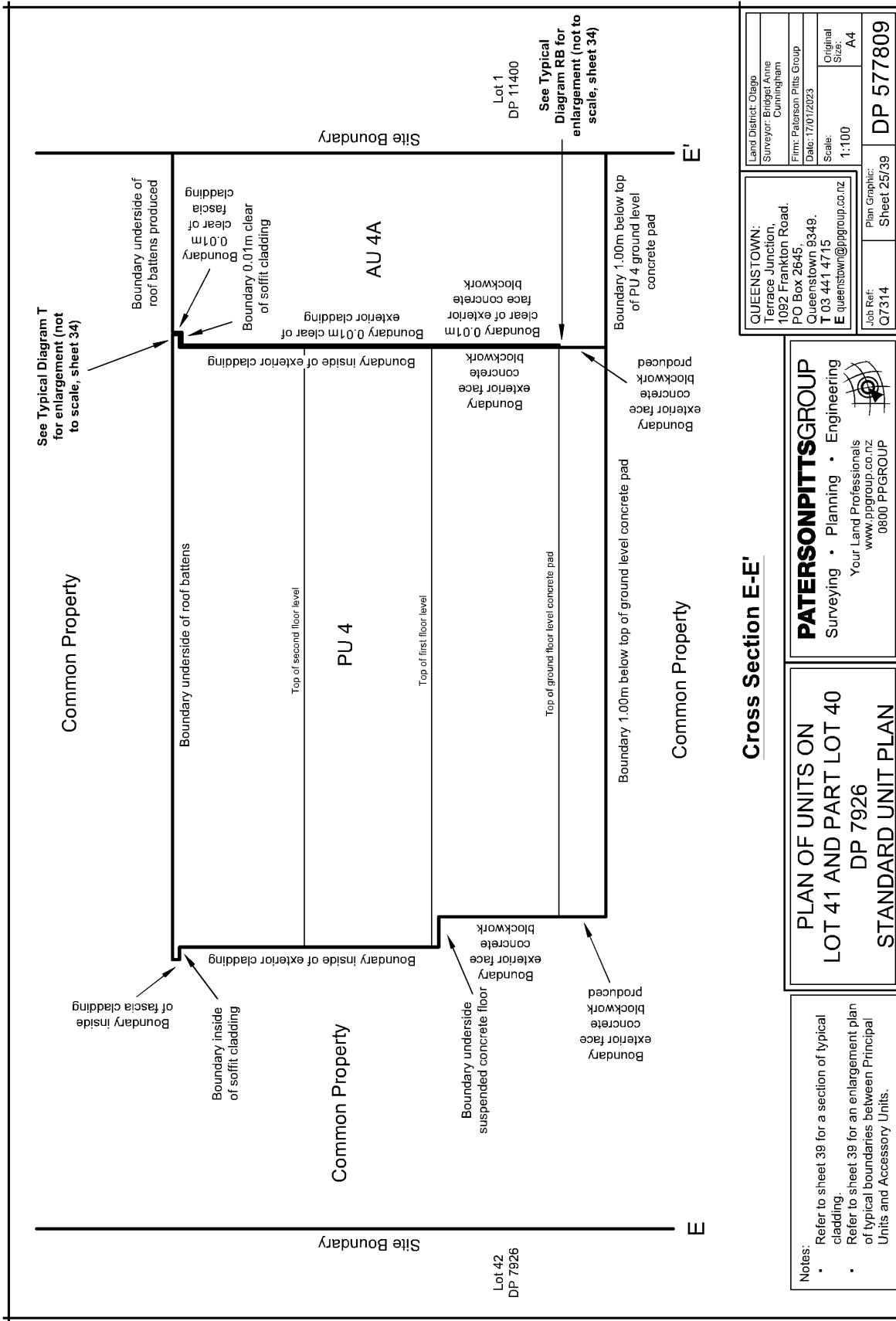
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ayles  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 24/39  
 DP 577809



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

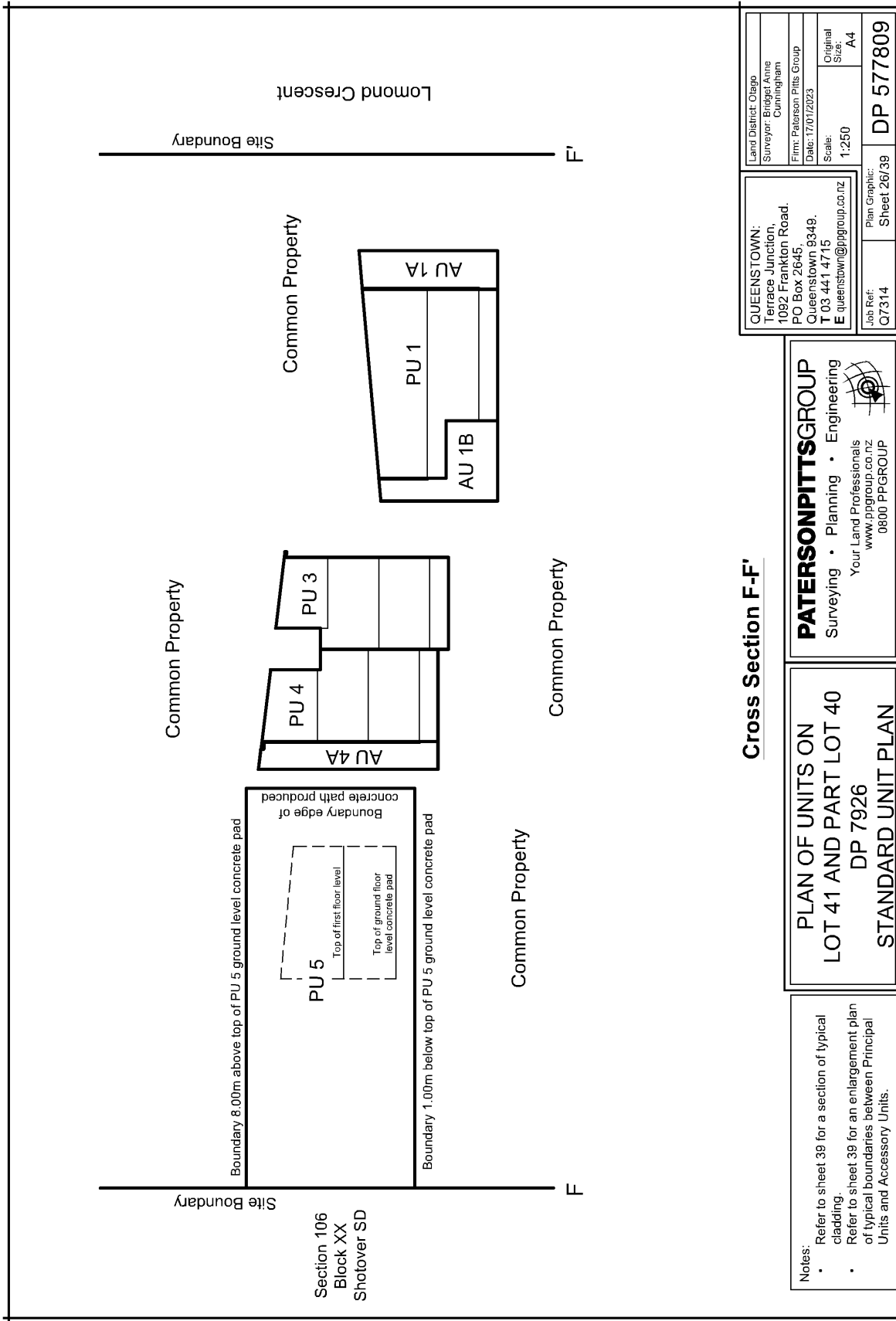
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

QUEENSTOWN:  
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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 25/39  
 DP 577809



Cross Section F-F'

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

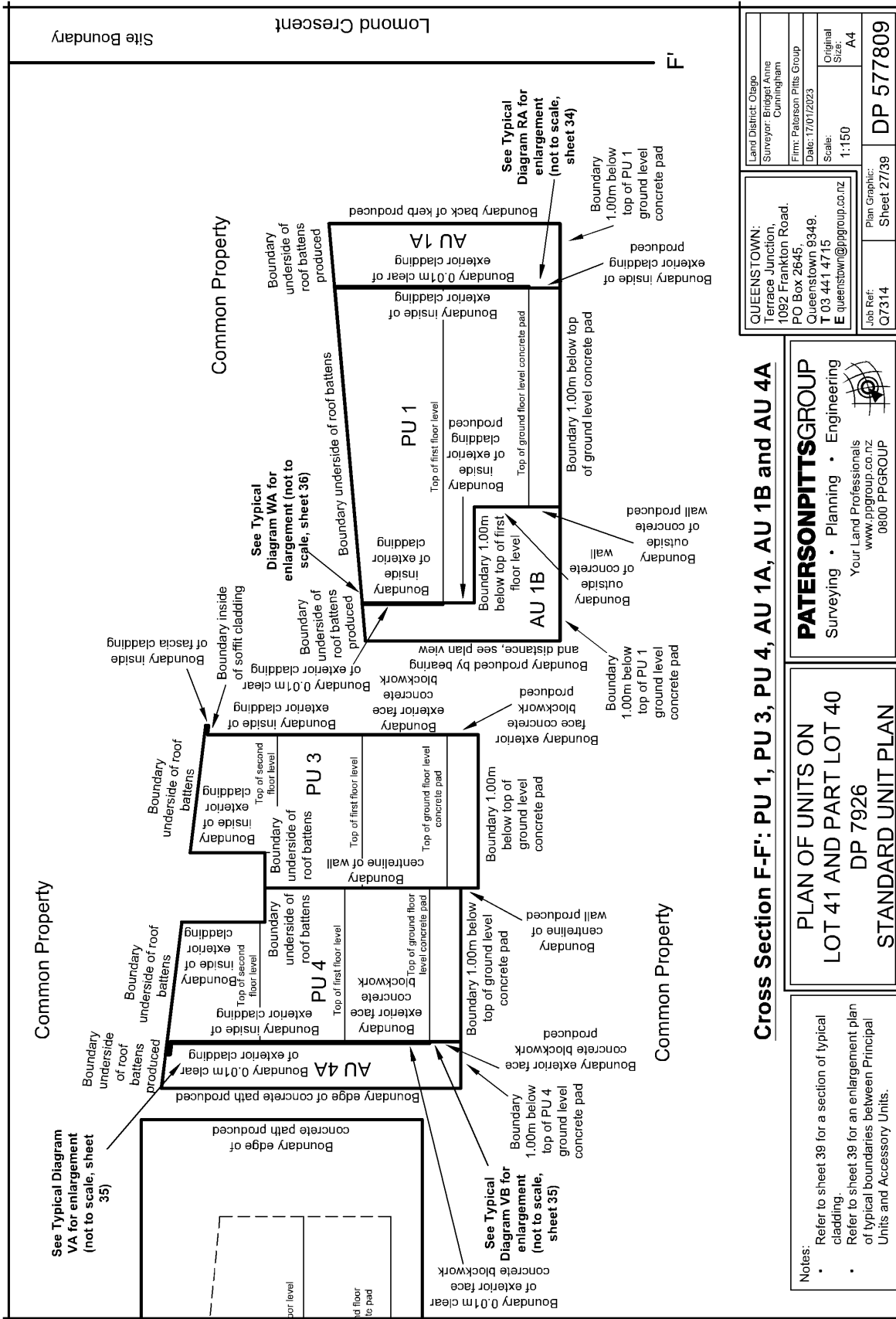
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

QUEENSTOWN:  
 Terrace Junction,  
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 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 26/39  
 DP 577809





Land District: Otago  
 Surveyor: Bridget Abrahams  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

QUEENSTOWN:  
 Terrace Junction,  
 1092 Frankton Road,  
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 Queenstown 9349.  
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Job Ref: Q7314  
 Plan Graphic: Sheet 27/39  
 DP 577809

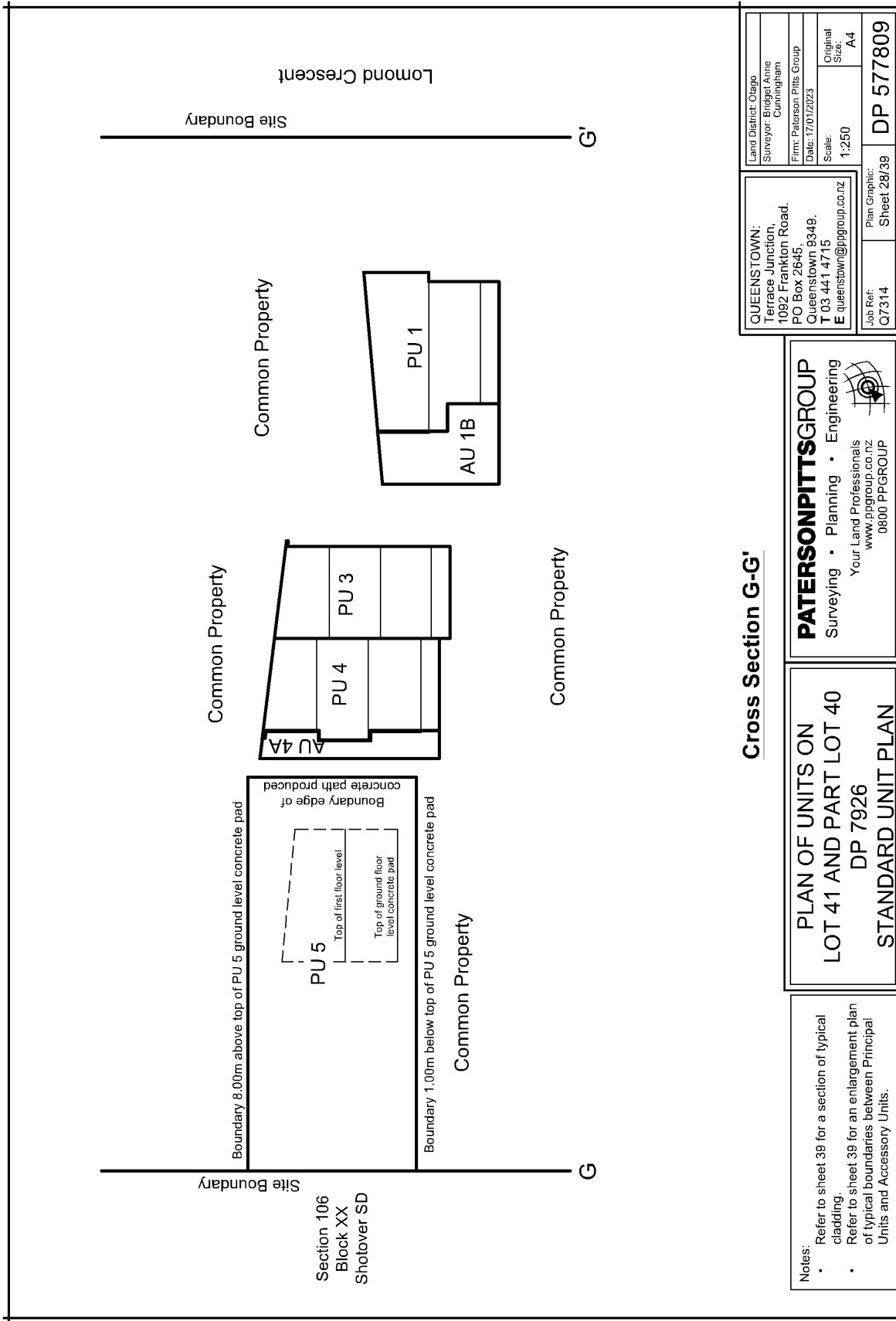
**Cross Section F-F: PU 1, PU 3, PU 4, AU 1A, AU 1B and AU 4A**

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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



Cross Section G-G'

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

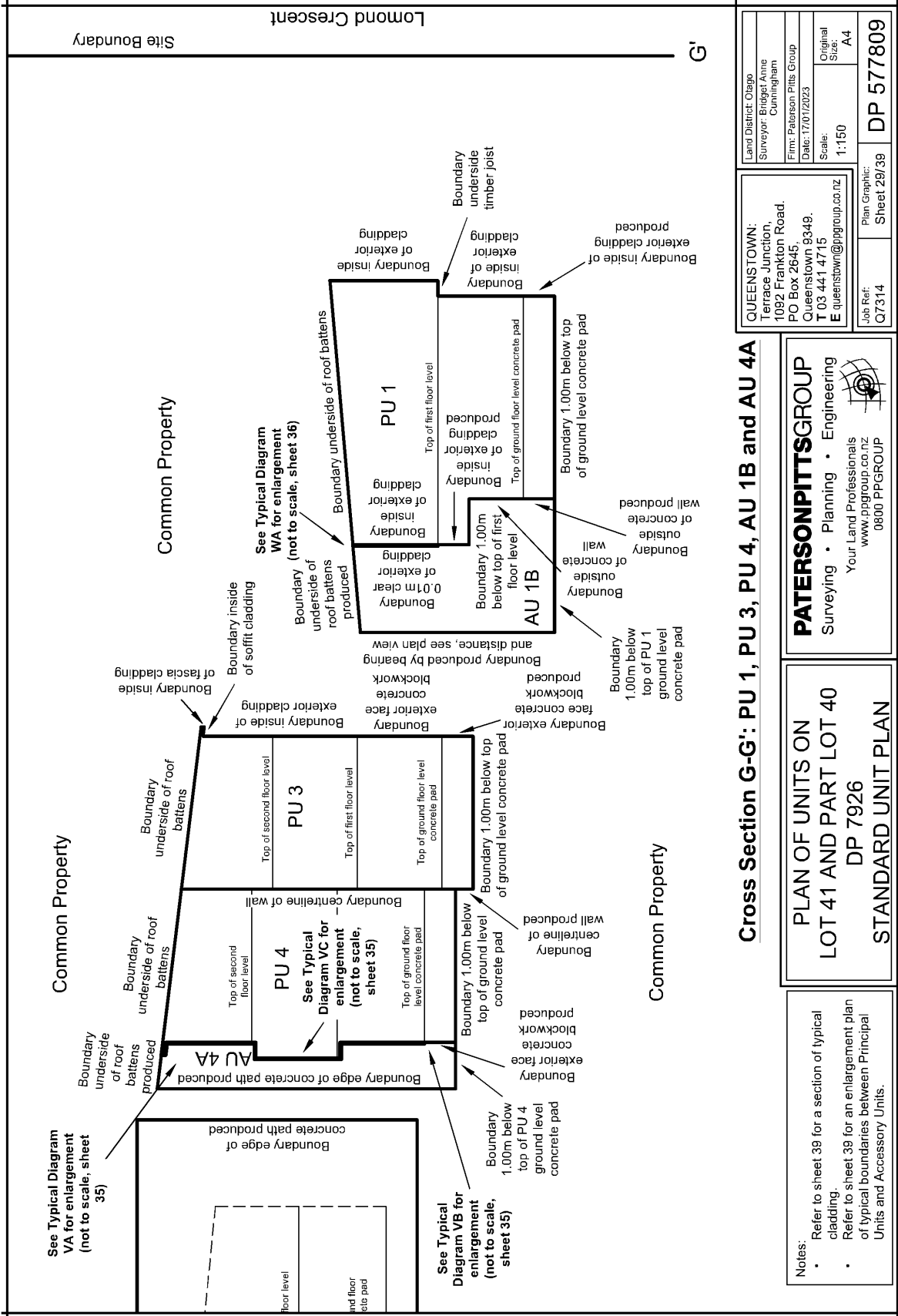
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

QUEENSTOWN:  
 Terrace Junction,  
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 PO Box 2645,  
 Queenstown 9349.  
 T 03 441 4715  
 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 28/39  
 DP 577809



**Cross Section G-G': PU 1, PU 3, PU 4, AU 1B and AU 4A**

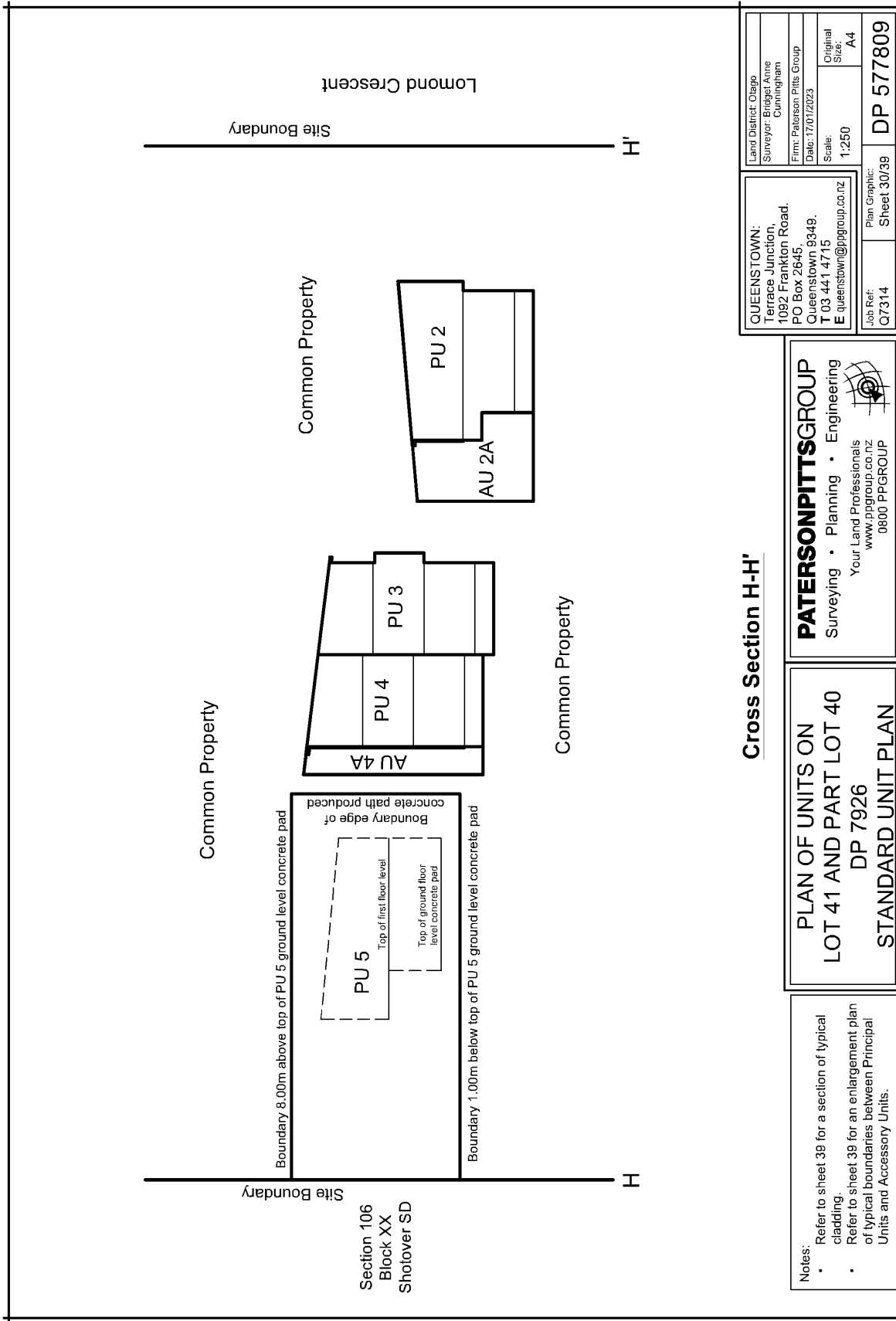
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

Land District: Otago	Queenstown
Surveyor: Bridget Abrahams	1092 Frankton Road, Queenstown 9349
Firm: Paterson Pitts Group	T 03 441 4715
Date: 17/01/2023	E queenstown@ppgroup.co.nz
Scale: 1:150	Original Size: A4
Job Ref: Q7314	Plan Graphic: Sheet 29/39
	<b>DP 577809</b>



**QUEENSTOWN:**  
Terrace Junction,  
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Queenstown 9349.  
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Land District: Otago  
Surveyor: Bridget Ahoie  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:250  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 30/39  
DP 577809

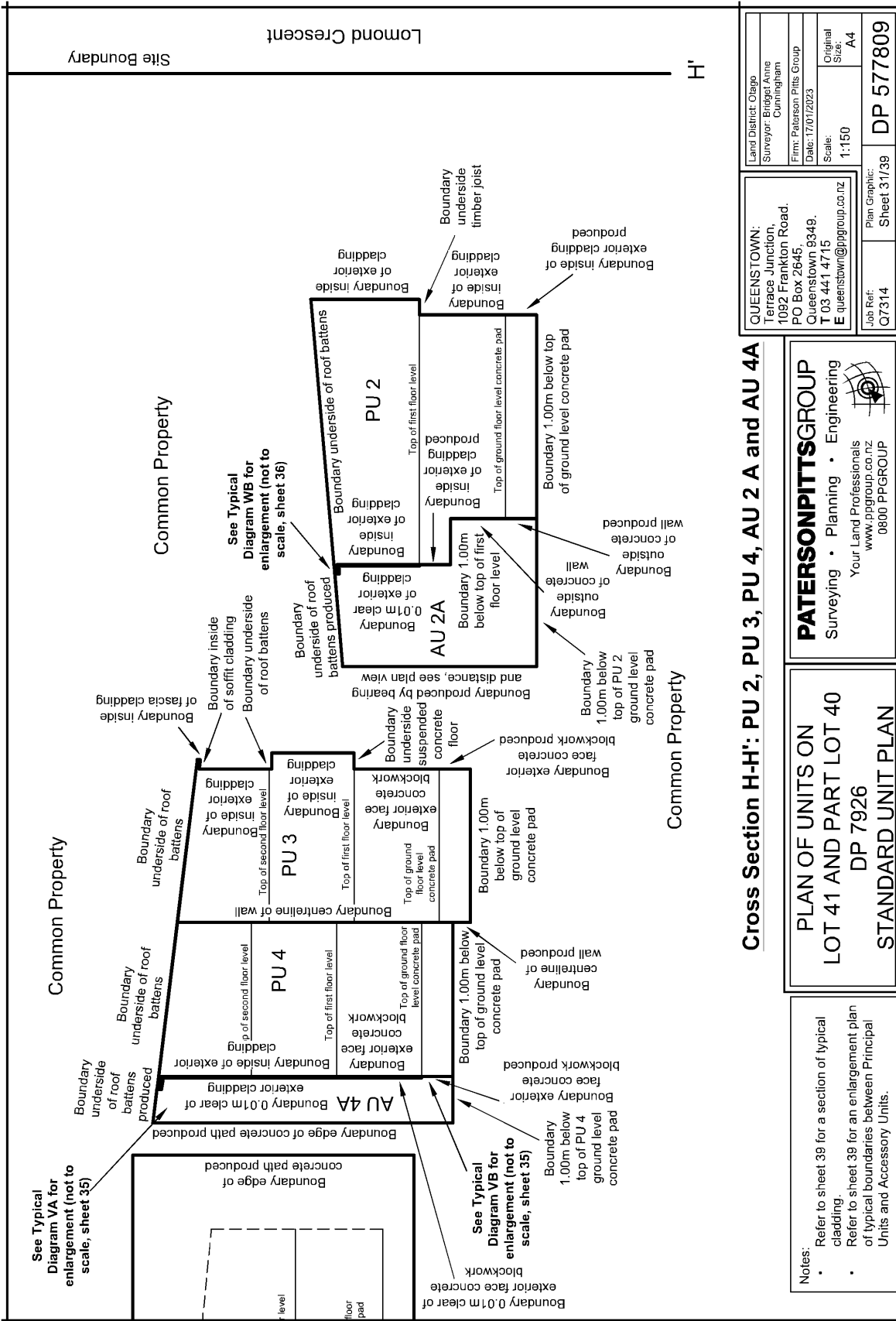
**Cross Section H-H'**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**QUEENSTOWN:**  
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Queenstown 9349,  
T 03 441 4715  
E queenstown@ppgroup.co.nz

Land District: Otago  
Surveyor: Bridget Adams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:150  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 31/39  
DP 577809

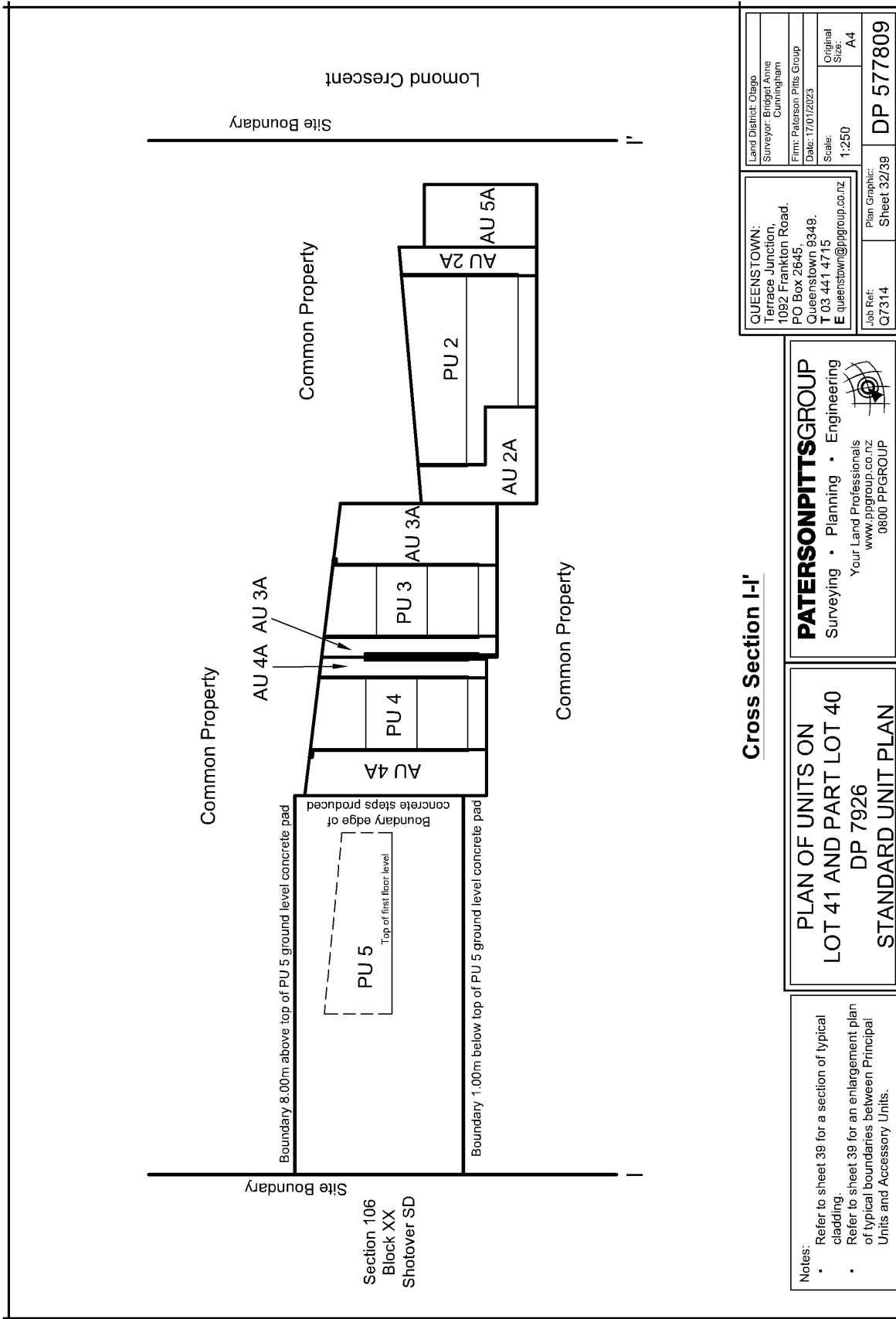
**Cross Section H-H': PU 2, PU 3, PU 4, AU 2 A and AU 4A**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**Cross Section I-I'**

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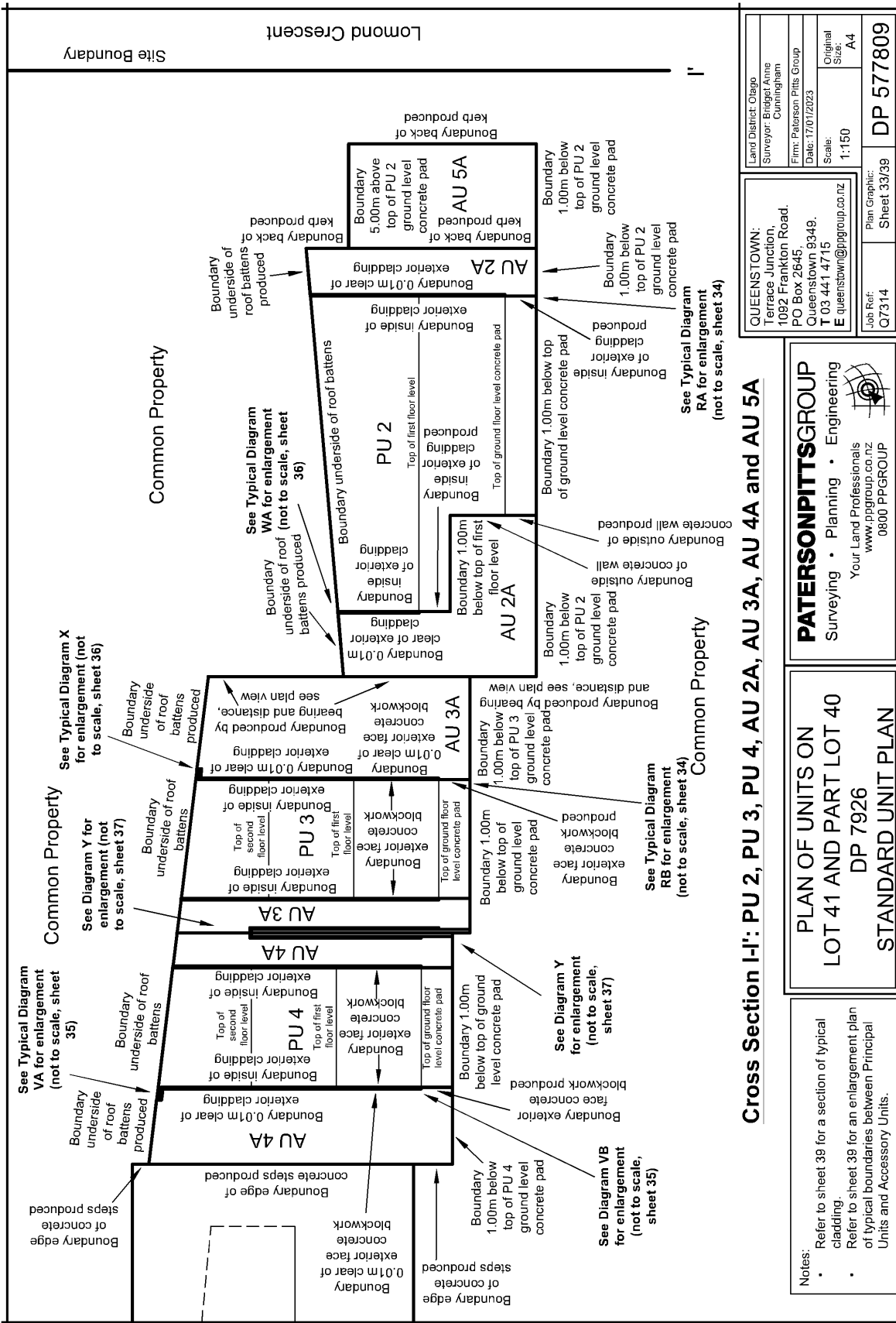
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

- Notes:
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 32/39  
 DP 577809



**Cross Section I-I': PU 2, PU 3, PU 4, AU 2A, AU 3A, AU 4A and AU 5A**

Land District: Otago Surveyor: Bridget Abrahams Cumbingham	
Firm: Paterson Pitts Group Date: 17/01/2023	
Scale: 1:150	Original Size: A4
Job Ref: Q7314	Plan Graphic: Sheet 33/39
<b>DP 577809</b>	

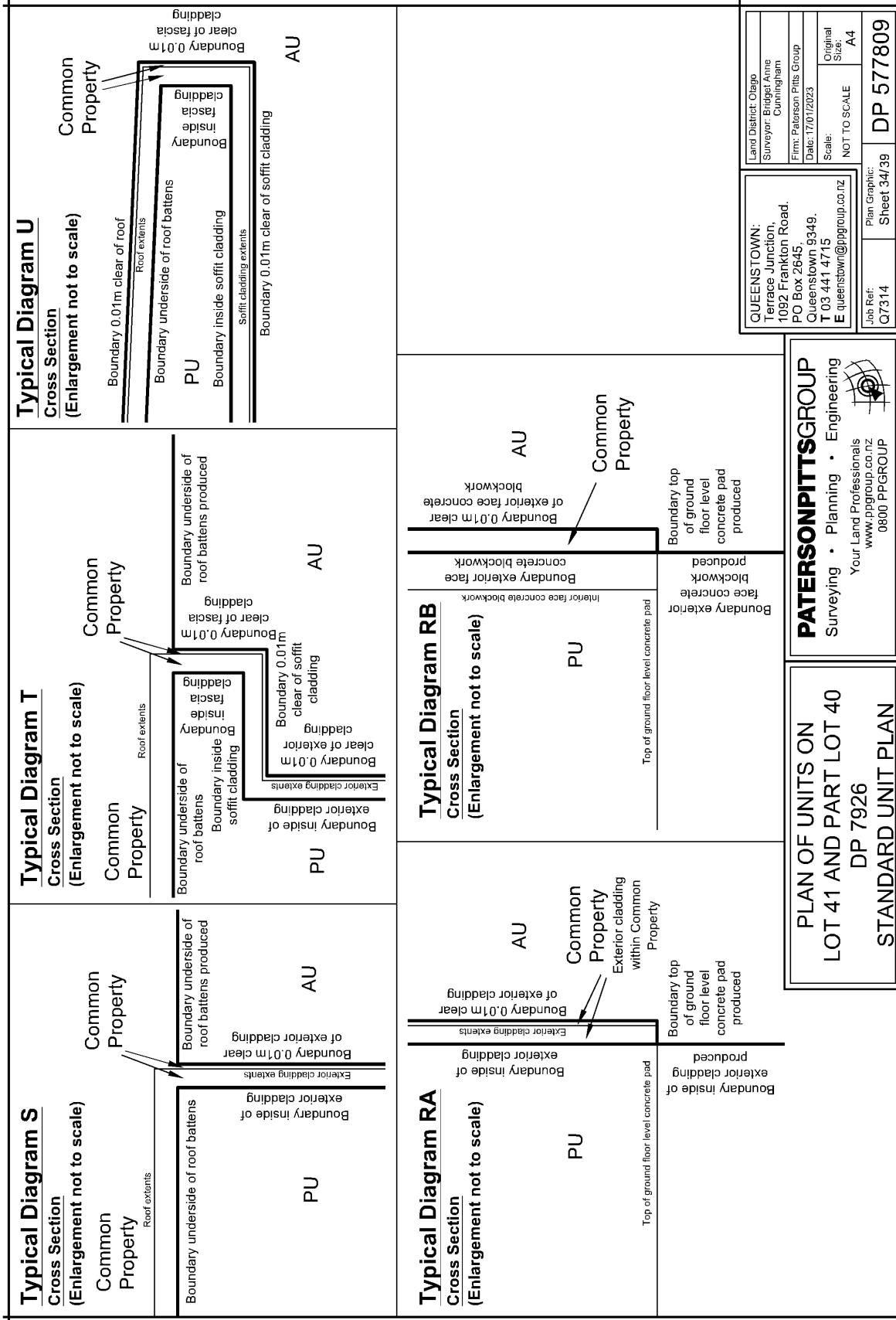
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



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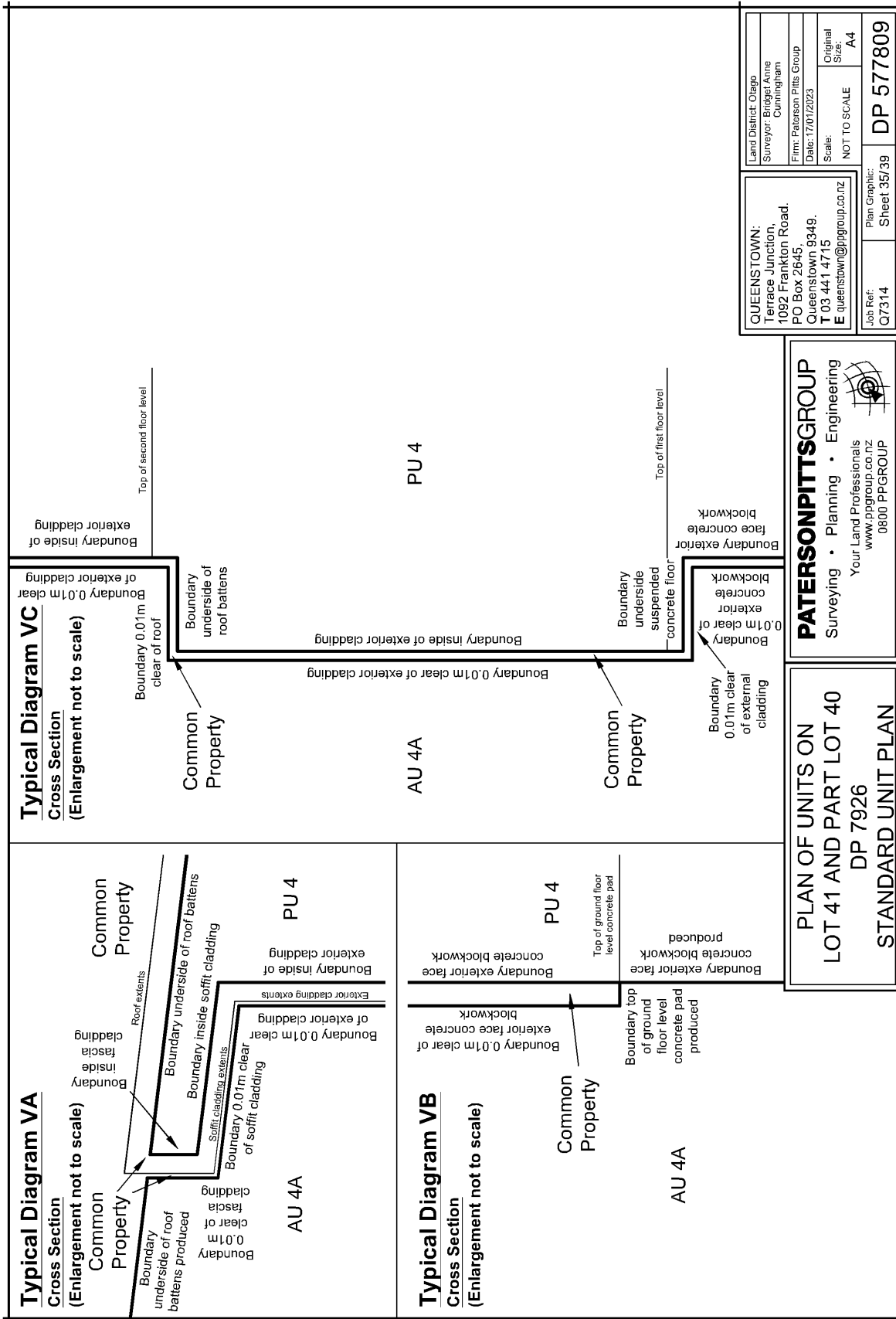
Land District: Otago  
 Surveyor: Bridget Ayles  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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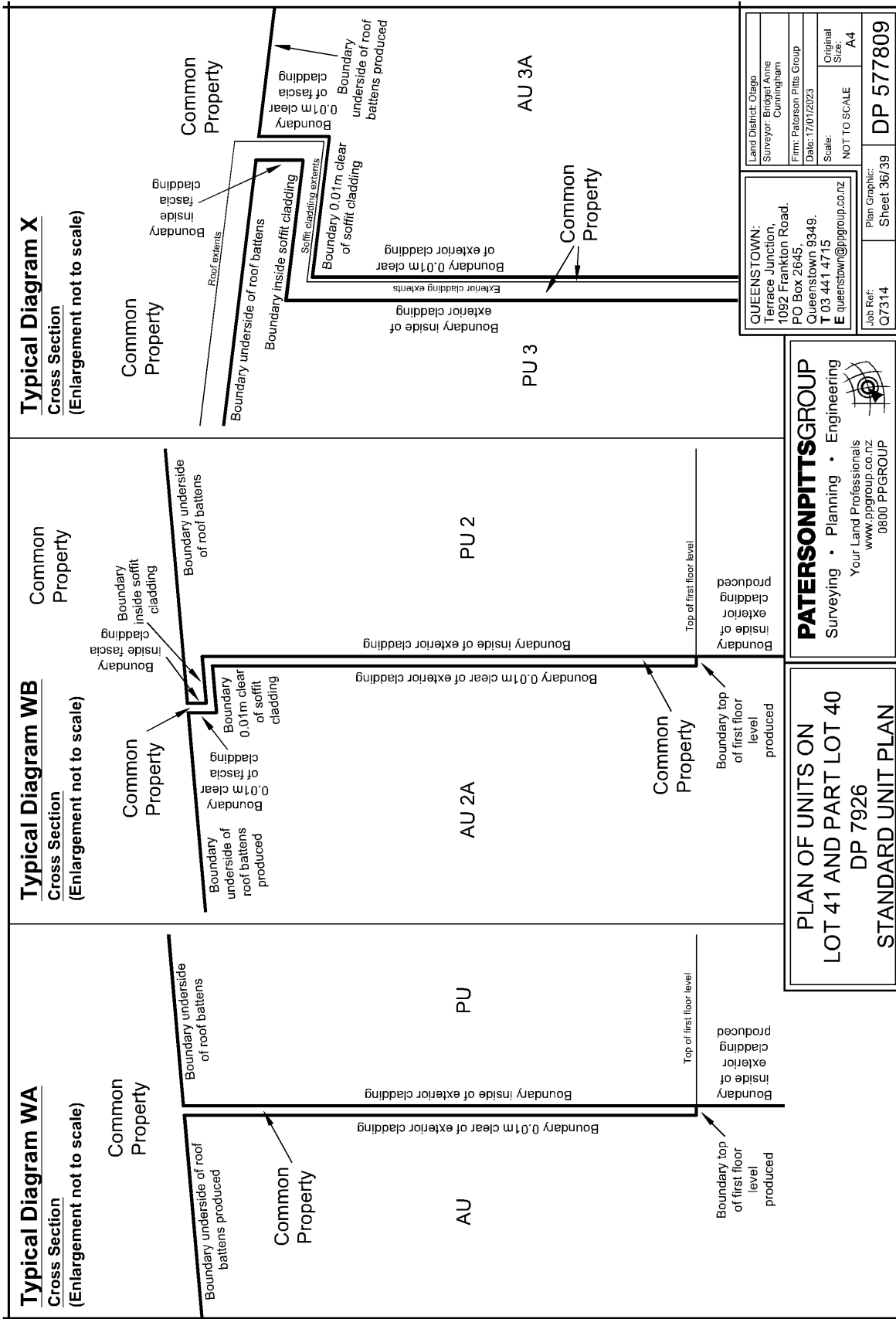
Job Ref: Q7314  
 Plan Graphic: Sheet 34/39  
**DP 577809**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**







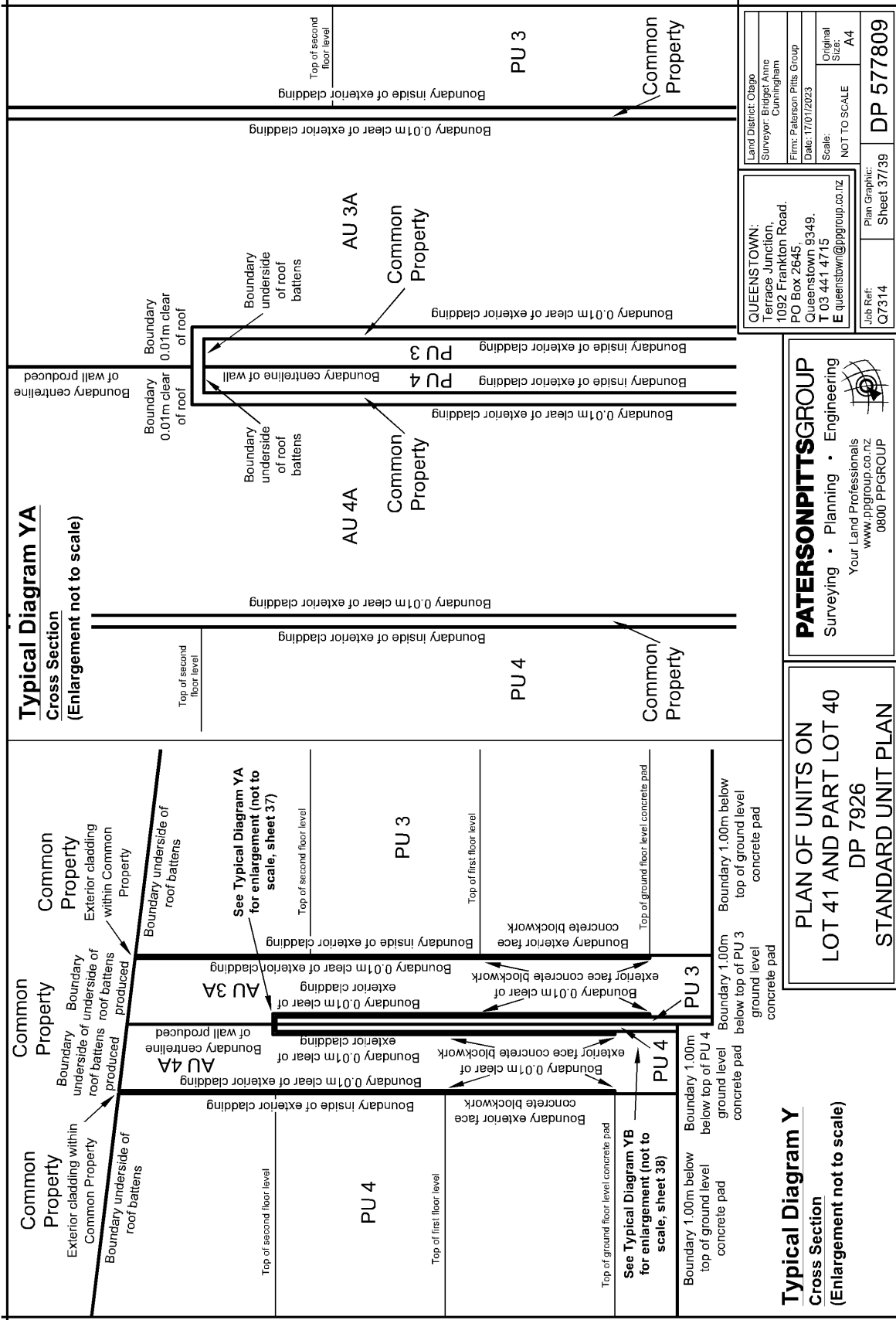
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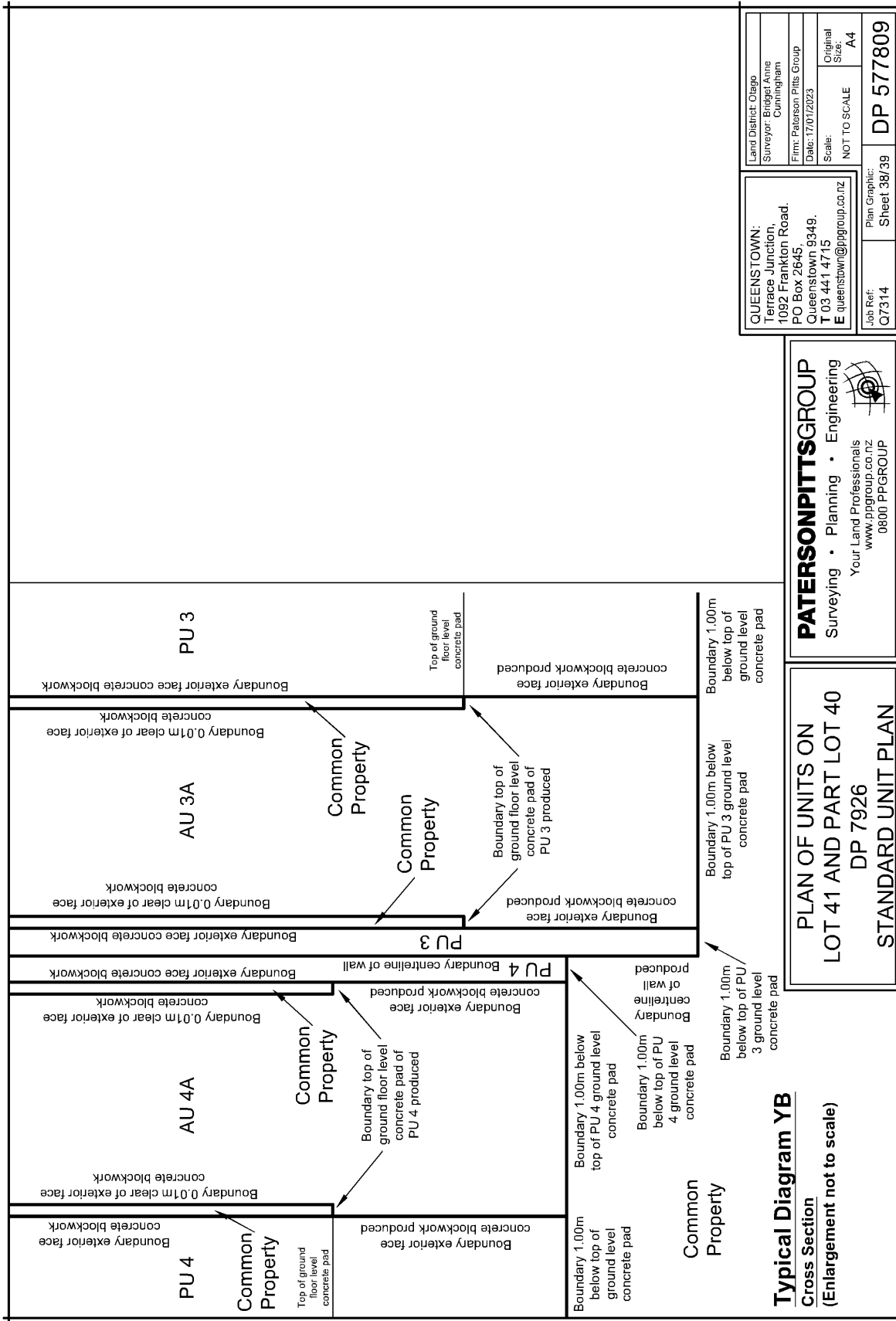
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Surveyor: Bridget Ahoie  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 36/39  
DP 577809

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**





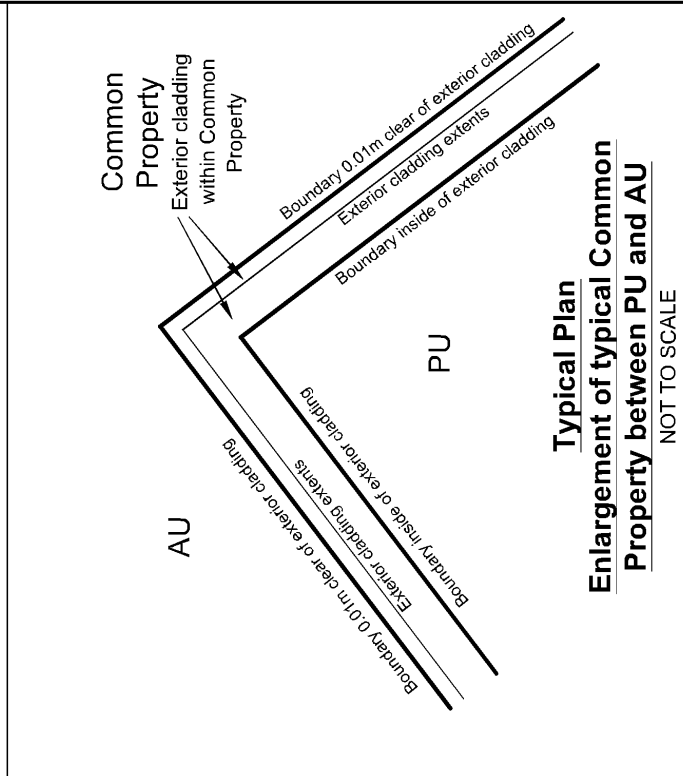
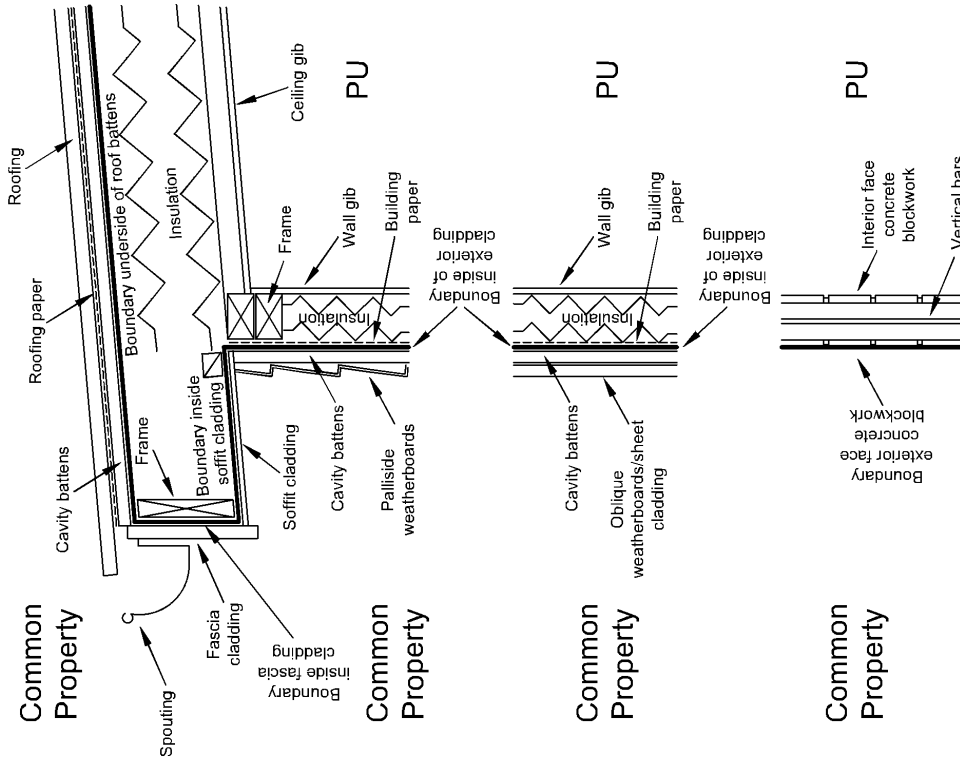
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Typical Diagram YB  
 Cross Section  
 (Enlargement not to scale)**

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Job Ref: <b>Q7314</b>	Plan Graphic: Sheet 38/39 <b>DP 577809</b>

**Typical Section  
Enlargement of typical cladding**  
NOT TO SCALE  
Exterior cladding includes, but is not limited to, roofing materials, flashings, weatherboards, soffit boards and fascias



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Surveyor: Bridget Abne  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 39/39  
DP 577809

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PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1067260**  
**Land Registration District** **Otago**  
**Date Issued** 22 December 2022

**Prior References**  
OT14C/30

**Supplementary Record Sheet**  
1067261

---

**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 5 Deposited Plan 577809  
and Accessory Unit 5A Deposited Plan  
577809

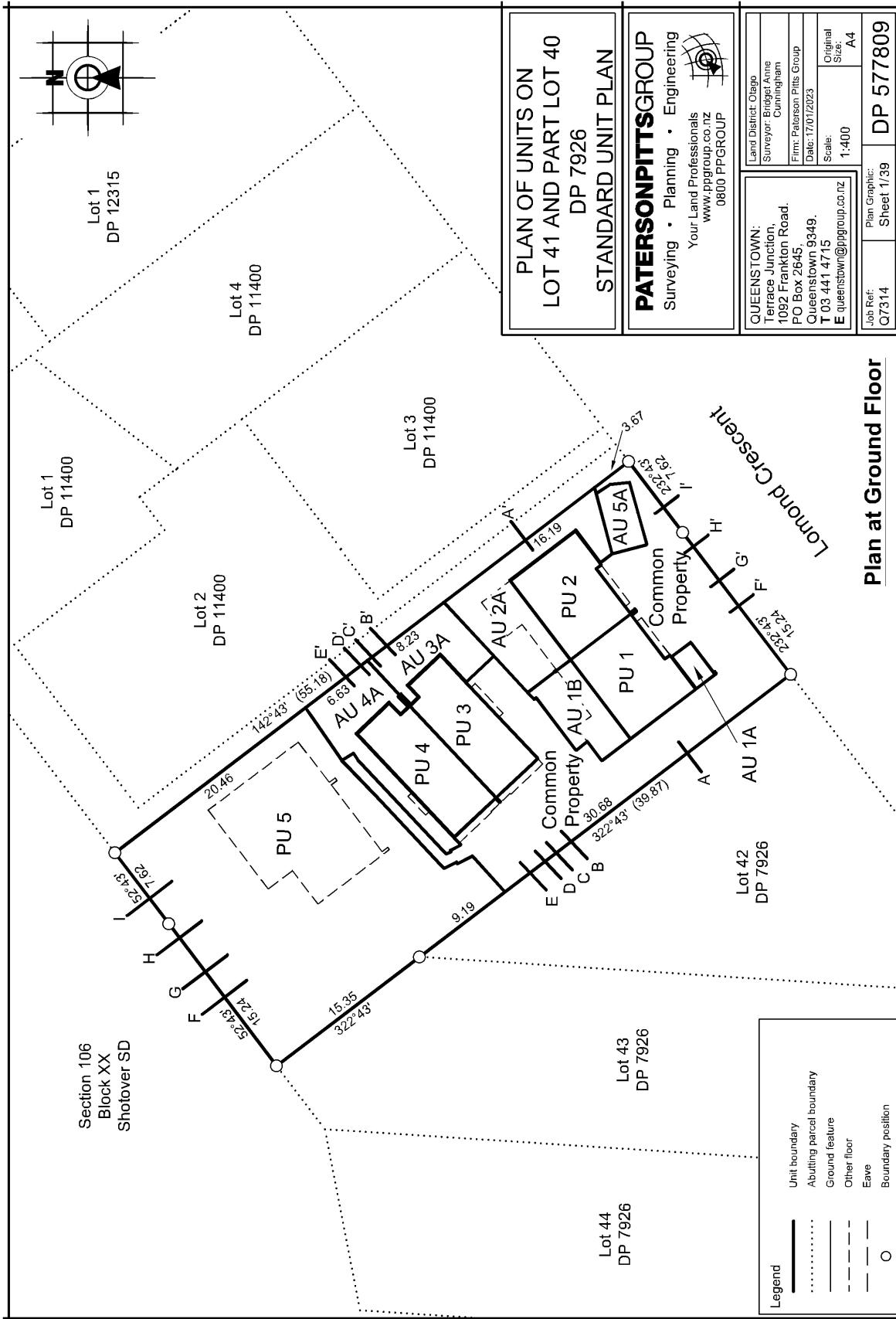
**Registered Owners**

Michelle Louise Oldham-Smith and Jeremy Daniel Smith

---

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

12658513.2 Mortgage to ANZ Bank New Zealand Limited - 14.2.2023 at 4:15 pm



PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

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 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:400  
 Original Size: A4

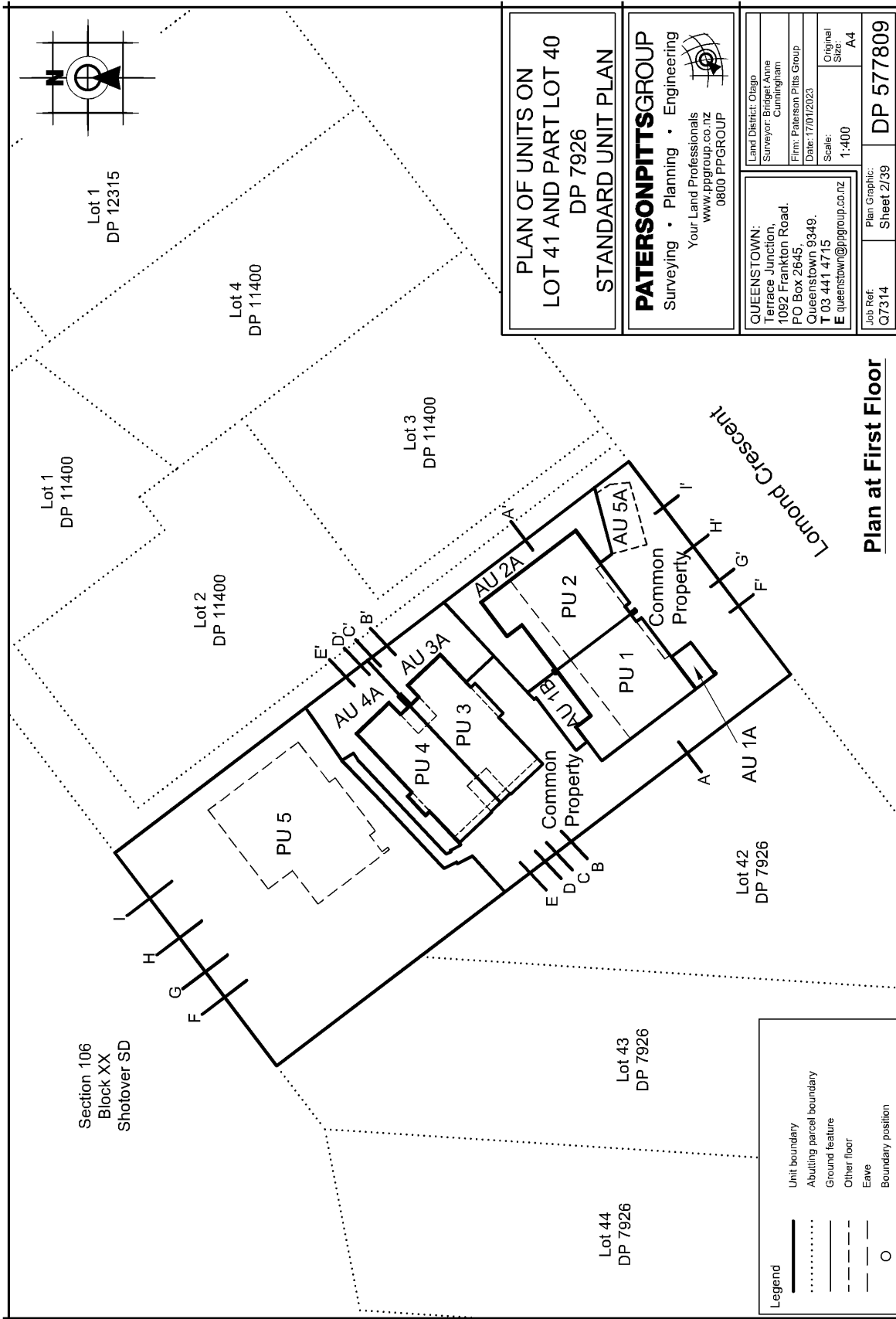
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Job Ref: Q7314  
 Plan Graphic: Sheet 1/39  
 DP 577809

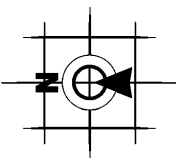
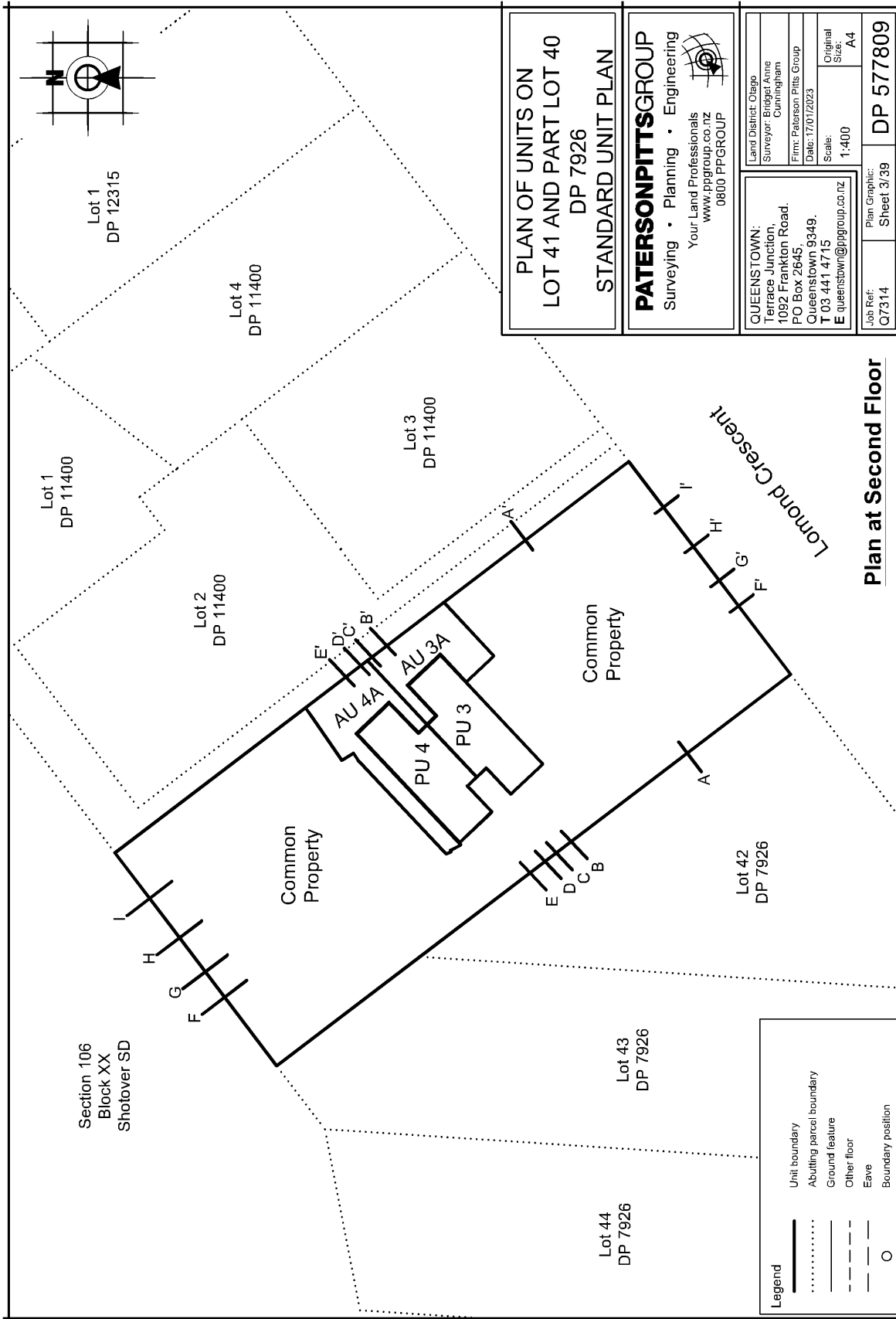
**Plan at Ground Floor**

Legend	
—	Unit boundary
.....	Abutting parcel boundary
—	Ground feature
- - -	Other floor
- - -	Eave
○	Boundary position

Section 106  
 Block XX  
 Shotover SD







**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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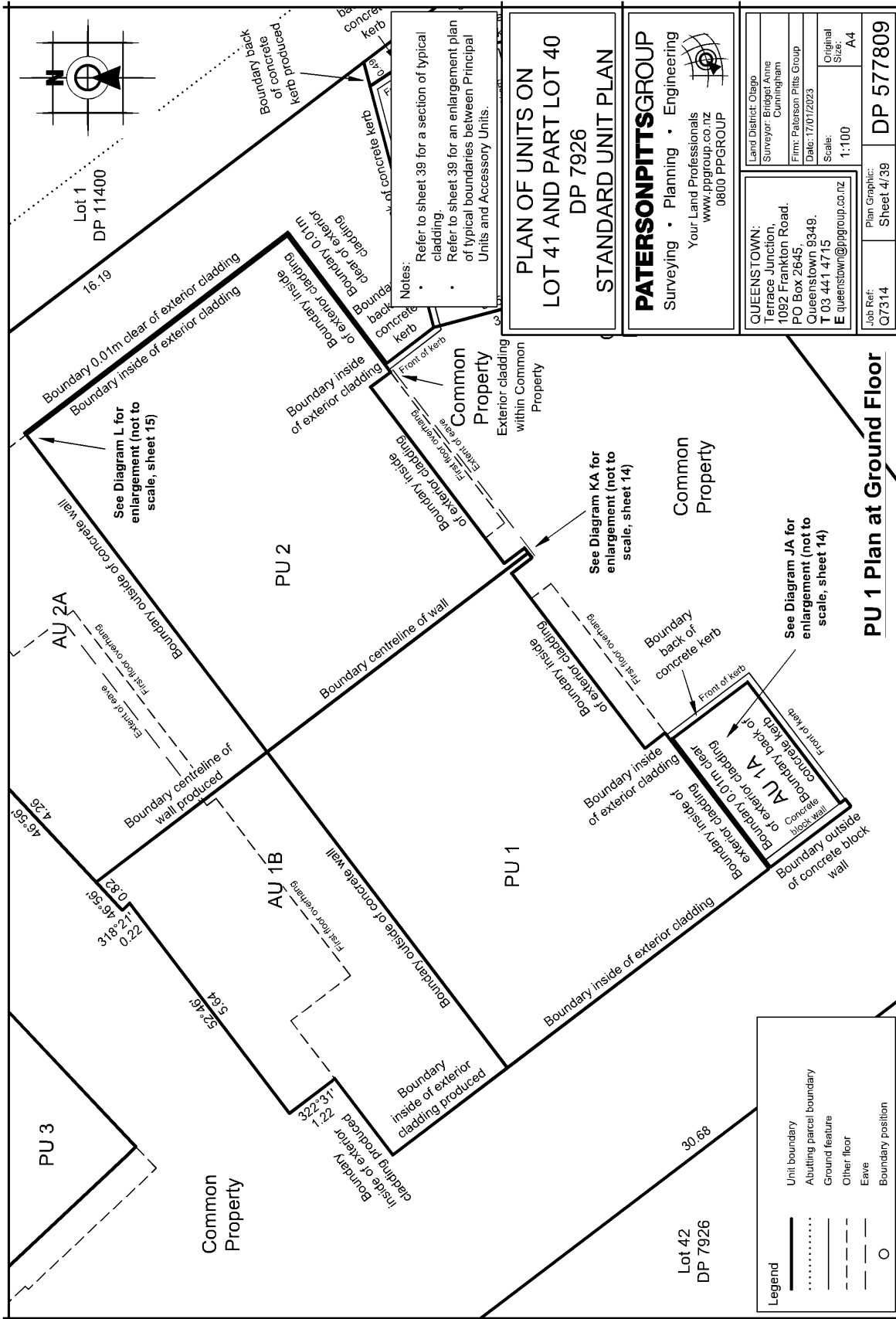
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Surveyor: Bridget Abne  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
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Original Size: A4

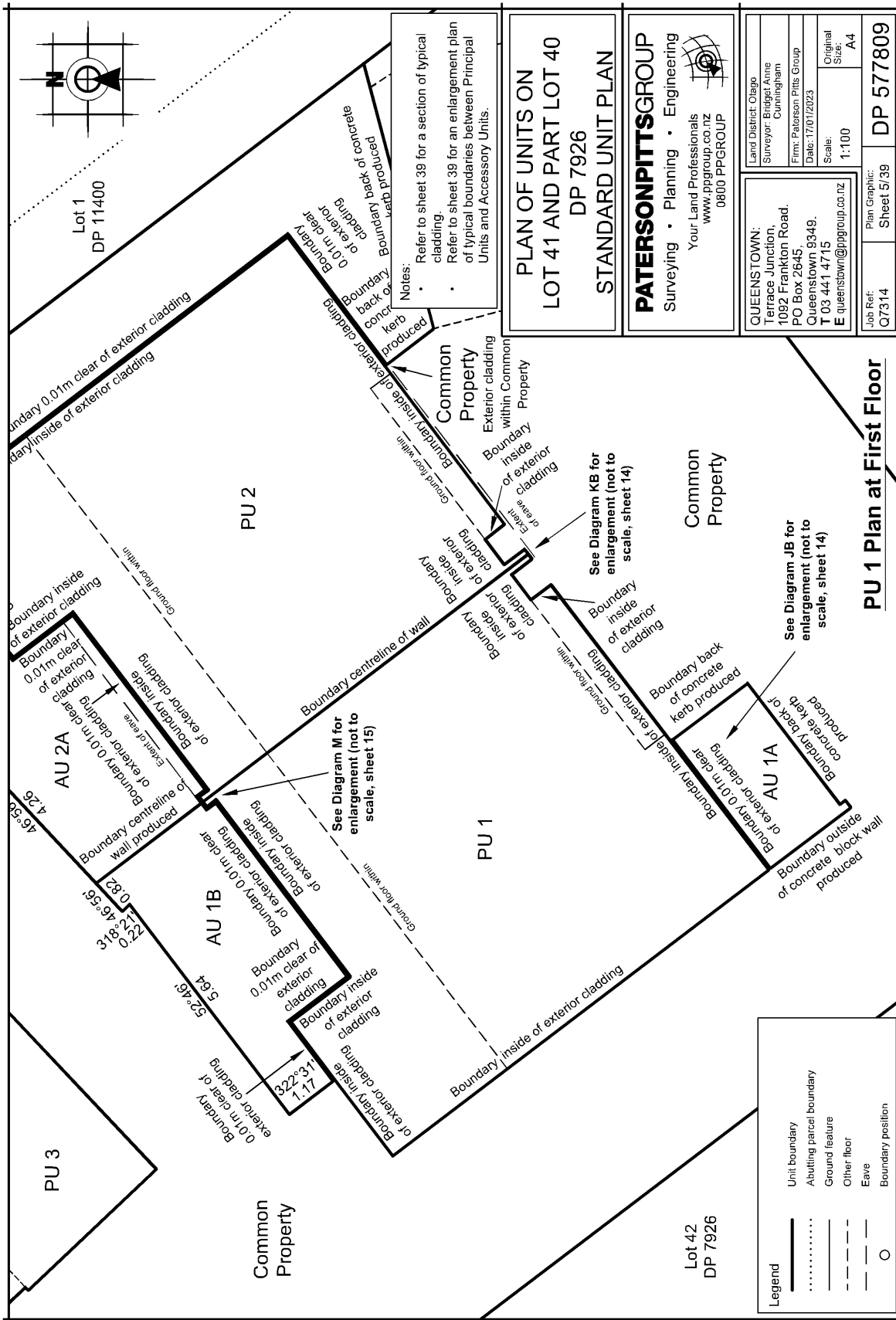
Job Ref: Q7314  
Plan Graphic: Sheet 3/39  
DP 577809

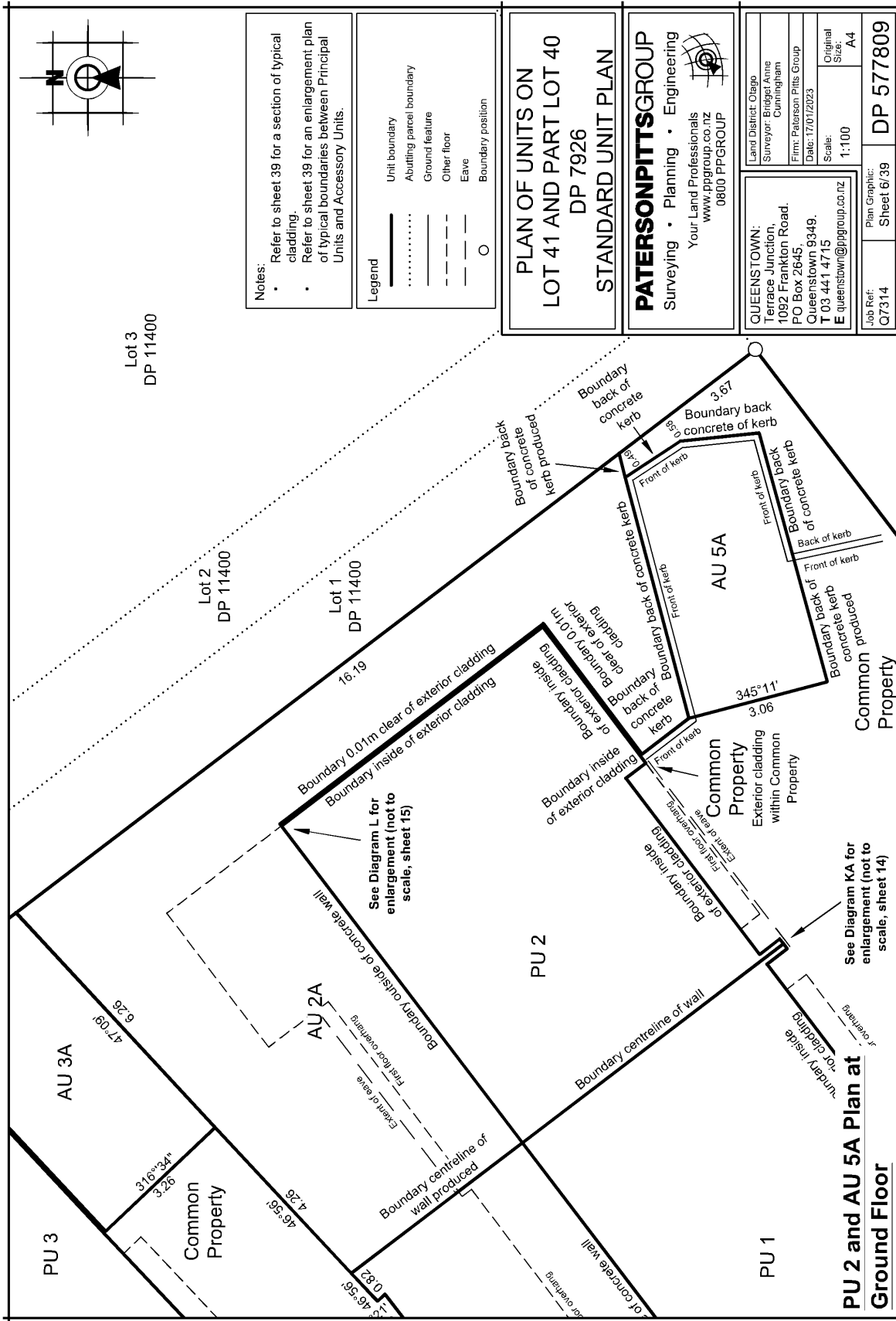
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**Plan at Second Floor**

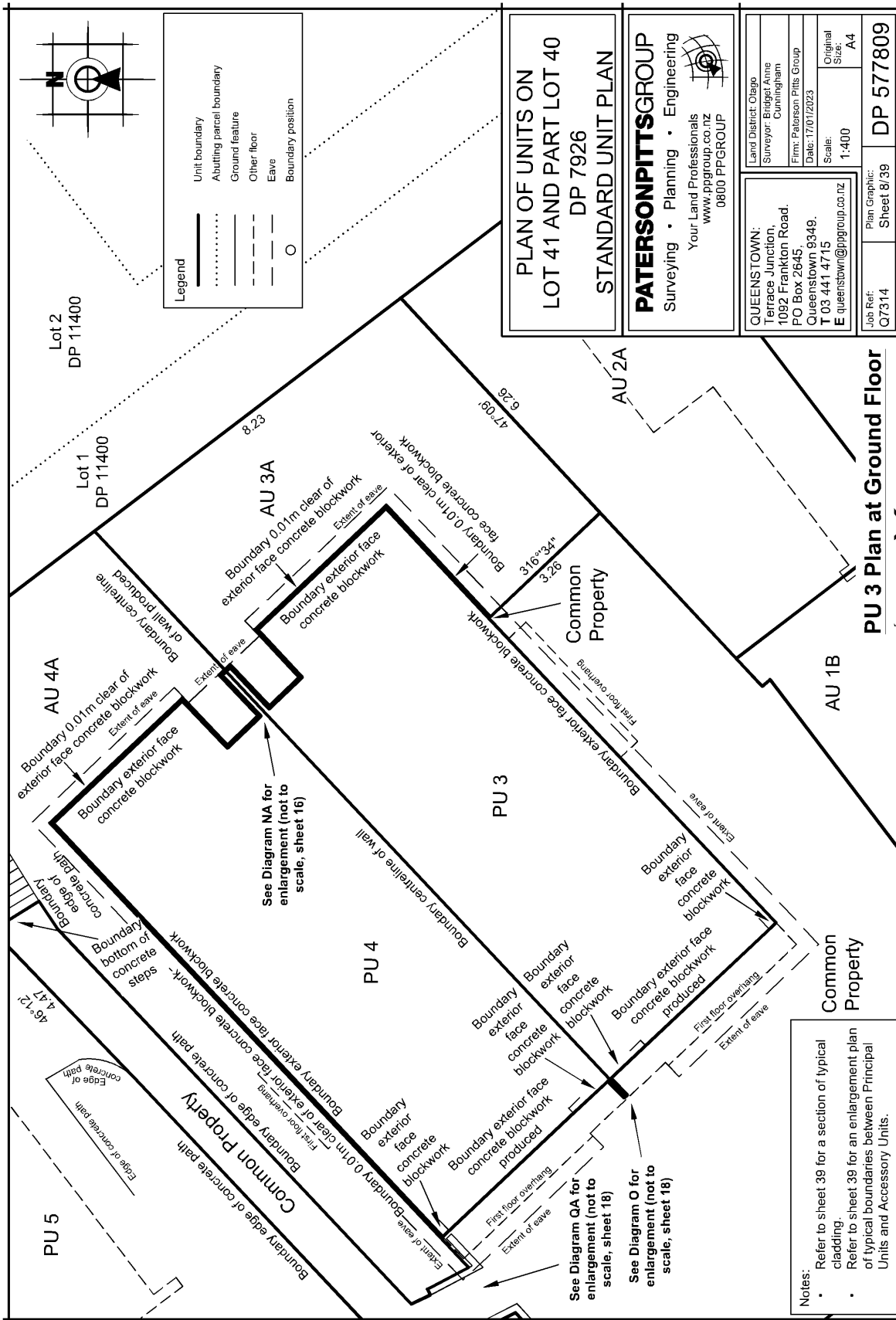
Legend	
—	Unit boundary
.....	Abutting parcel boundary
—	Ground feature
- - -	Other floor
- - -	Eave
○	Boundary position

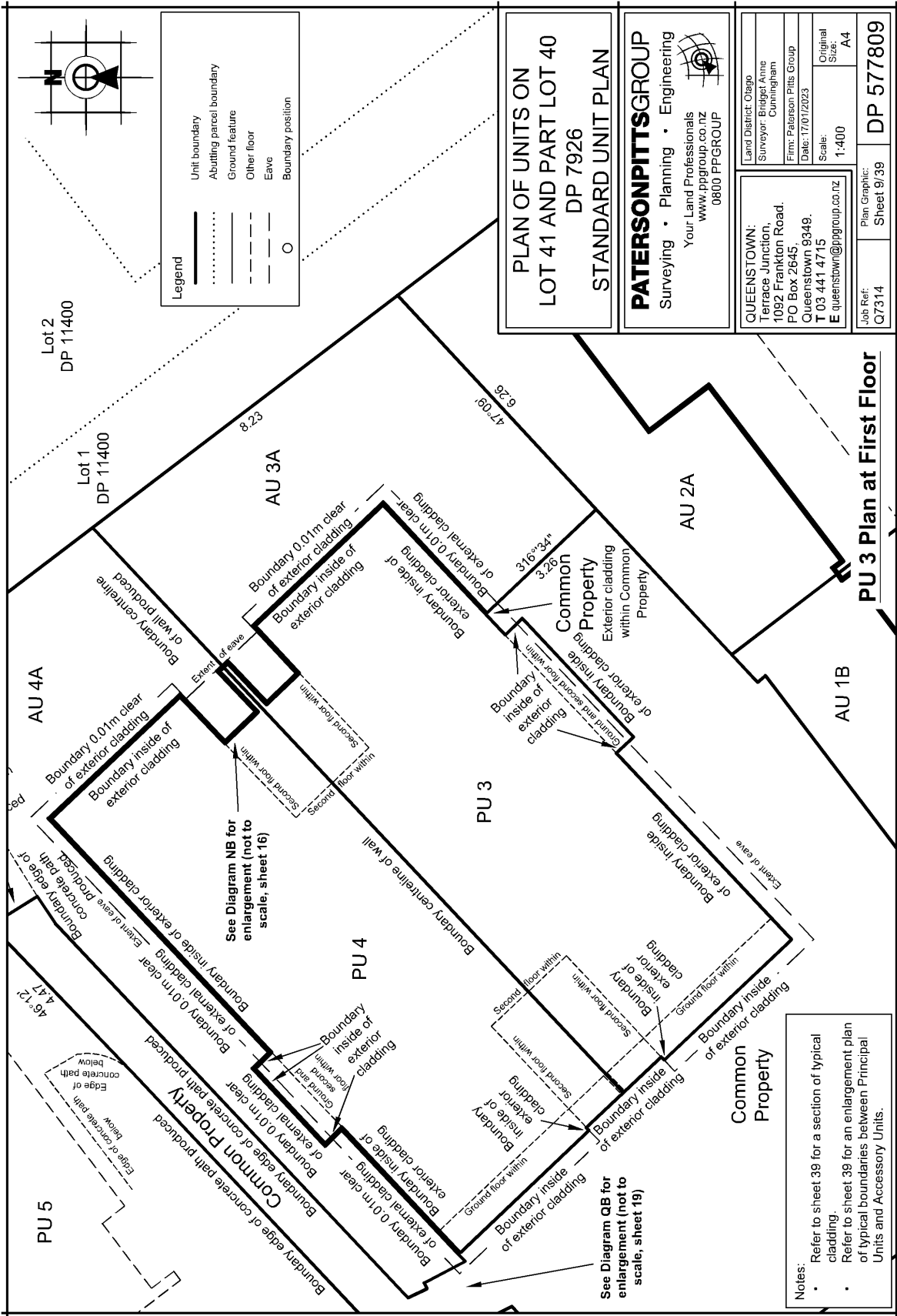


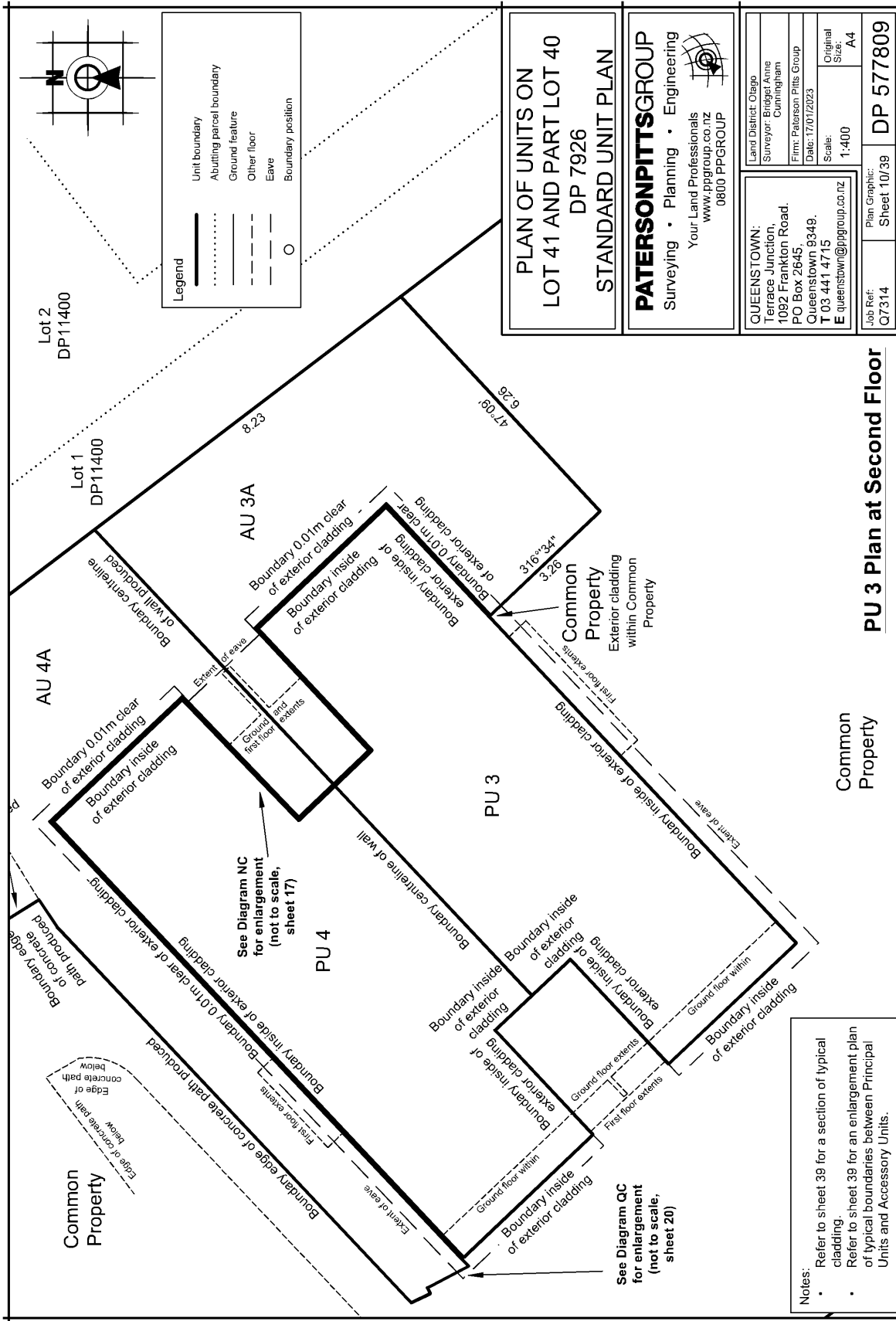












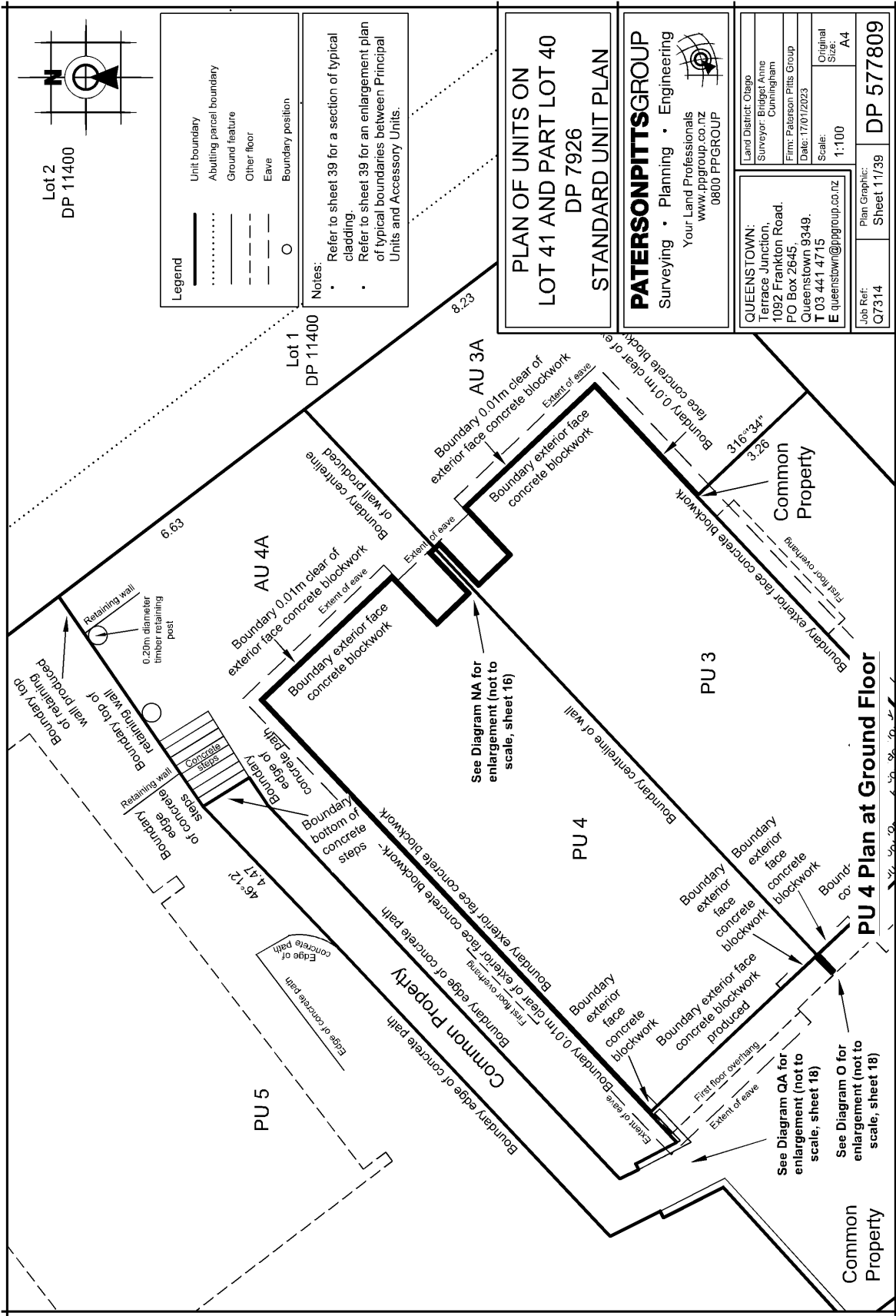
PU 3 Plan at Second Floor

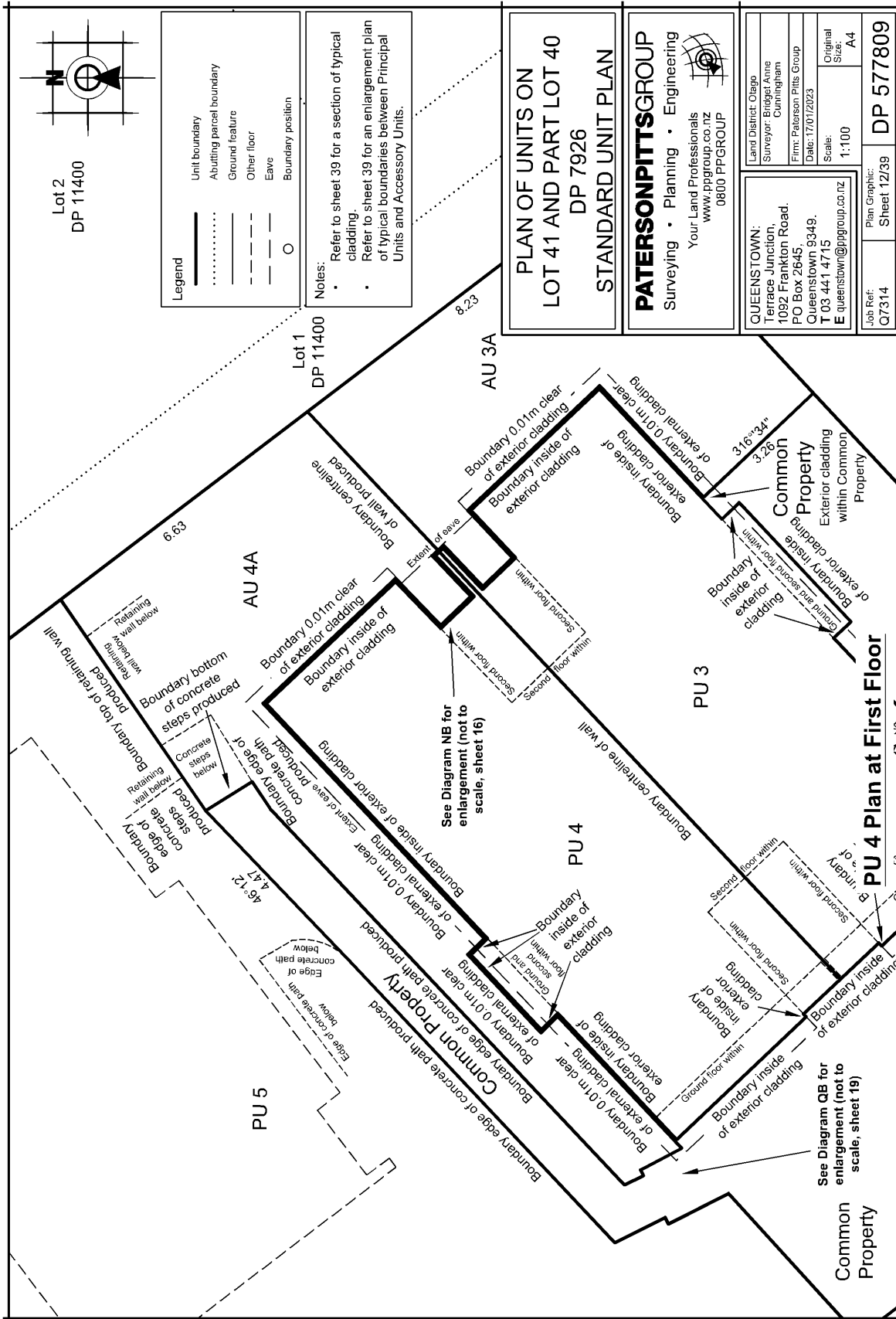
Common Property

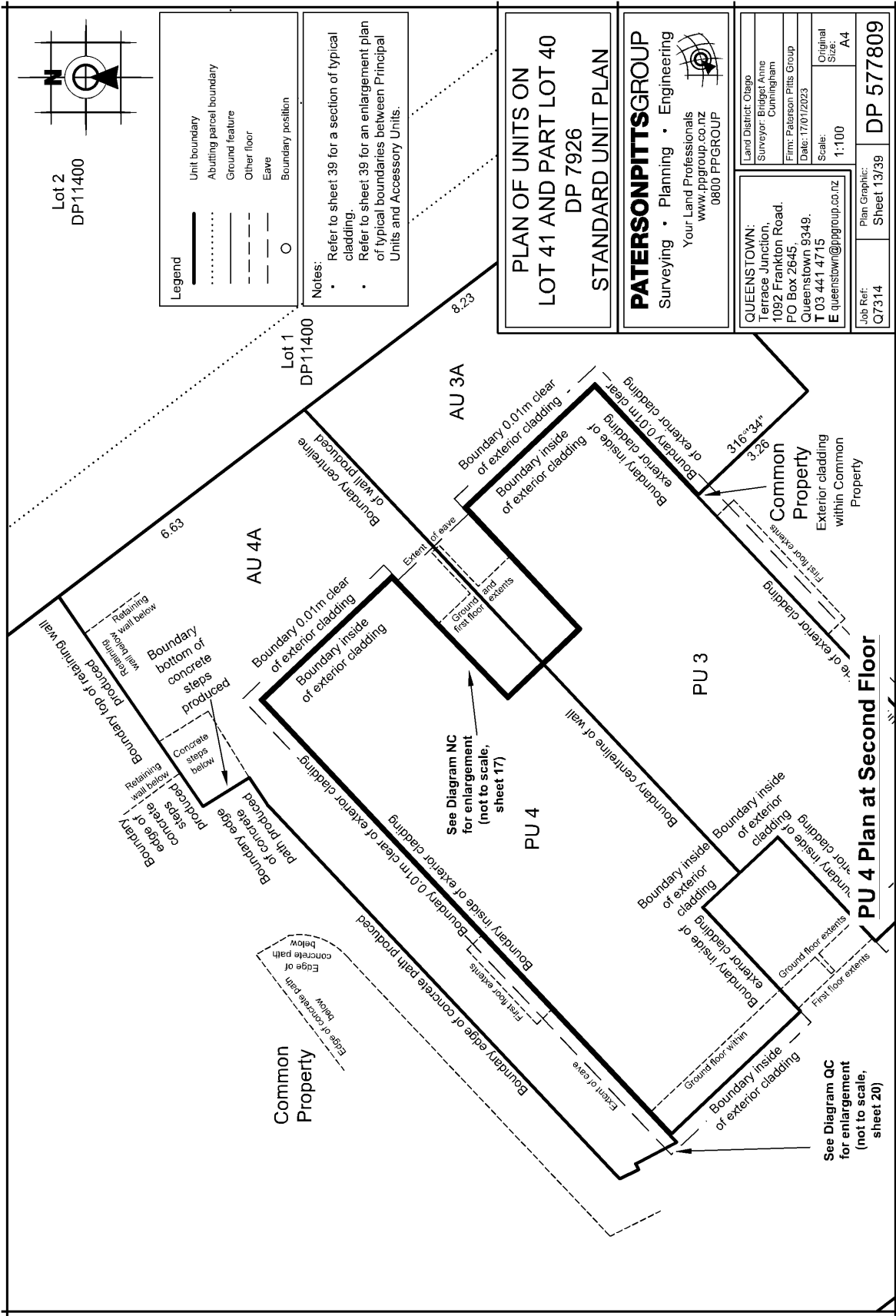
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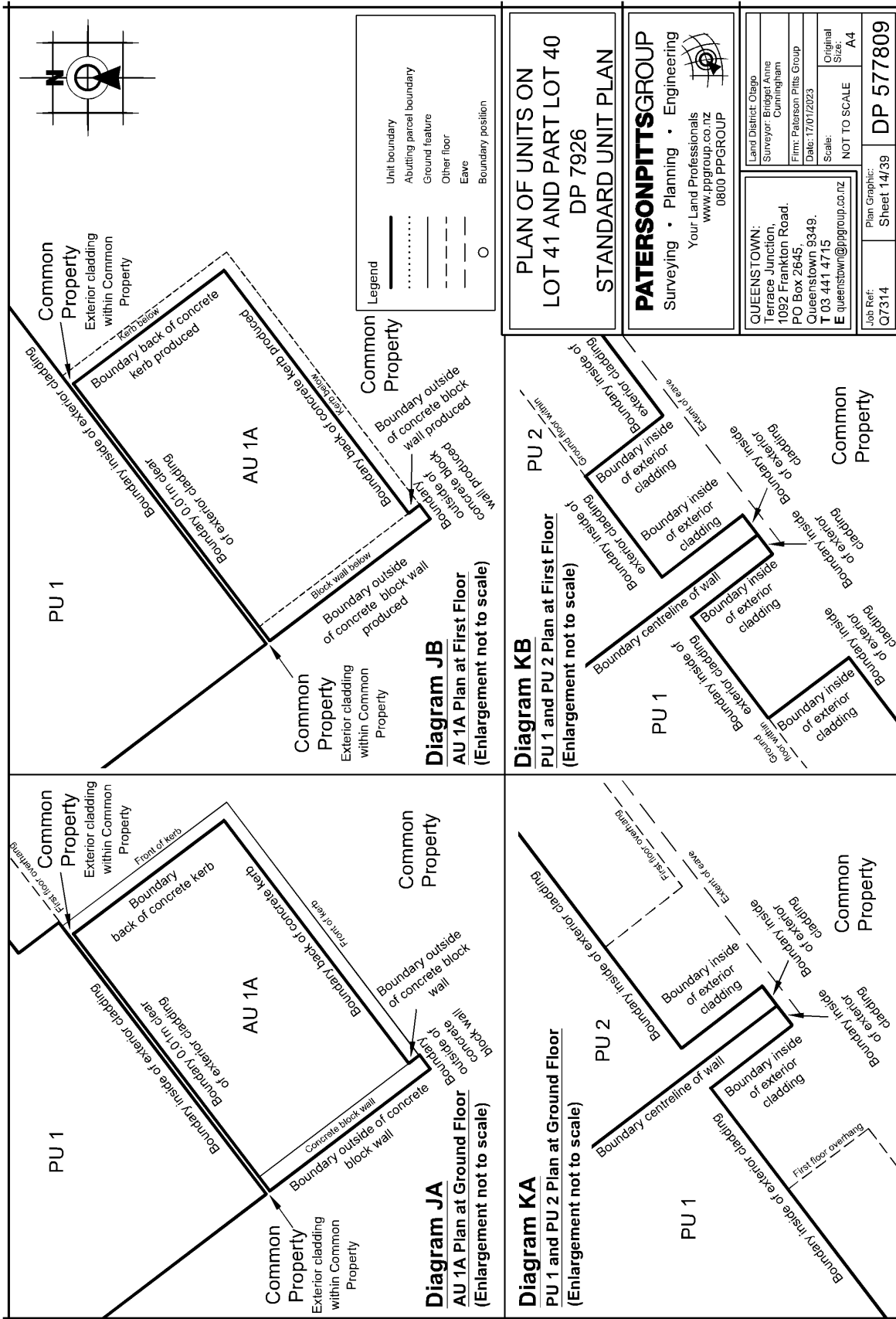
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

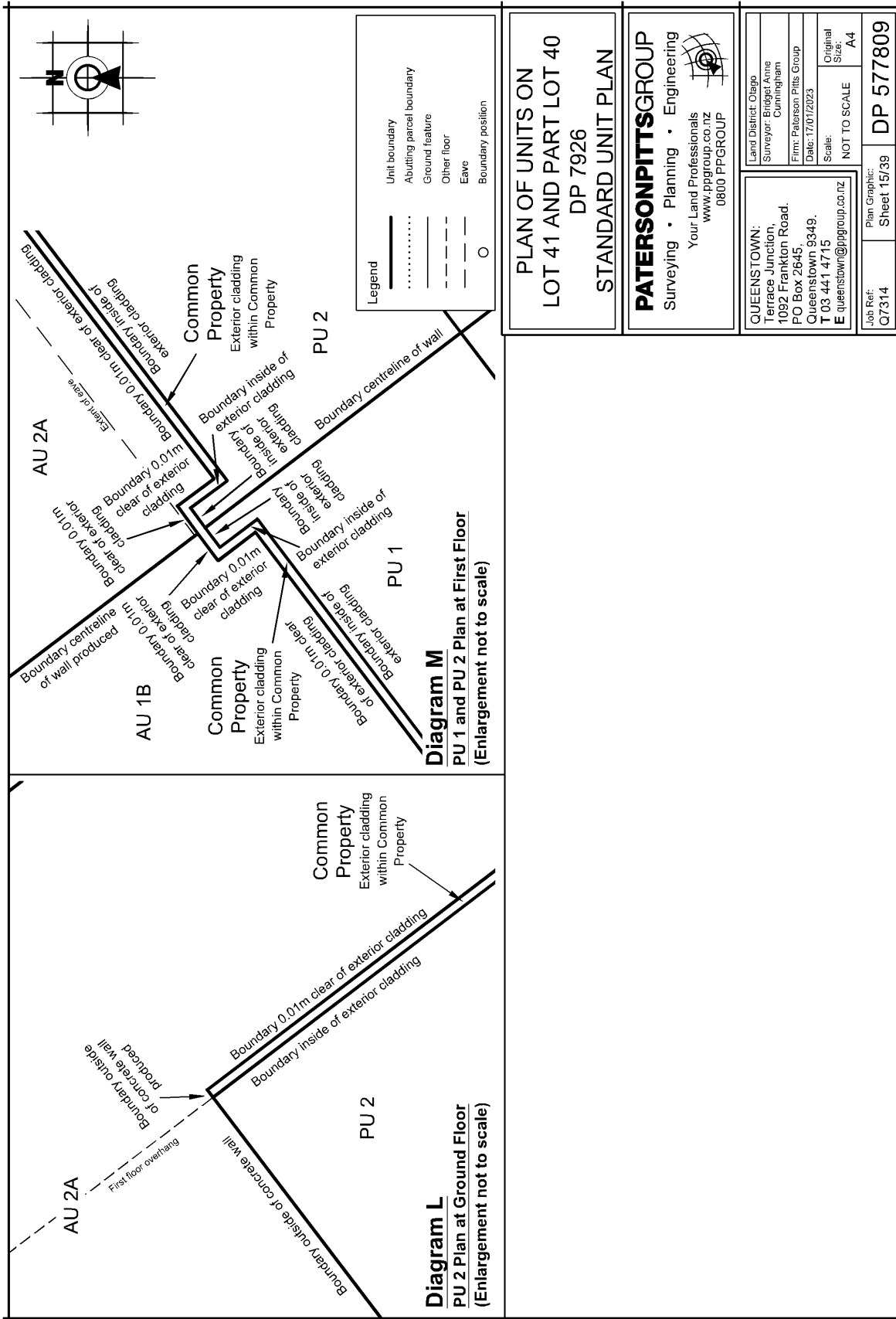










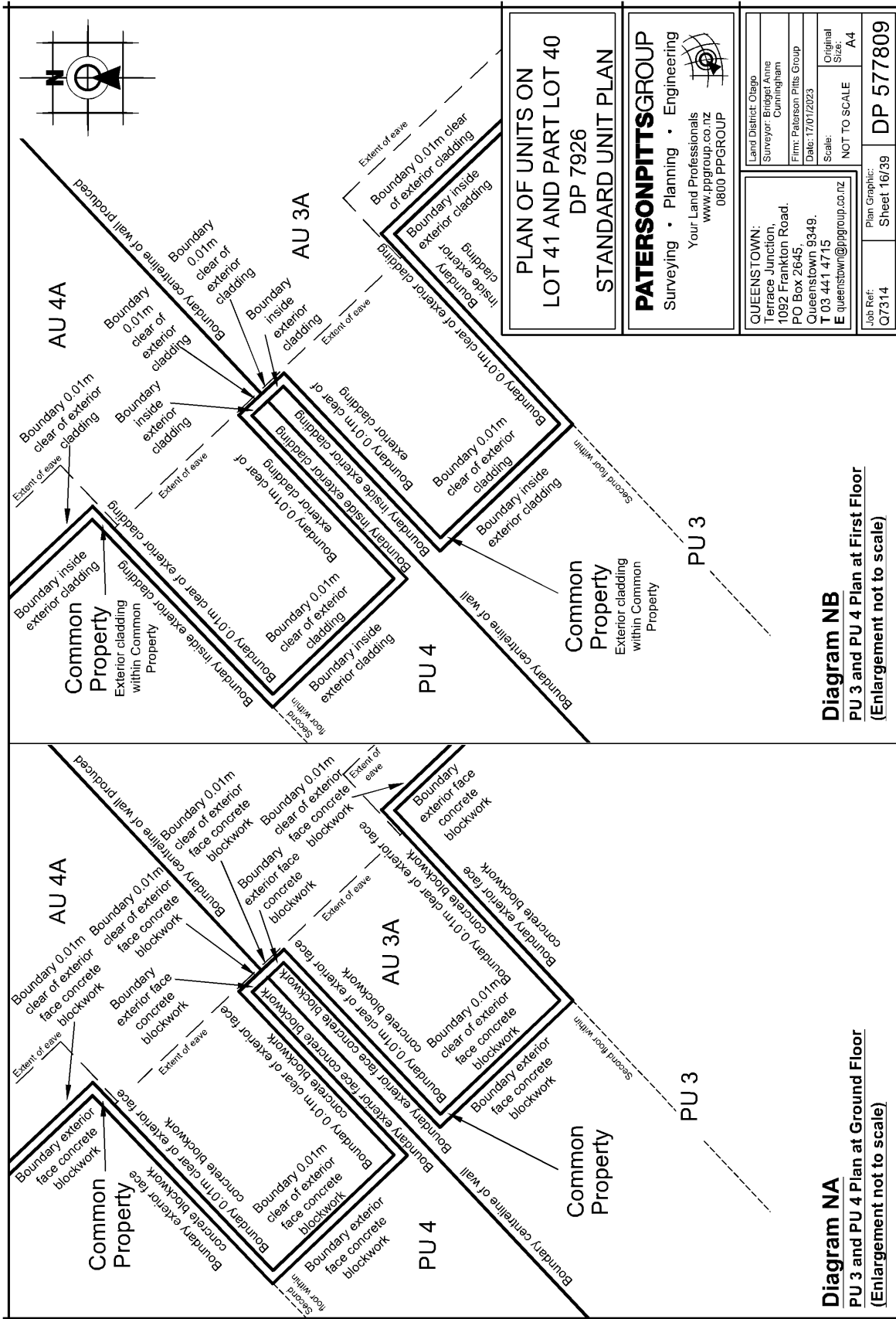


**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 15/39  
 DP 577809



**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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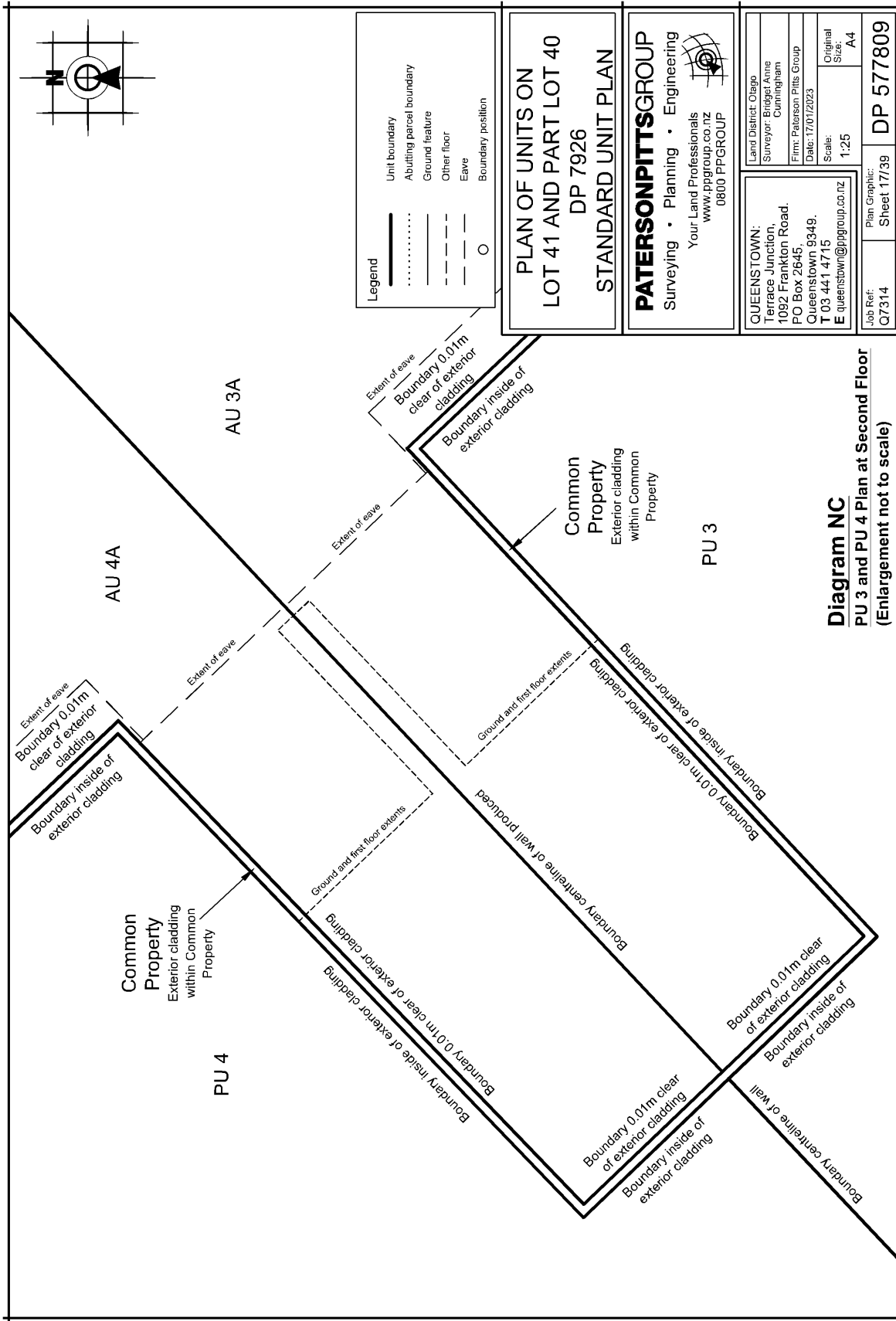
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Surveyor: Bridget Abme  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
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Original Size: A4

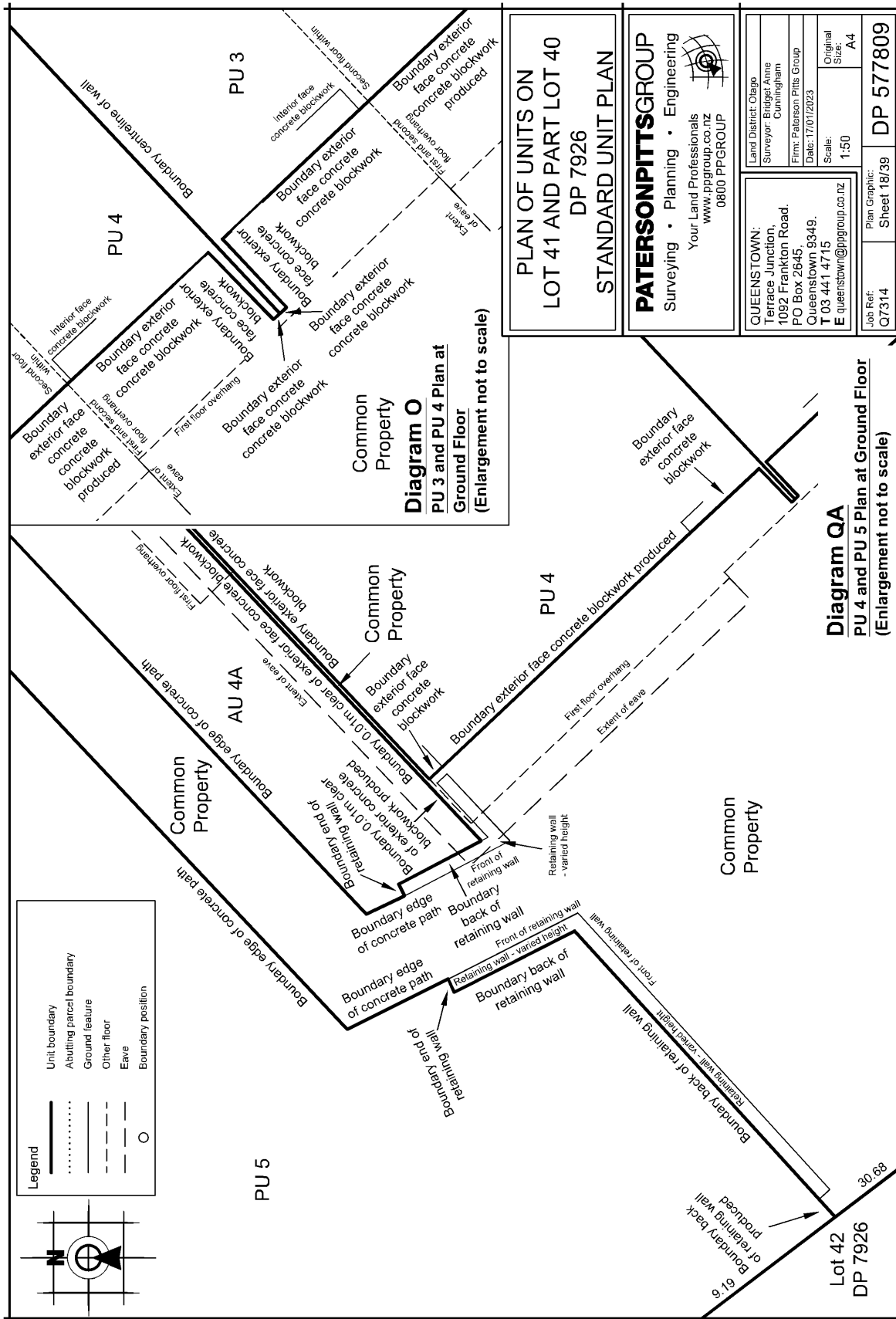
Job Ref: Q7314  
Plan Graphic: Sheet 16/39  
DP 577809

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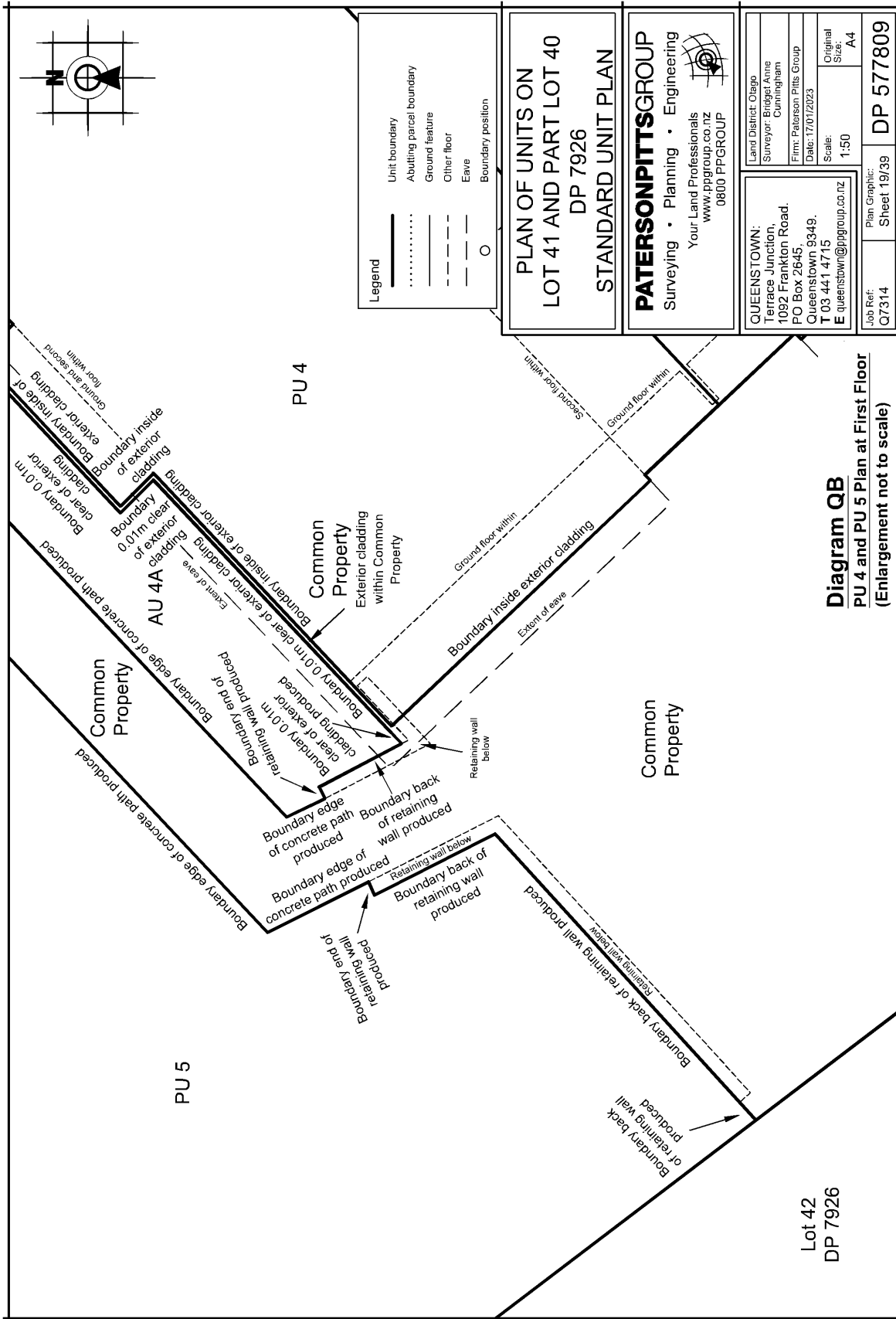
**Diagram NB**  
PU 3 and PU 4 Plan at First Floor  
(Enlargement not to scale)

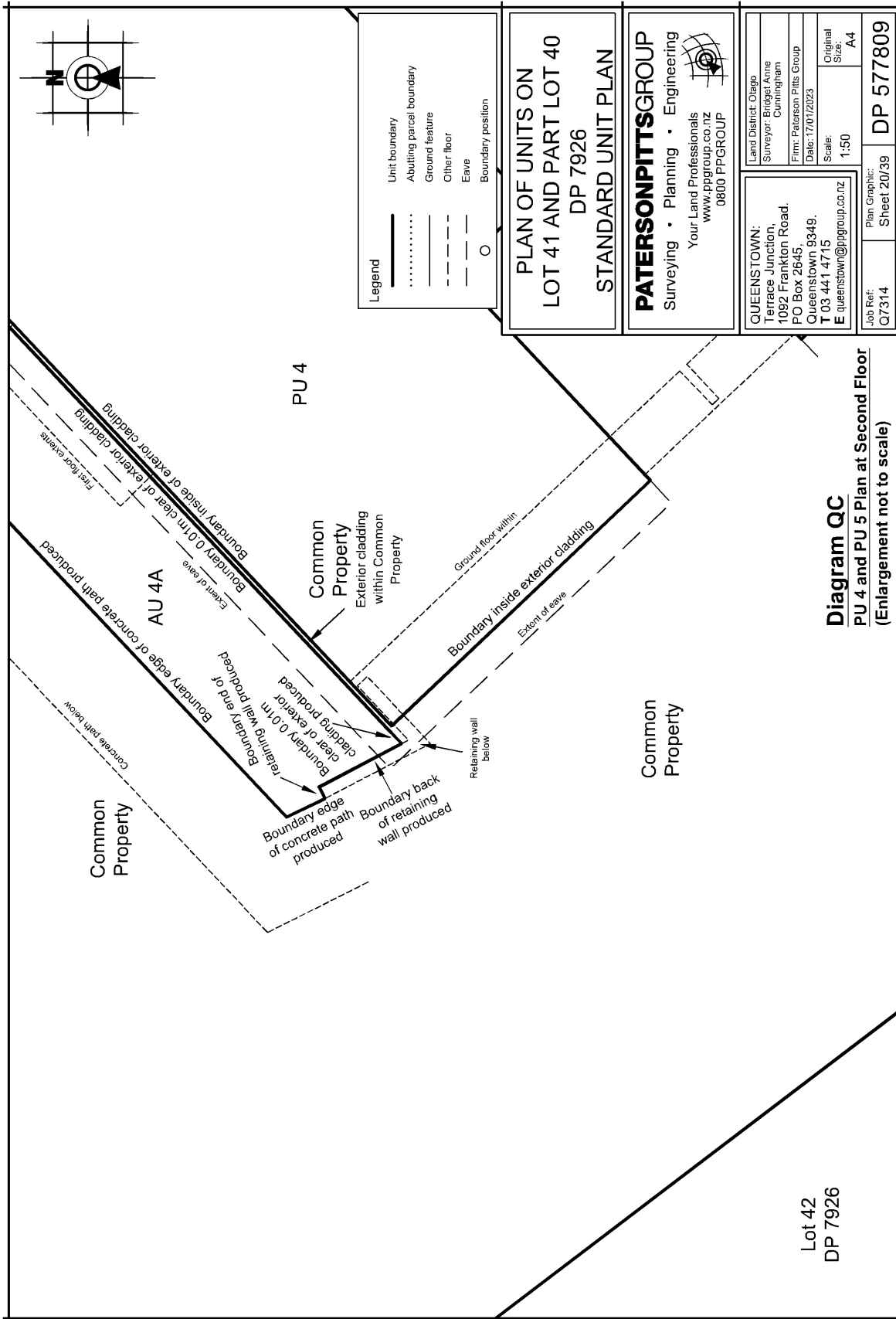
**Diagram NA**  
PU 3 and PU 4 Plan at Ground Floor  
(Enlargement not to scale)



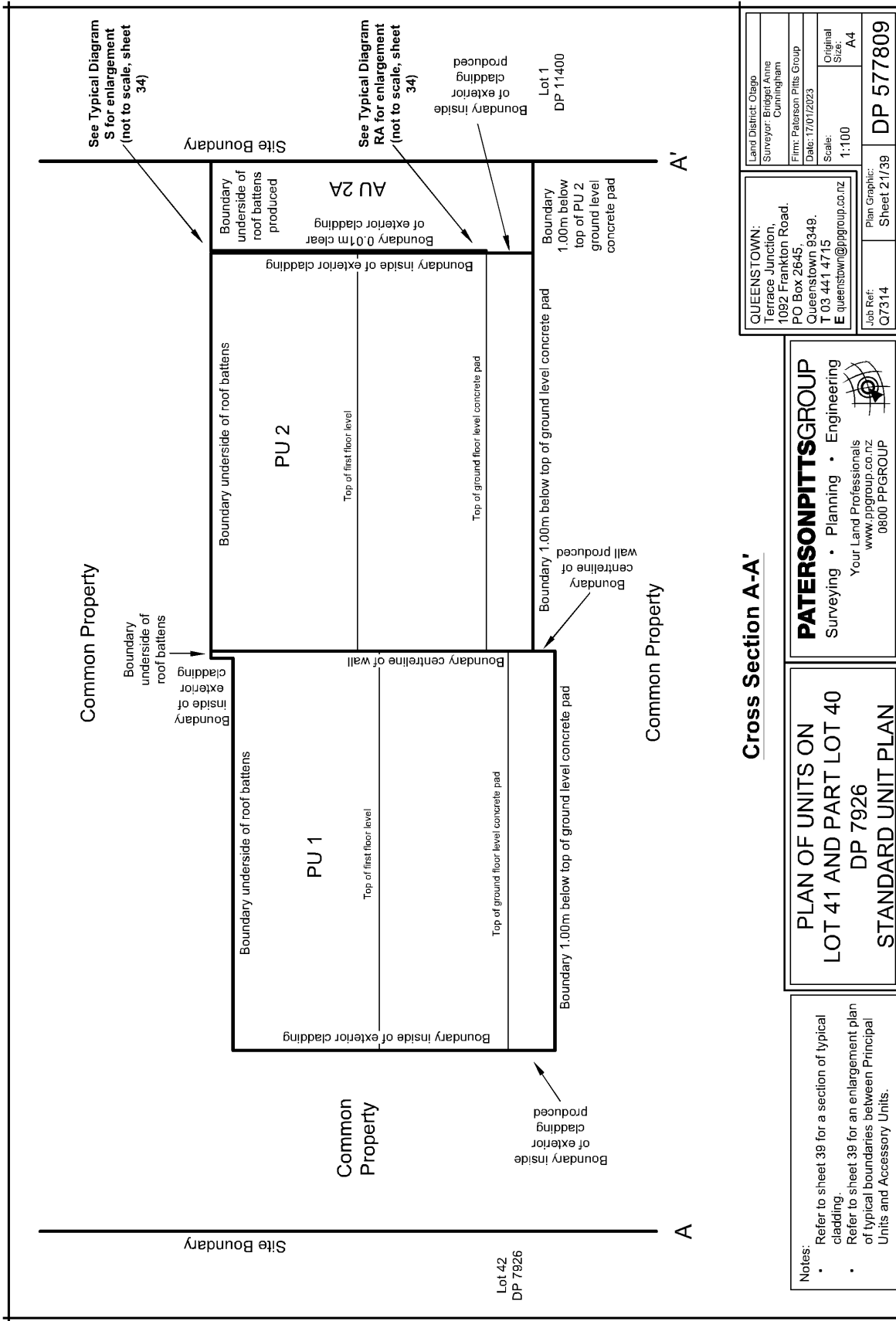








Lot 42  
DP 7926



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Surveyor: Bridget Ahoie  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:100  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 21/39  
DP 577809

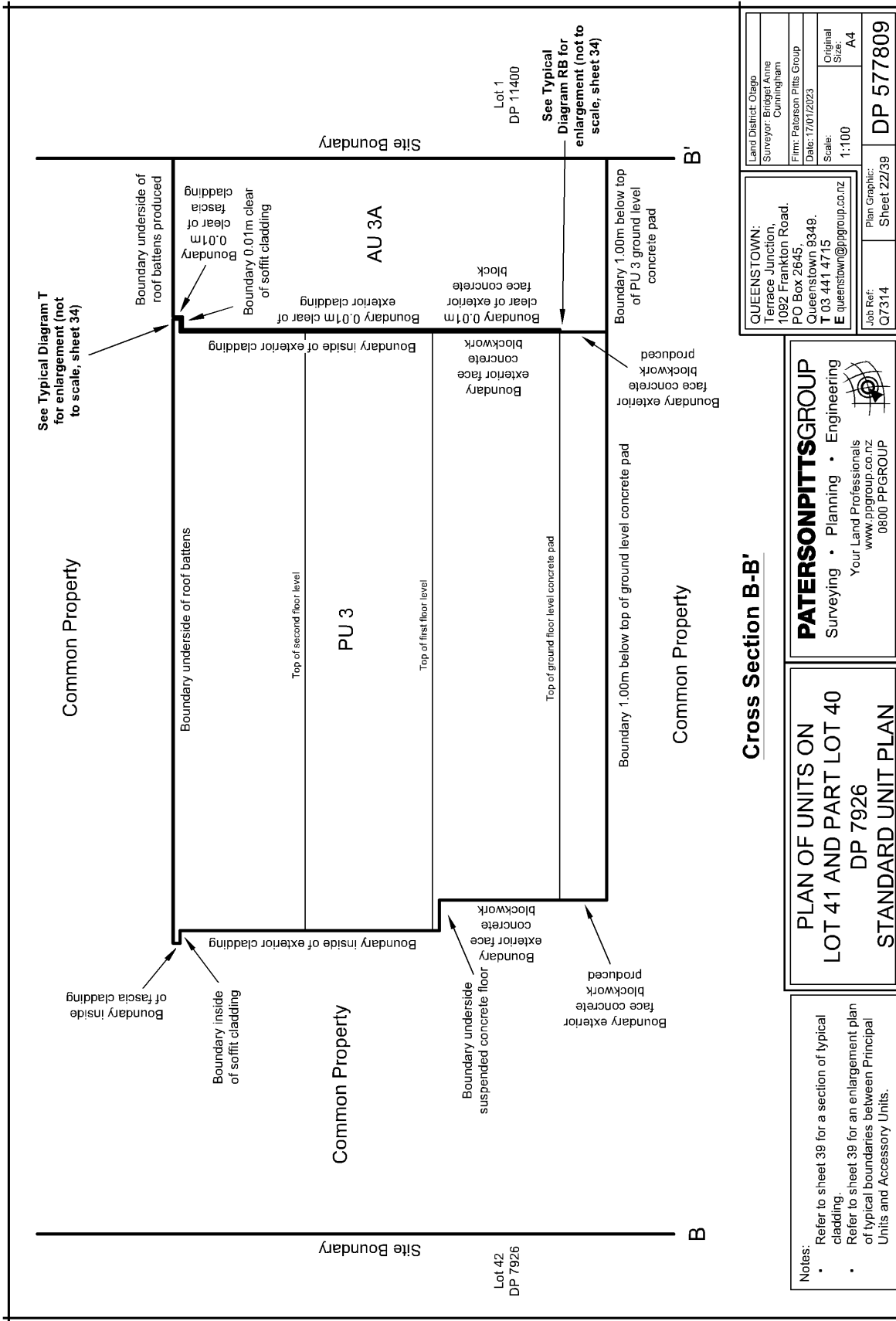
**Cross Section A-A'**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

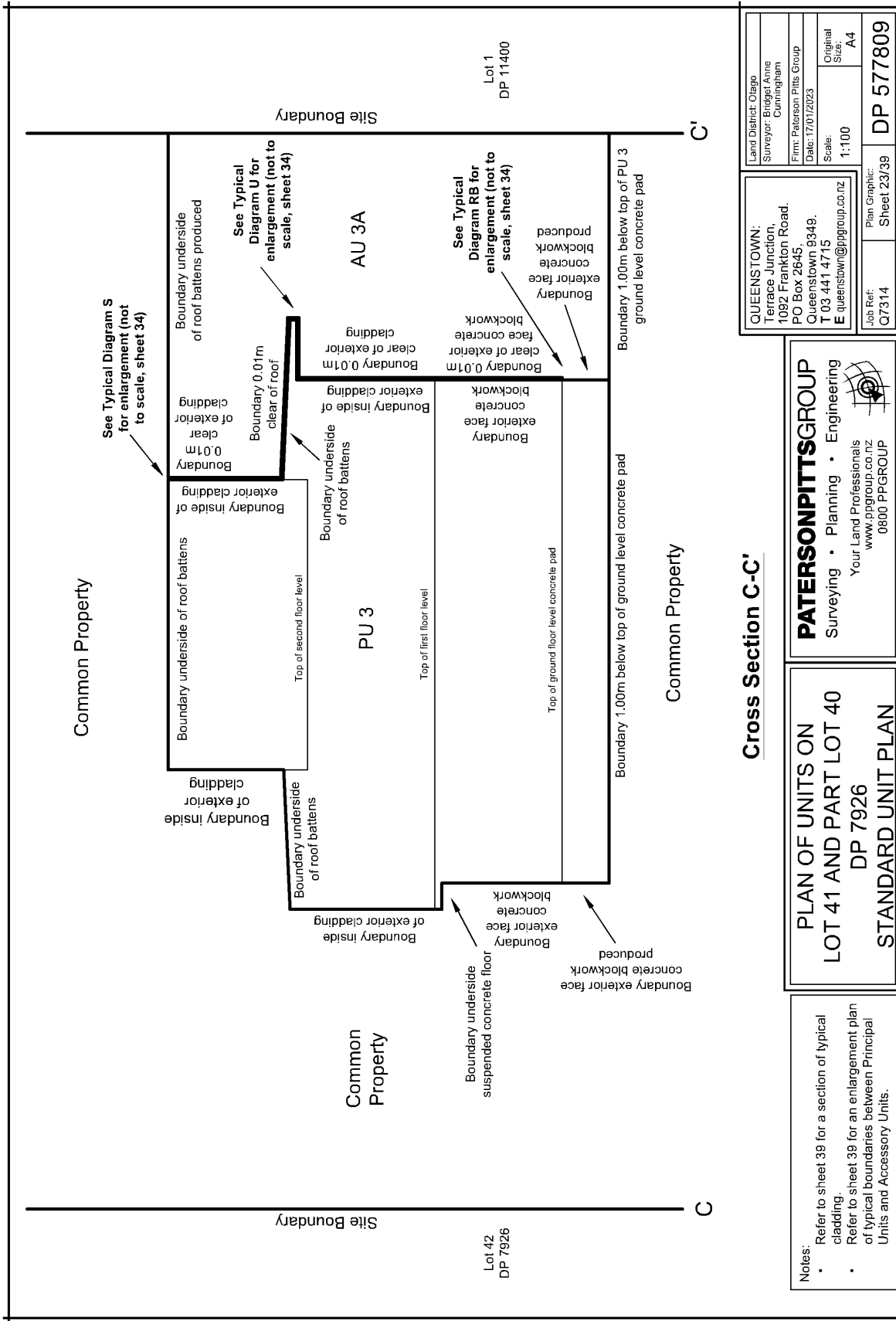
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Surveyor: Bridget Alvine  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 22/39  
 DP 577809



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

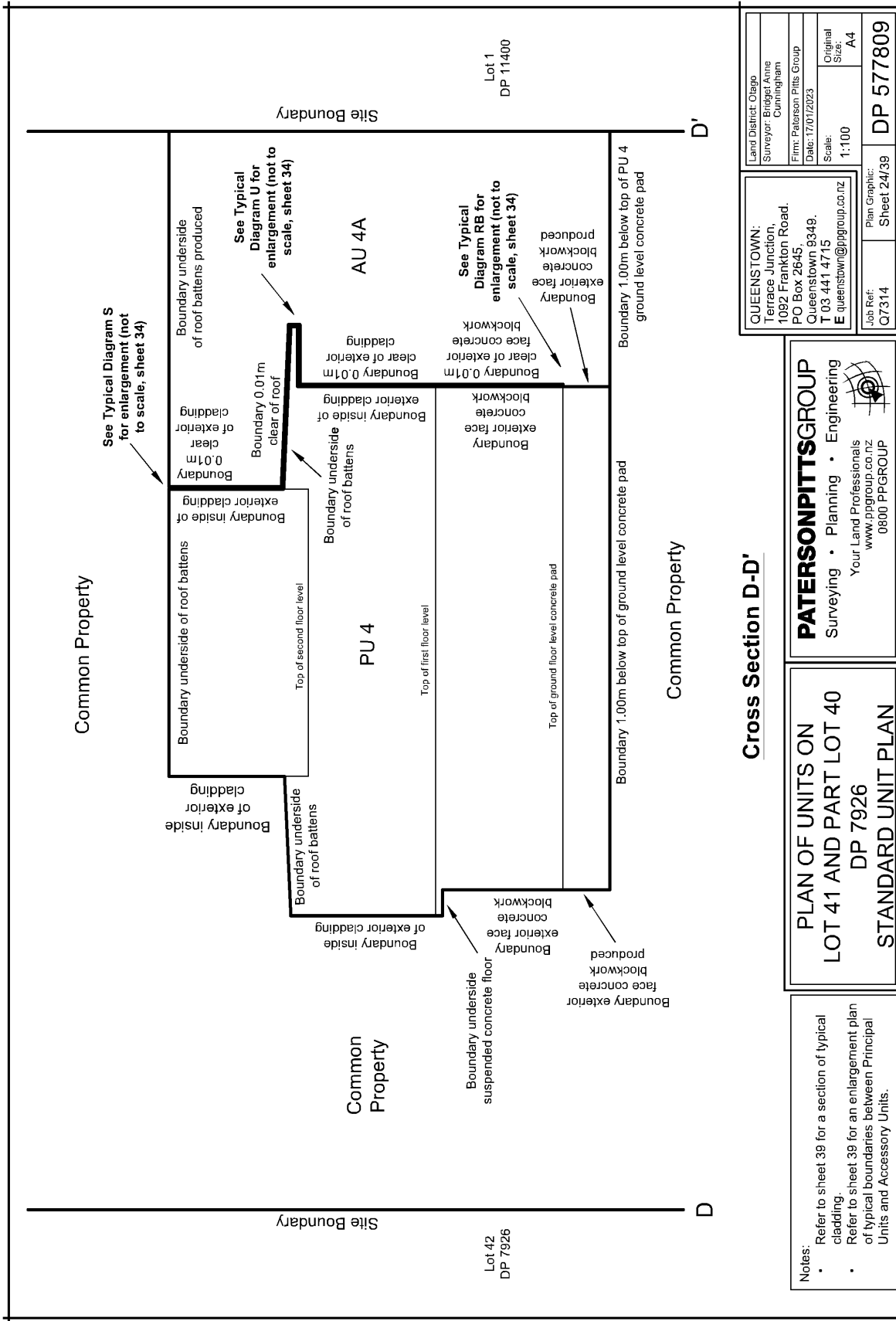
**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 23/39  
**DP 577809**



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Date: 17/01/2023  
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Original Size: A4

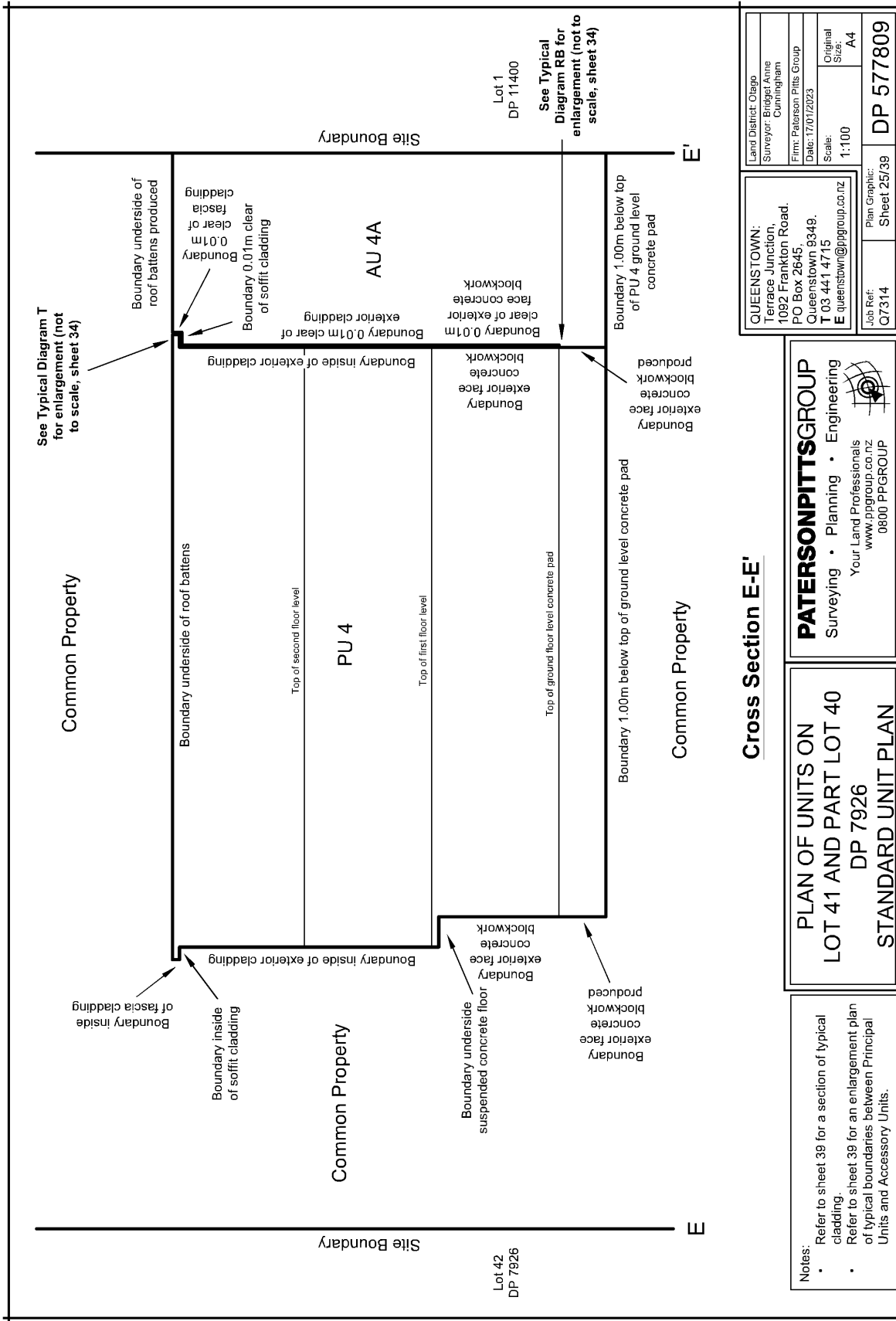
Job Ref: Q7314  
Plan Graphic: Sheet 24/39  
DP 577809

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

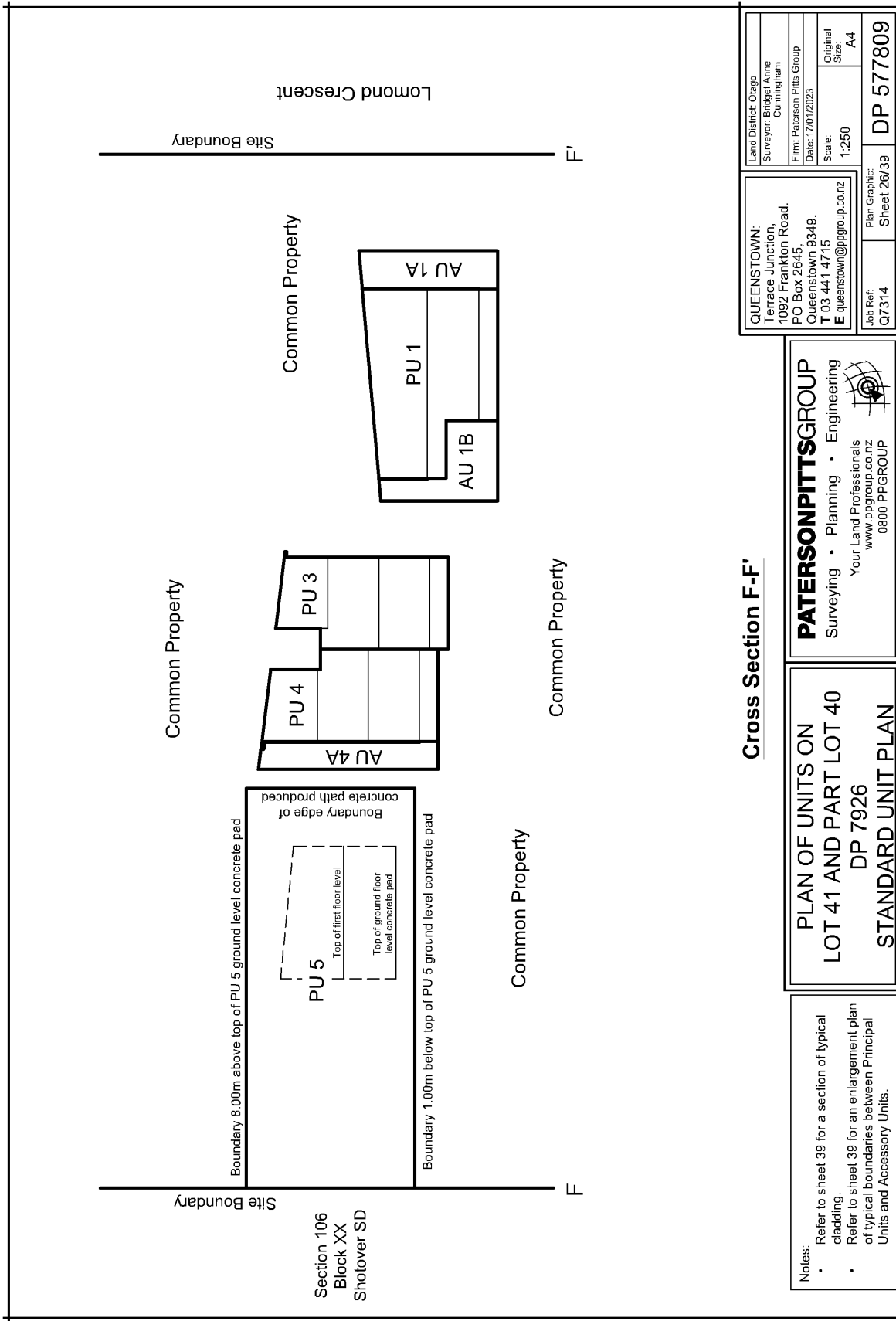
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 25/39  
 DP 577809



Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

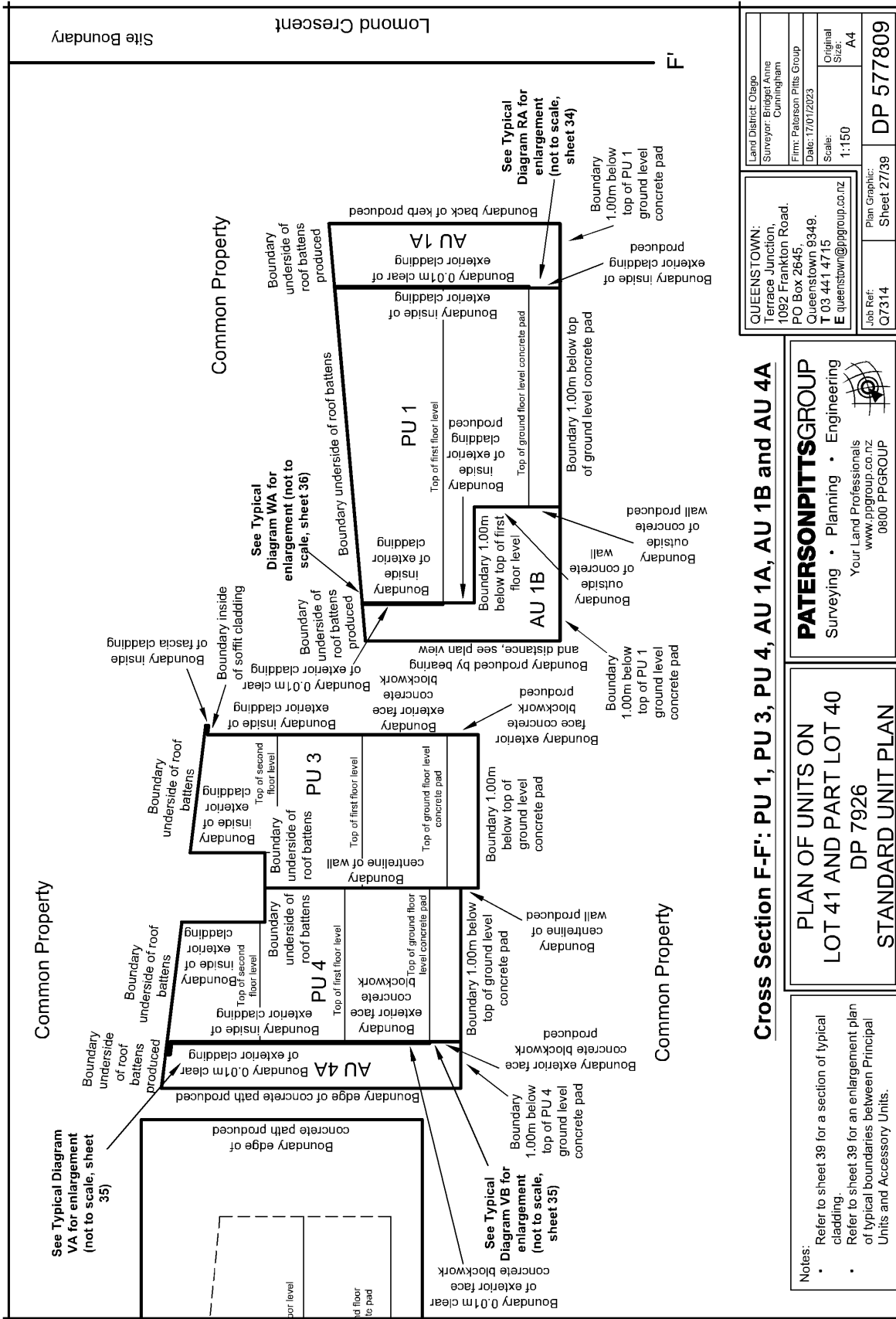
**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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**Cross Section F-F'**

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Job Ref: Q7314	Plan Graphic: Sheet 26/39
<b>DP 577809</b>	





Land District: Otago  
 Surveyor: Bridget Abrahams  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 27/39  
 DP 577809

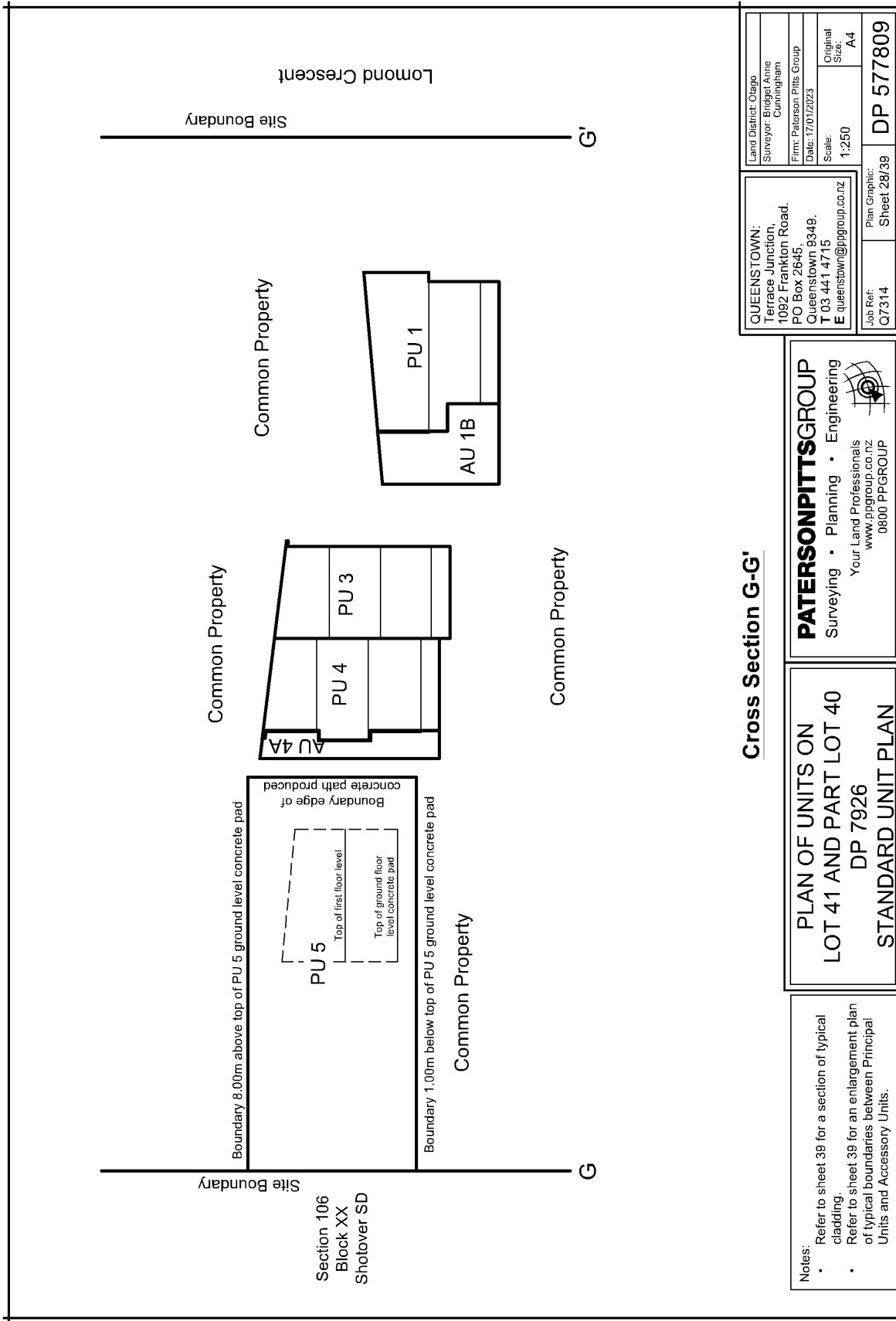
**Cross Section F-F: PU 1, PU 3, PU 4, AU 1A, AU 1B and AU 4A**

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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**Cross Section G-G'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

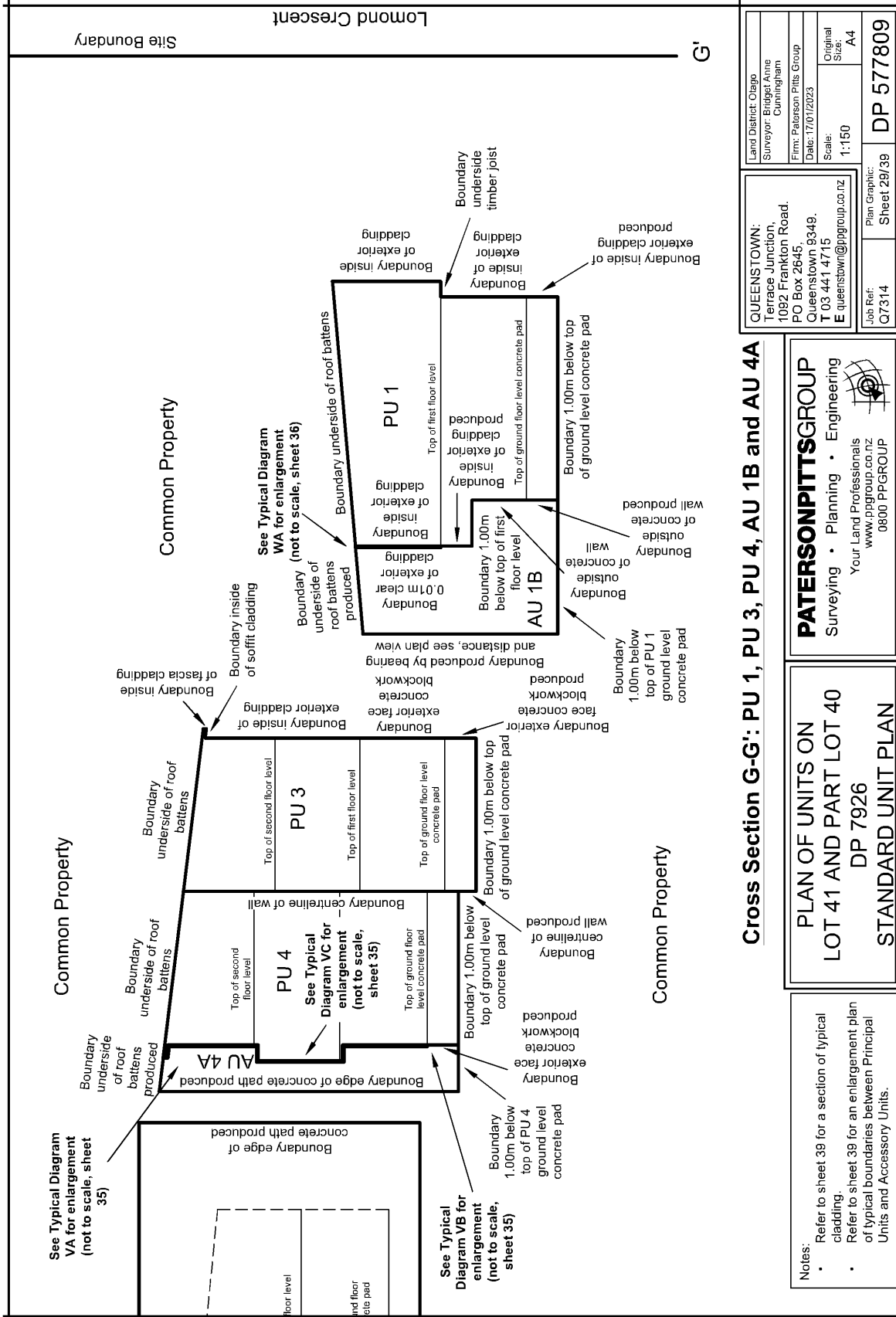
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 28/39  
 DP 577809



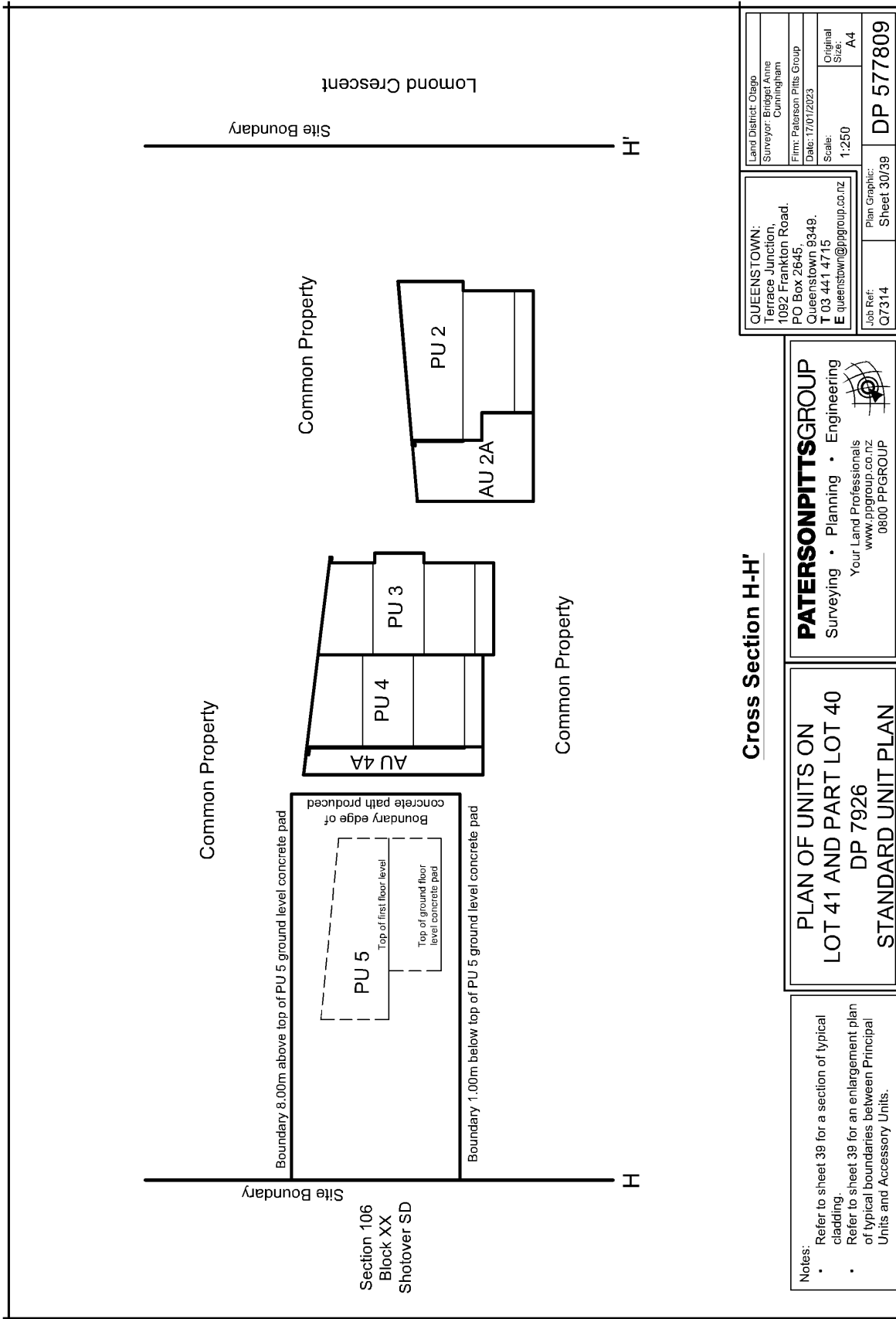
Cross Section G-G': PU 1, PU 3, PU 4, AU 1B and AU 4A

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

Notes:  
 • Refer to sheet 39 for a section of typical cladding.  
 • Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

Land District: Otago	QUEENSTOWN:
Surveyor: Bridget Ahoia Cunningham	Terrace Junction, 1092 Frankton Road, PO Box 2645, Queenstown 9349. T 03 441 4715 E queenstown@ppgroup.co.nz
Firm: Paterson Pitts Group	Job Ref: Q7314
Date: 17/01/2023	Plan Graphic: Sheet 29/39
Scale: 1:150	Original Size: A4
<b>DP 577809</b>	



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Land District: Otago  
Surveyor: Bridget Ahoia  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:250  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 30/39  
DP 577809

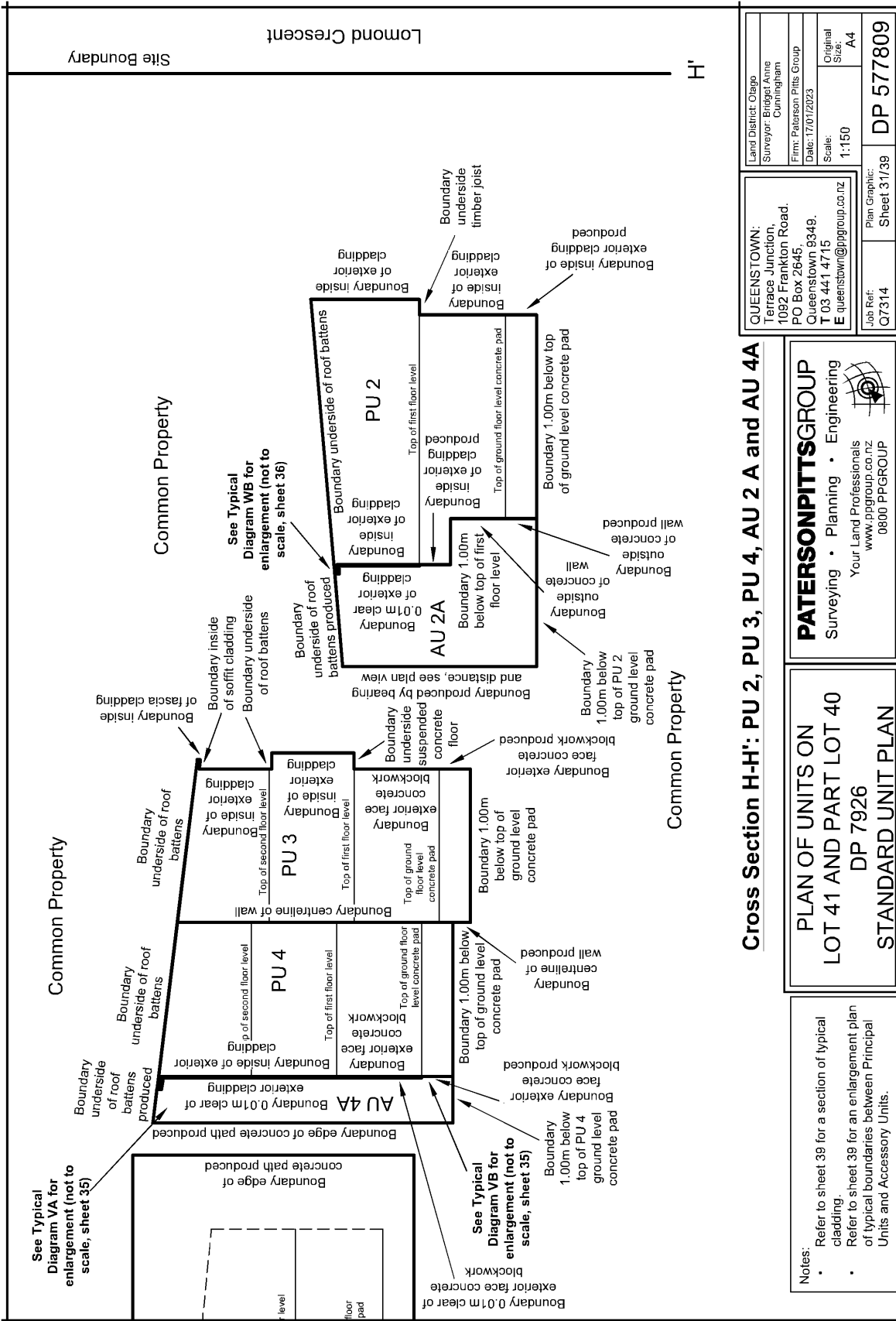
**Cross Section H-H'**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



Cross Section H-H': PU 2, PU 3, PU 4, AU 2 A and AU 4 A

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

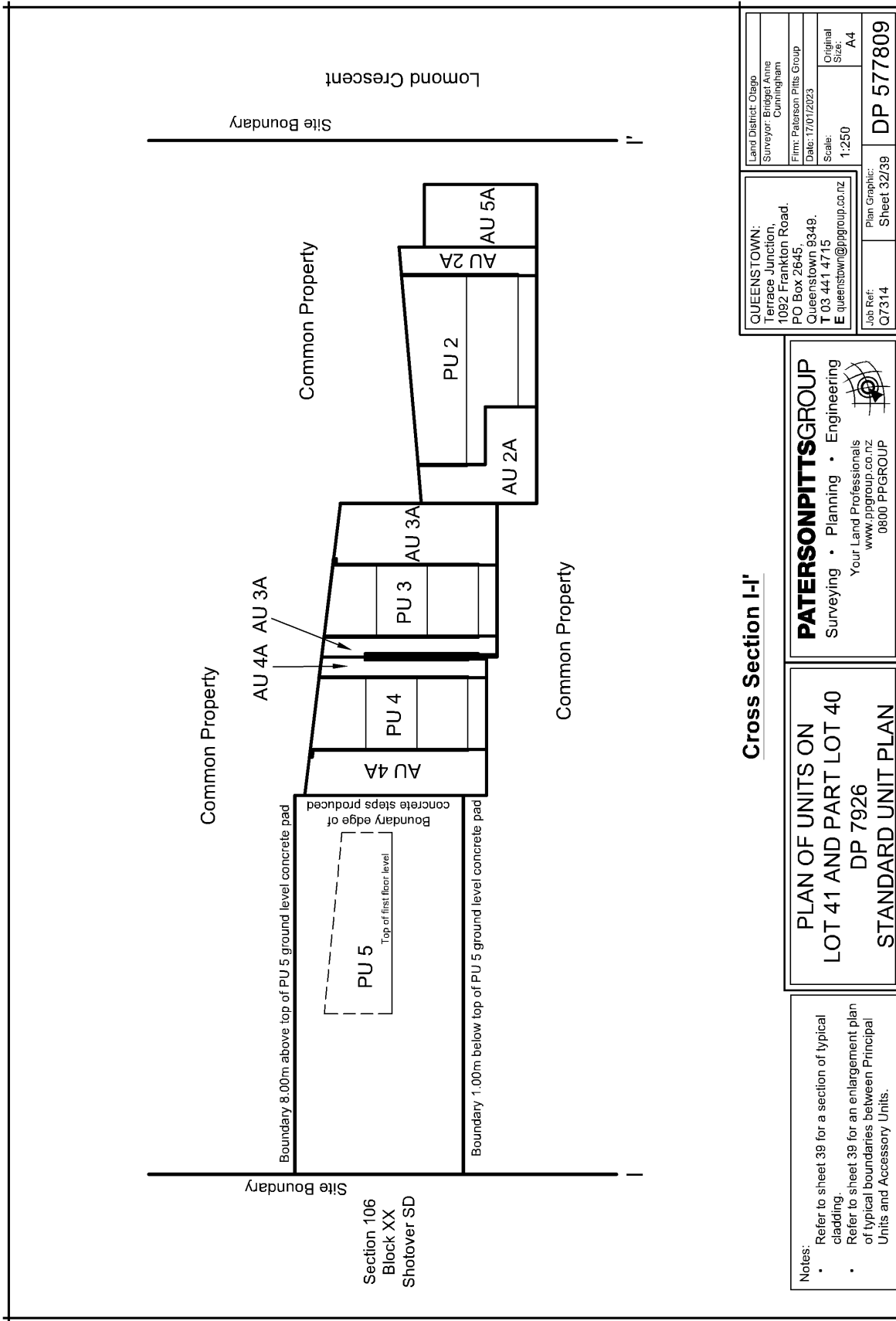
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 31/39  
 DP 577809



**Cross Section I-I'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

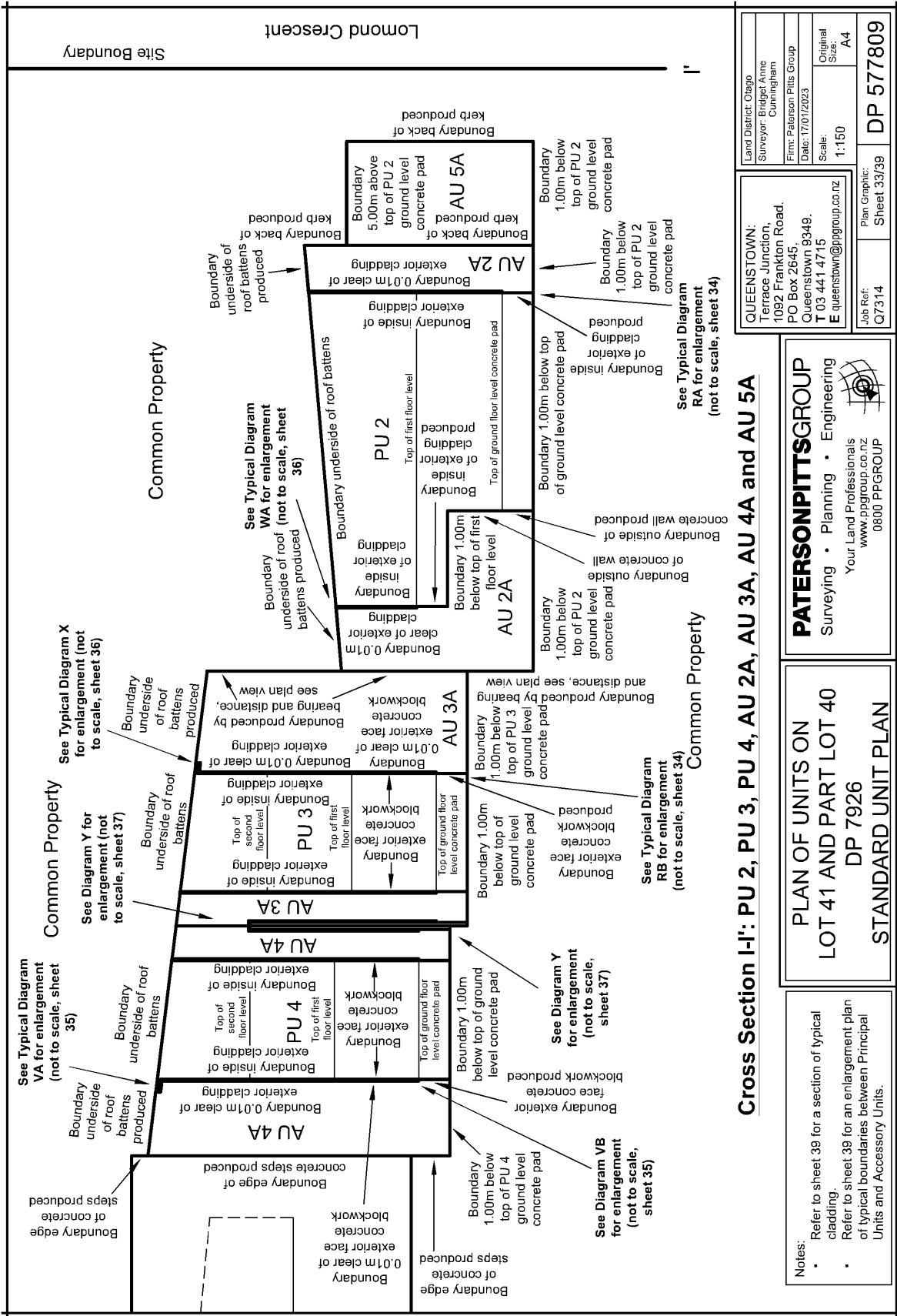
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 32/39  
 DP 577809



**Cross Section I-I': PU 2, PU 3, PU 4, AU 2A, AU 3A, AU 4A and AU 5A**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

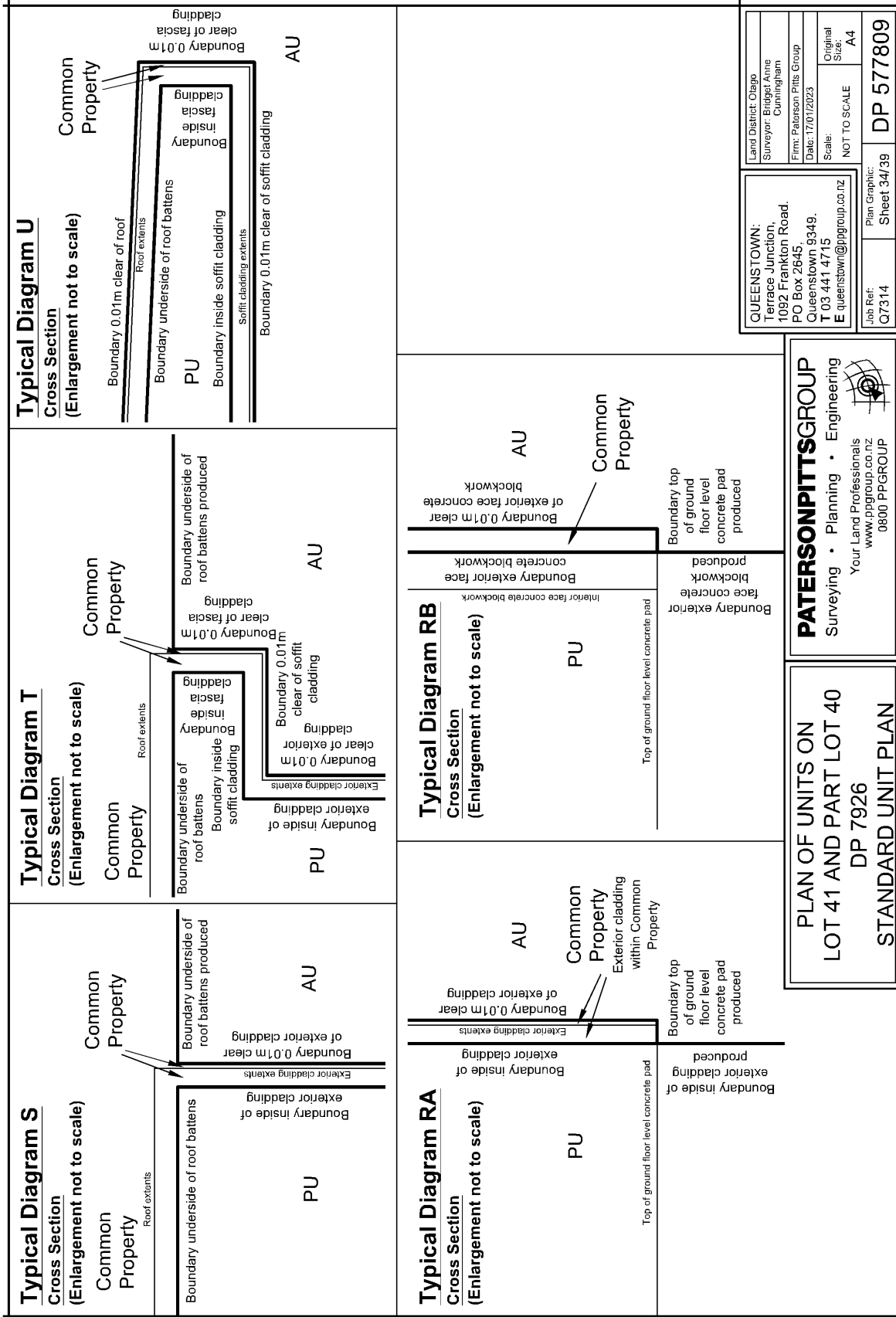
**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

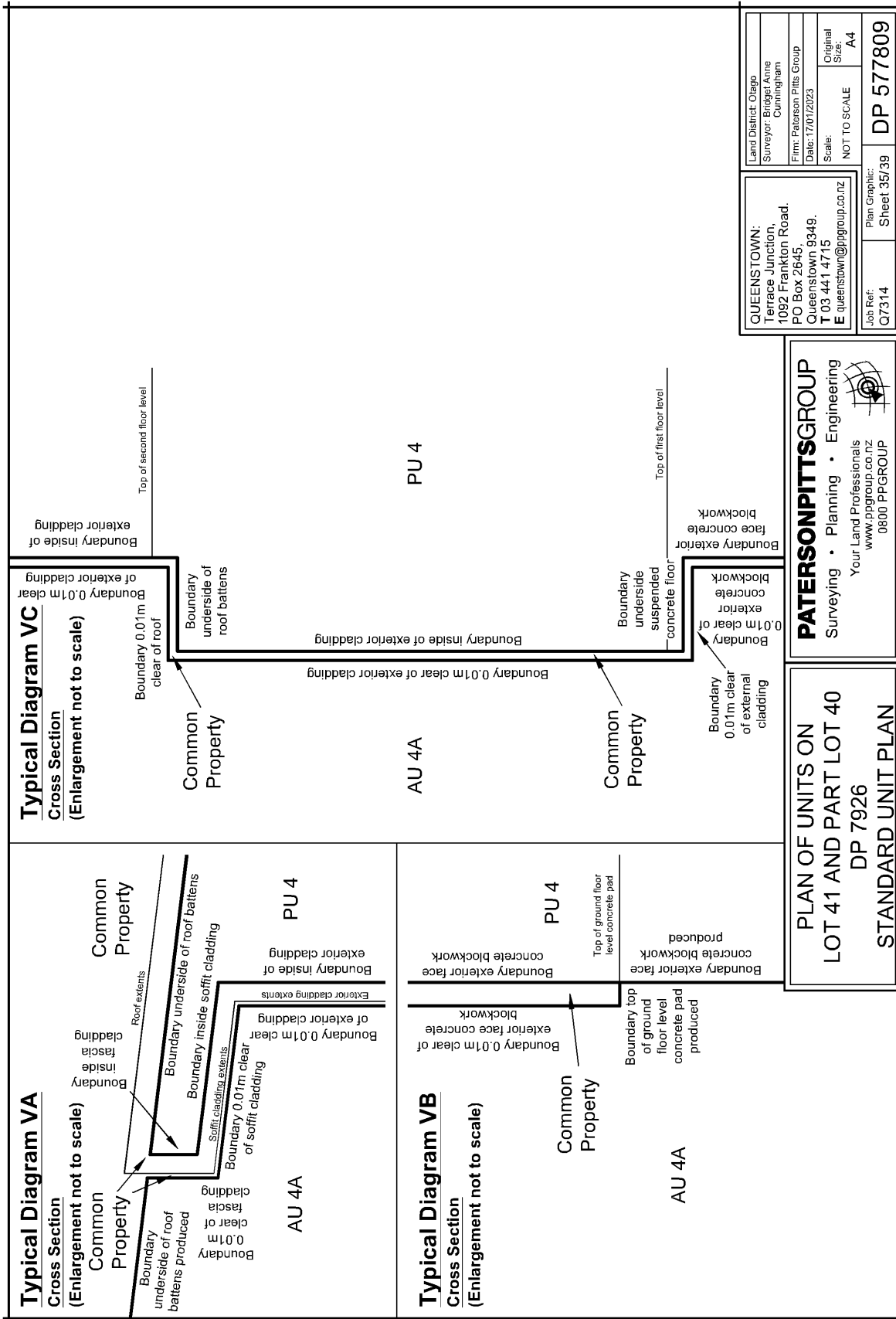
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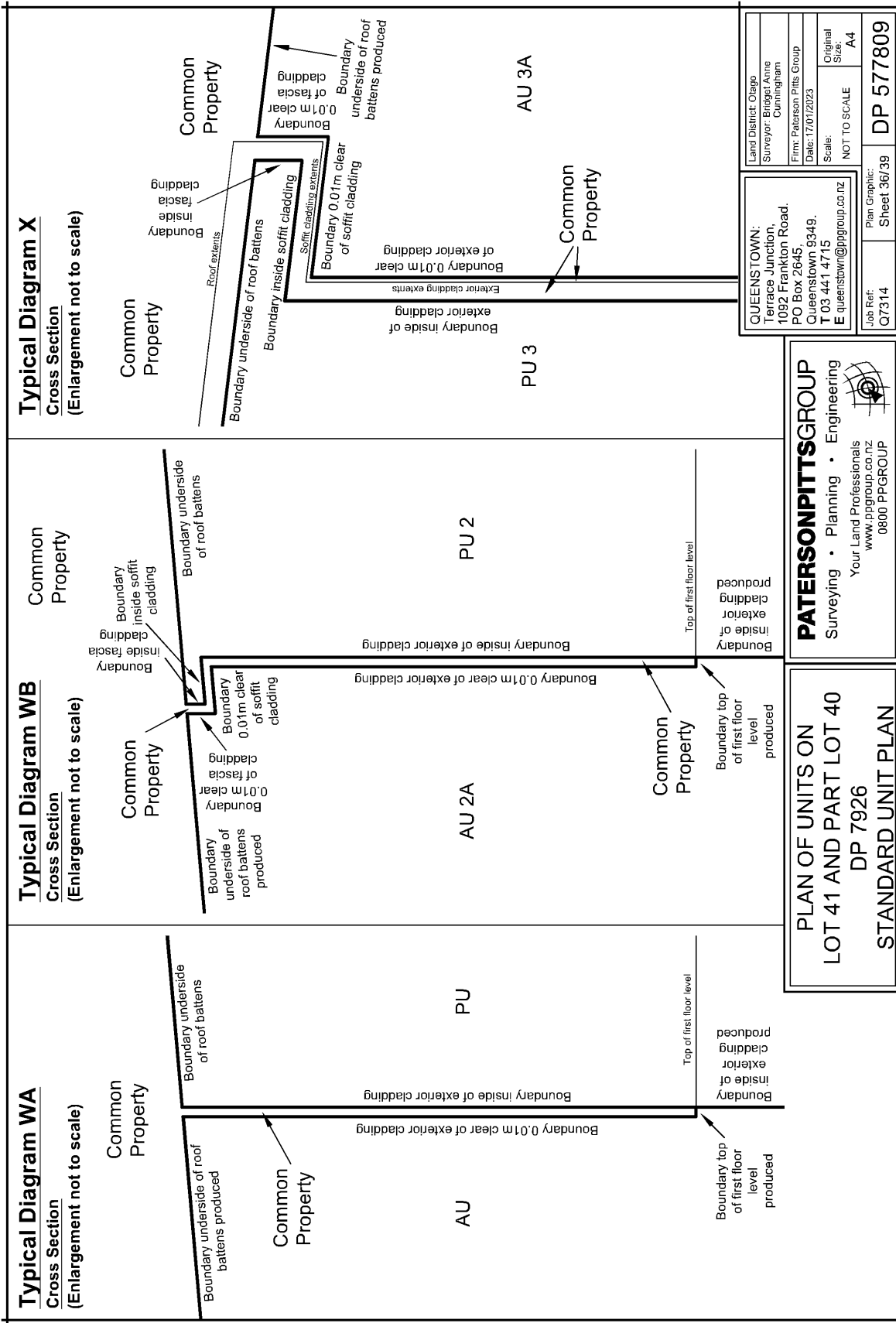
**Land District:** Otago  
**Surveyor:** Bridget Adams  
 Cunningham  
**Firm:** Paterson Pitts Group  
**Date:** 17/01/2023  
**Scale:** 1:150  
**Original Size:** A4

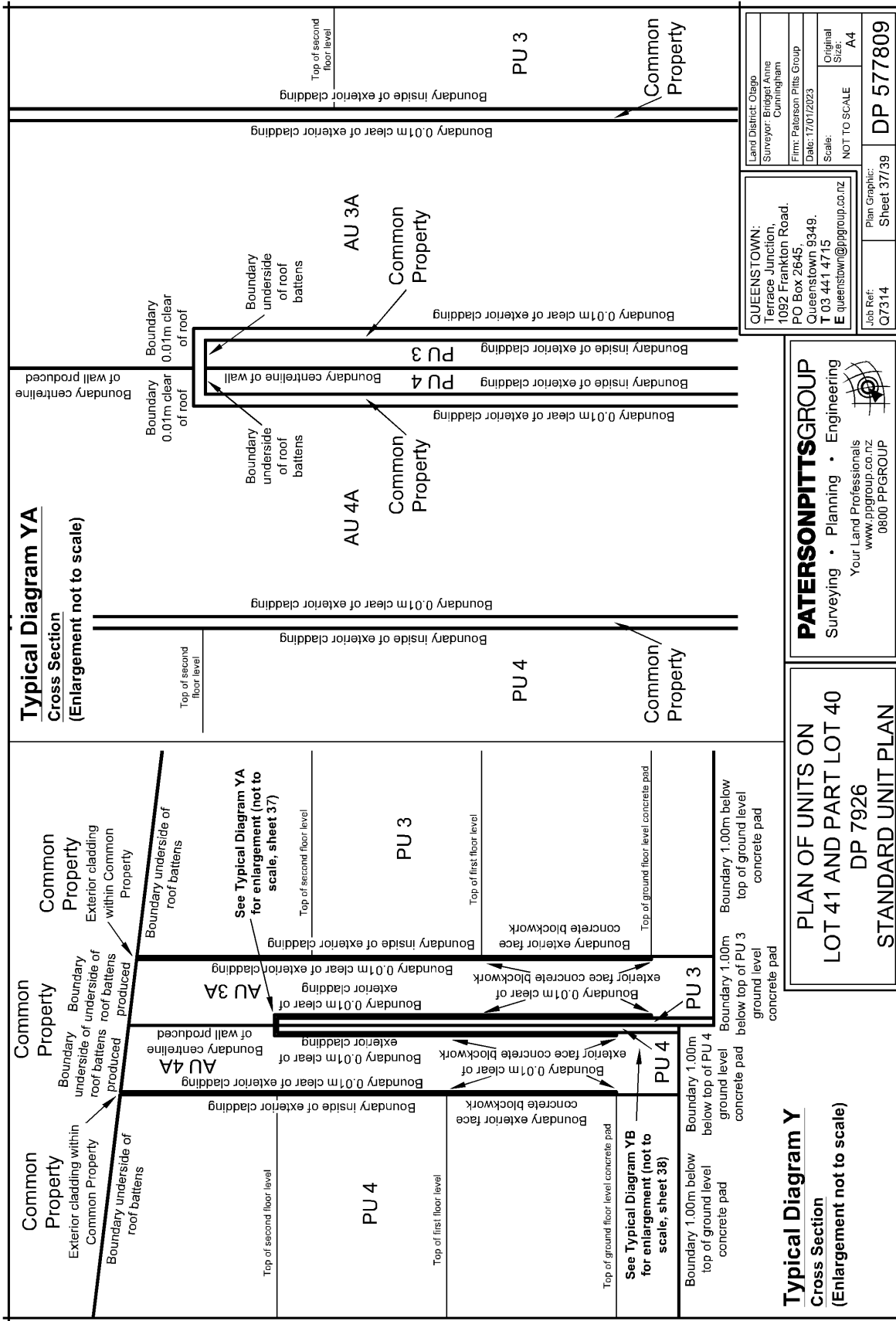
**Job Ref:** Q7314  
**Plan Graphic:** Sheet 33/39  
**DP 577809**

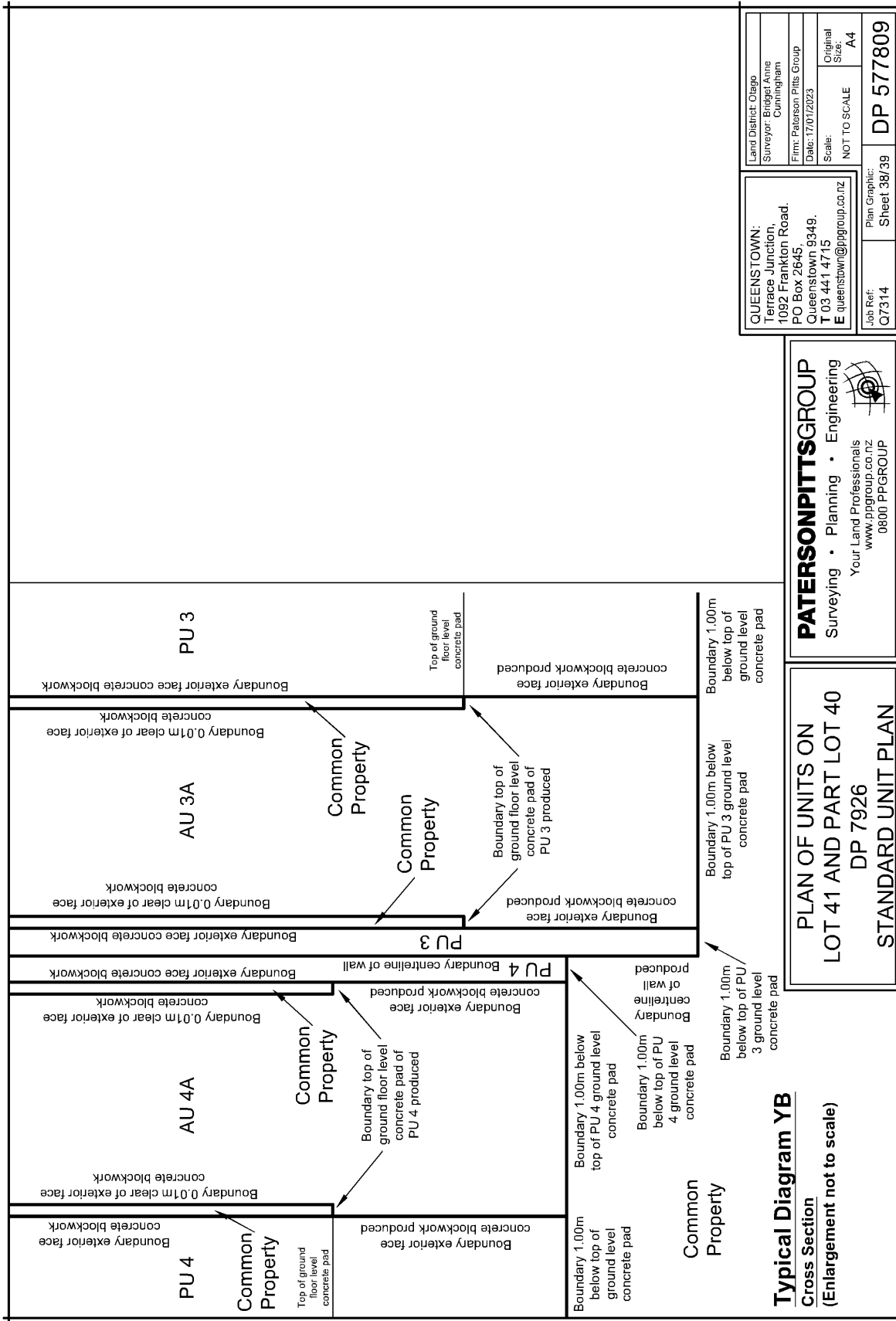












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 Surveyor: Bridget Abne  
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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 Original Size: A4

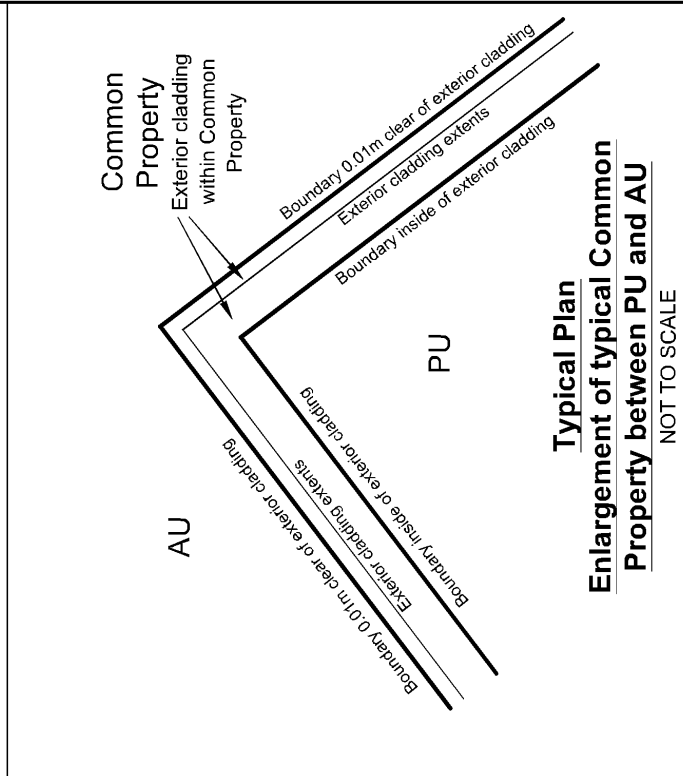
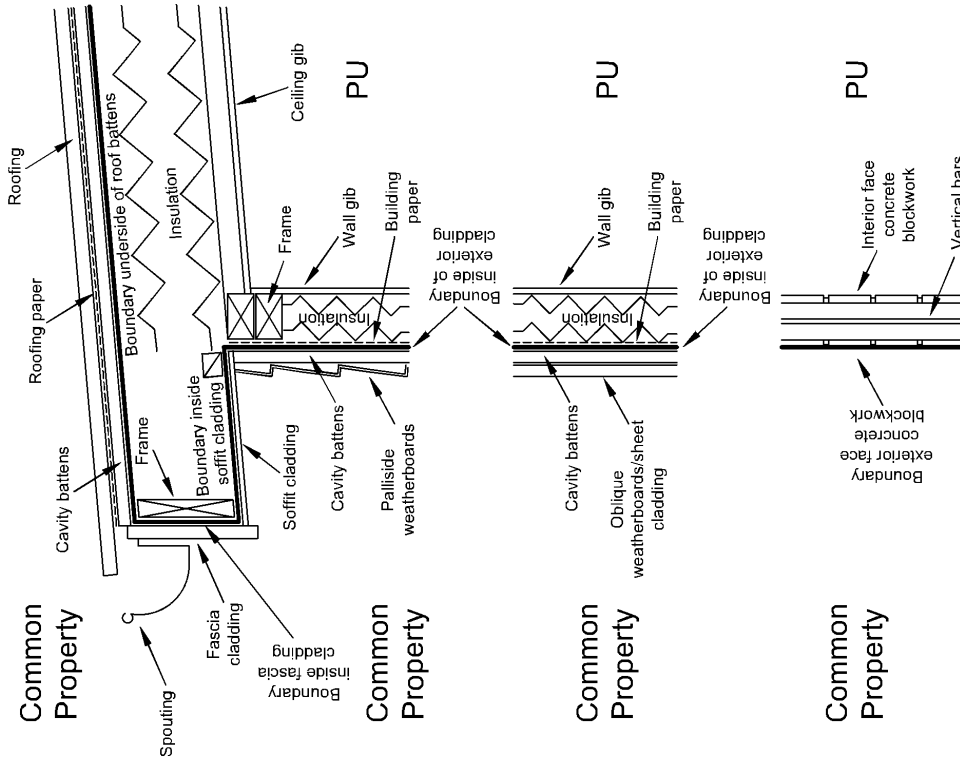
Job Ref: Q7314  
 Plan Graphic: Sheet 38/39  
**DP 577809**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Typical Diagram YB**  
**Cross Section**  
**(Enlargement not to scale)**

**Typical Section**  
**Enlargement of typical cladding**  
 NOT TO SCALE  
 Exterior cladding includes, but is not limited to, roofing materials, flashings, weatherboards, soffit boards and fascias



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

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 Surveyor: Bridget Abne  
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 39/39  
 DP 577809



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier**                   **1067261**

**Land Registration District**   **Otago**

**Date Issued**                   22 December 2022

**Plan Number**                 DP 577809

**Subdivision of**

Lot 41 and Part Lot 40 Deposited Plan 7926

**Prior References**

OT14C/30

**Unit Titles Issued**

1067256	1067257	1067258	1067259
1067260			

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

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

12512238.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

12512238.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1067258**  
**Land Registration District** **Otago**  
**Date Issued** 22 December 2022

**Prior References**  
OT14C/30

**Supplementary Record Sheet**  
1067261

---

**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 3 Deposited Plan 577809  
and Accessory Unit 3A Deposited Plan  
577809

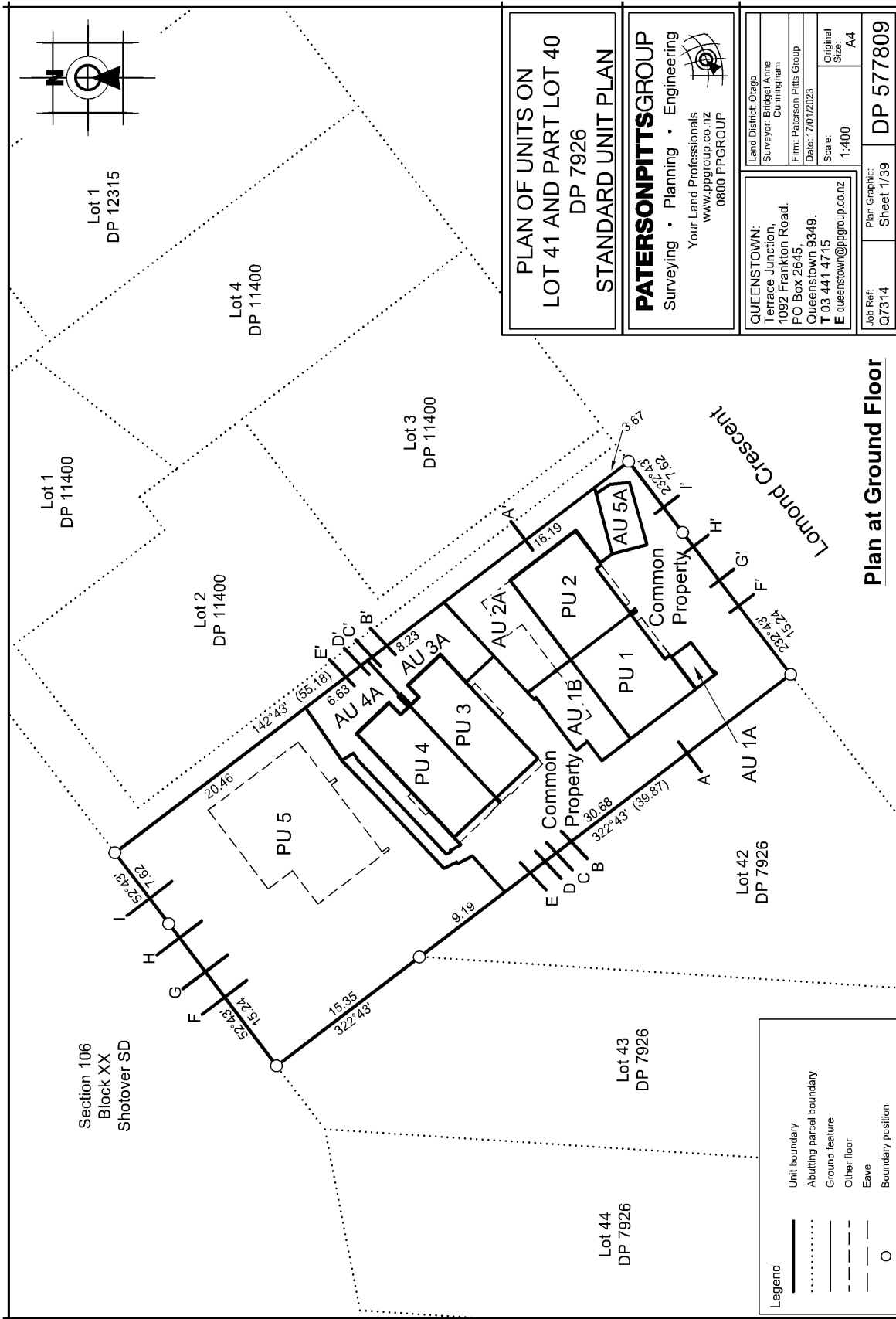
**Registered Owners**

Tihomir Mijatov, Alexandra Clare Carswell and Impact Legal Trustee (2019) Limited

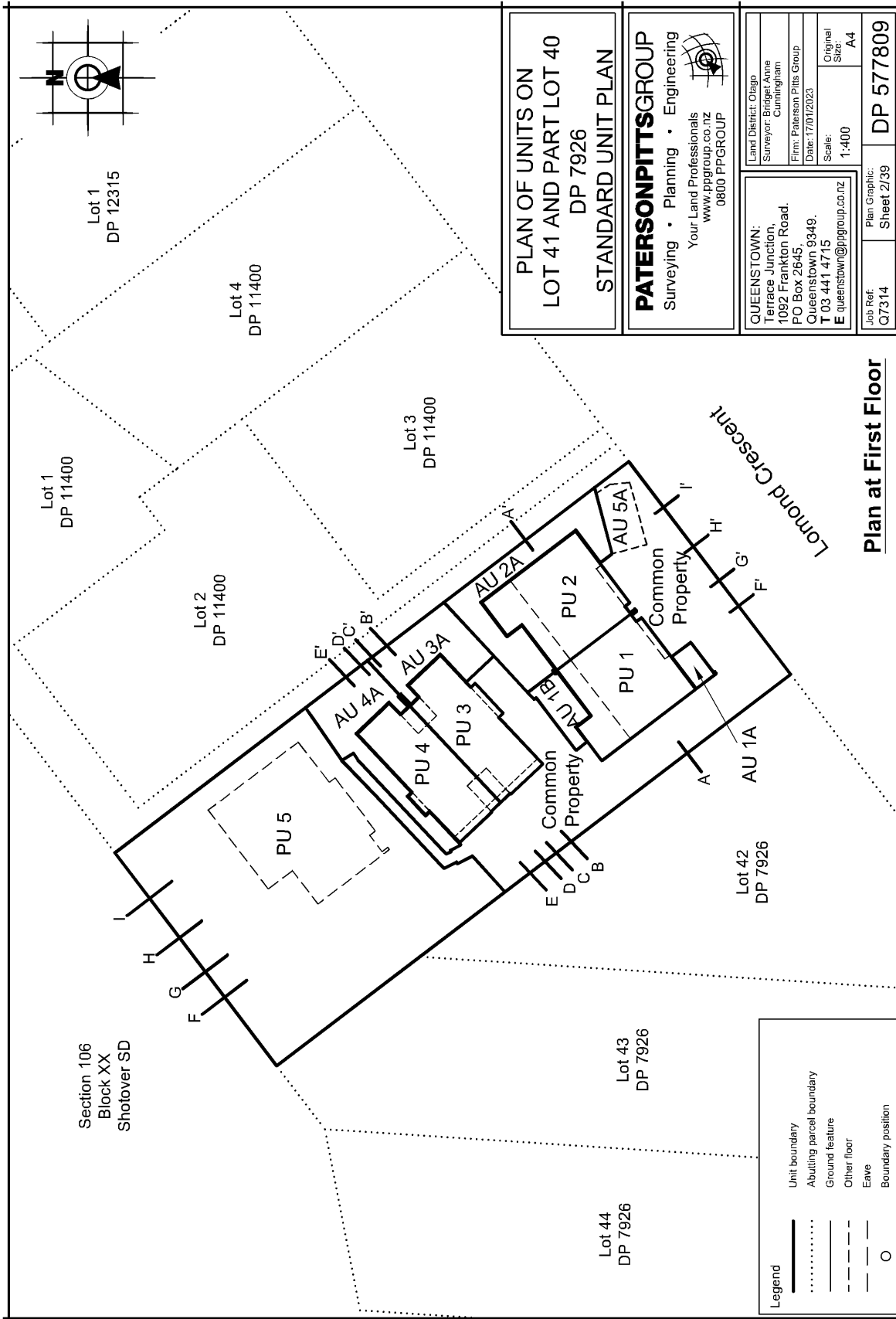
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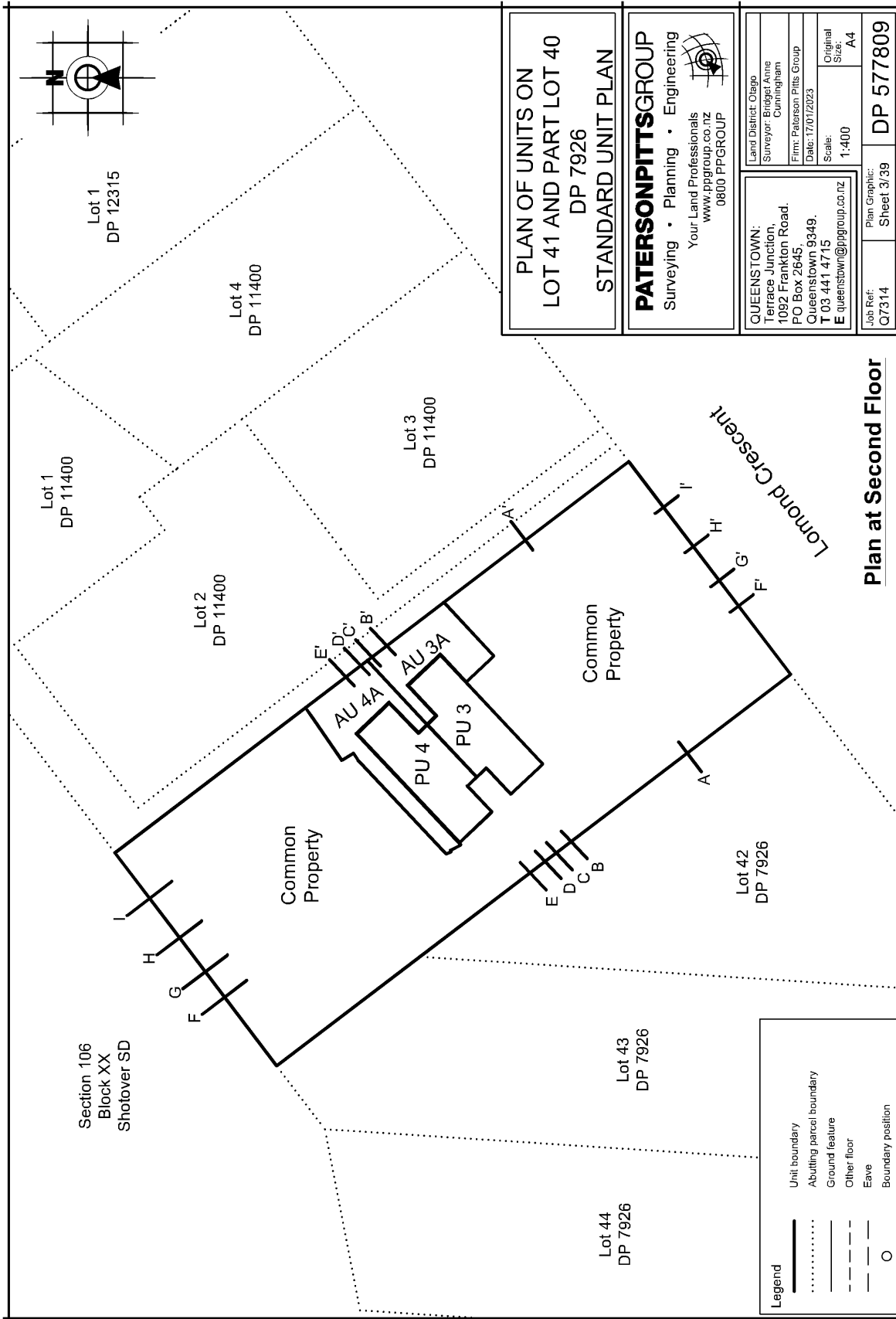
**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

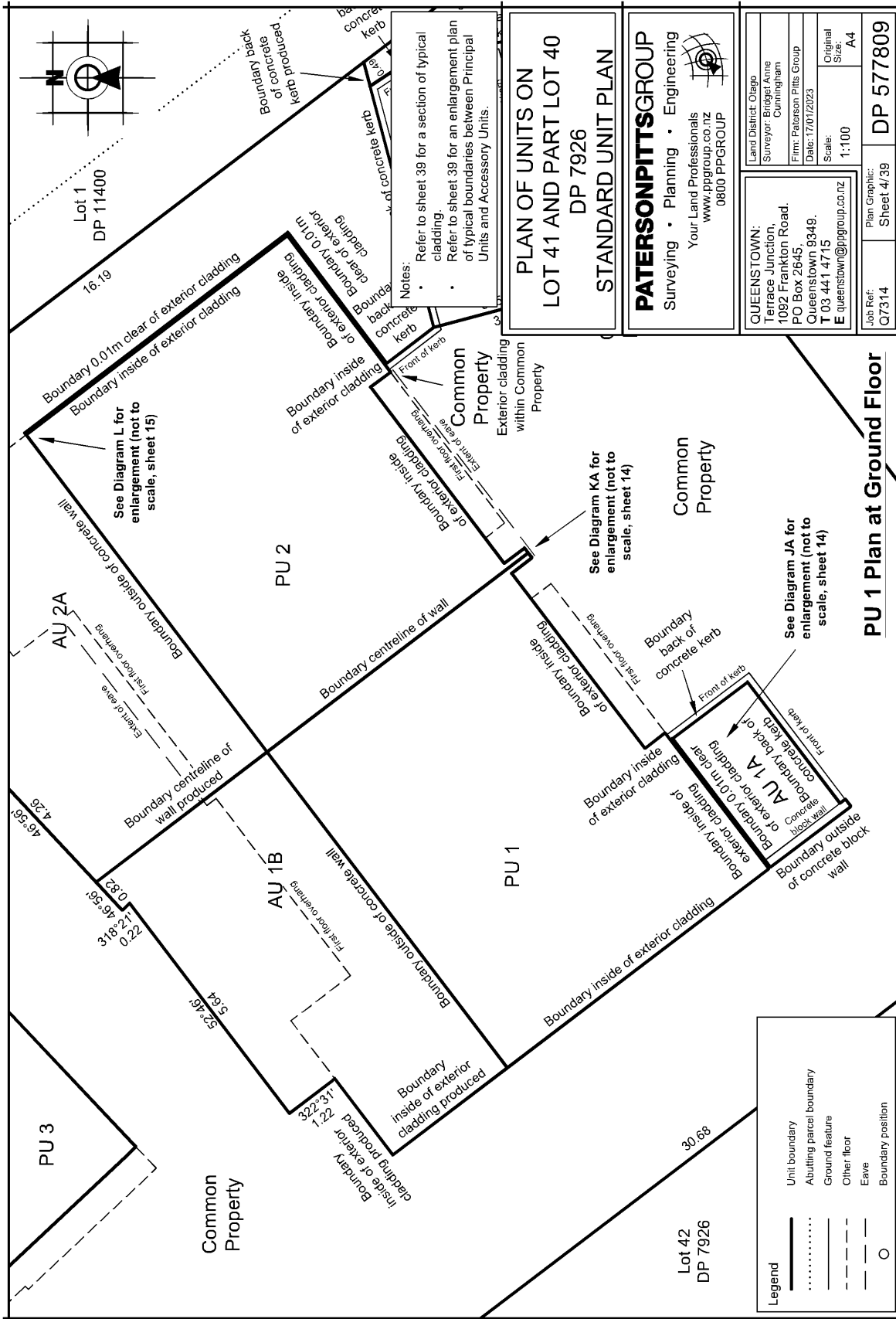
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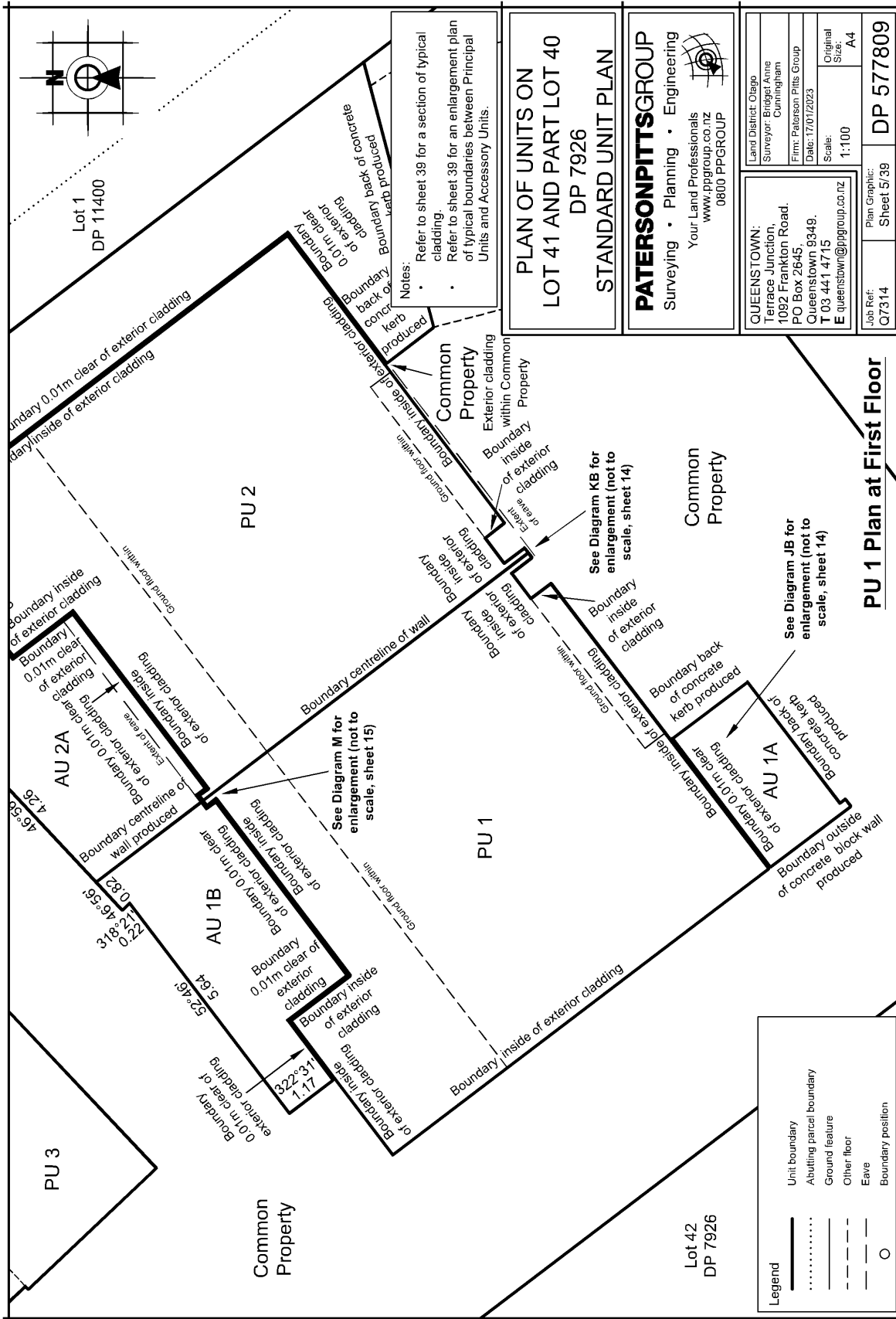












Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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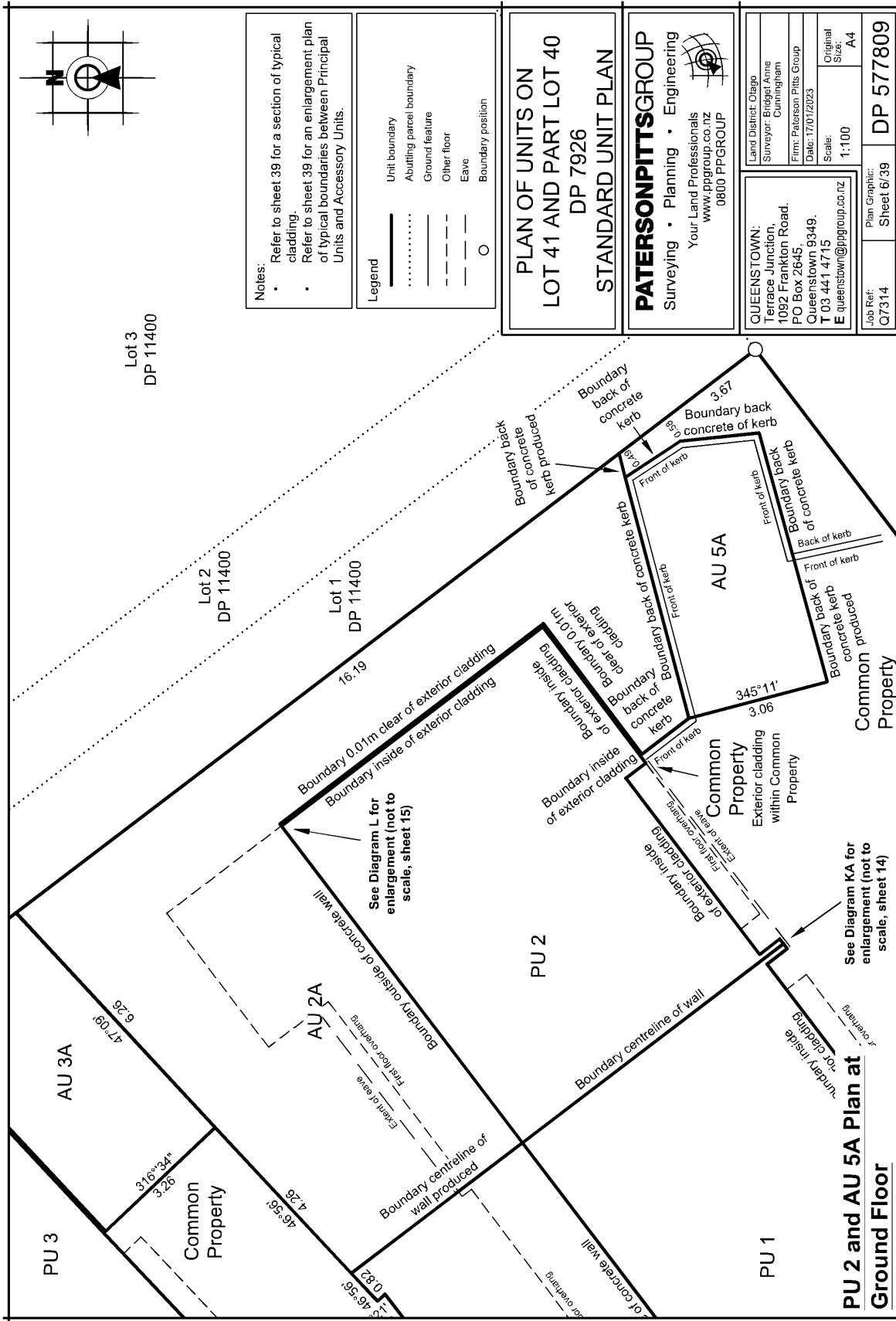
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Surveyor: Bridget Adams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:100  
Original Size: A4

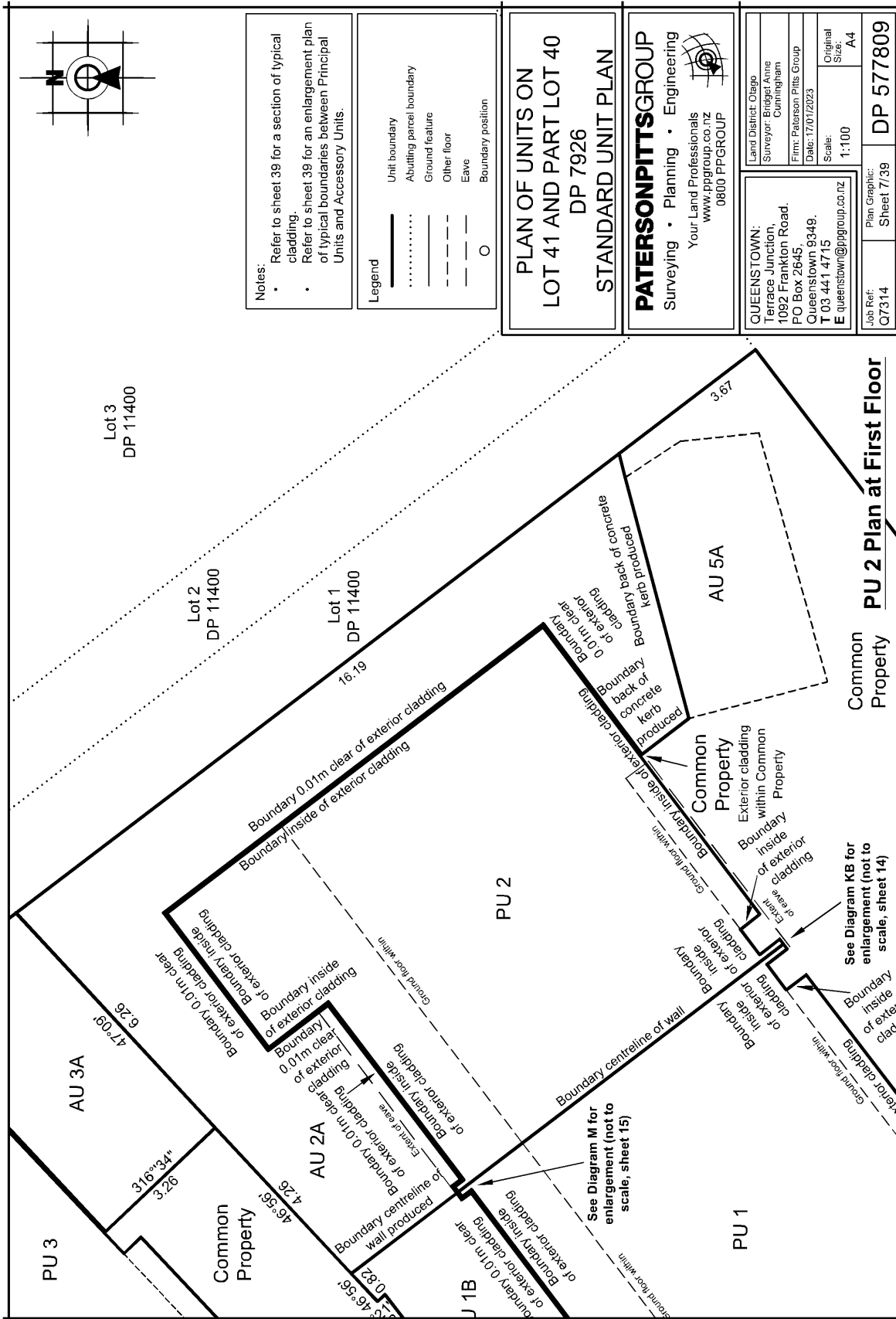
Job Ref: Q7314  
Plan Graphic: Sheet 5/39  
DP 577809

**PU 1 Plan at First Floor**

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position





**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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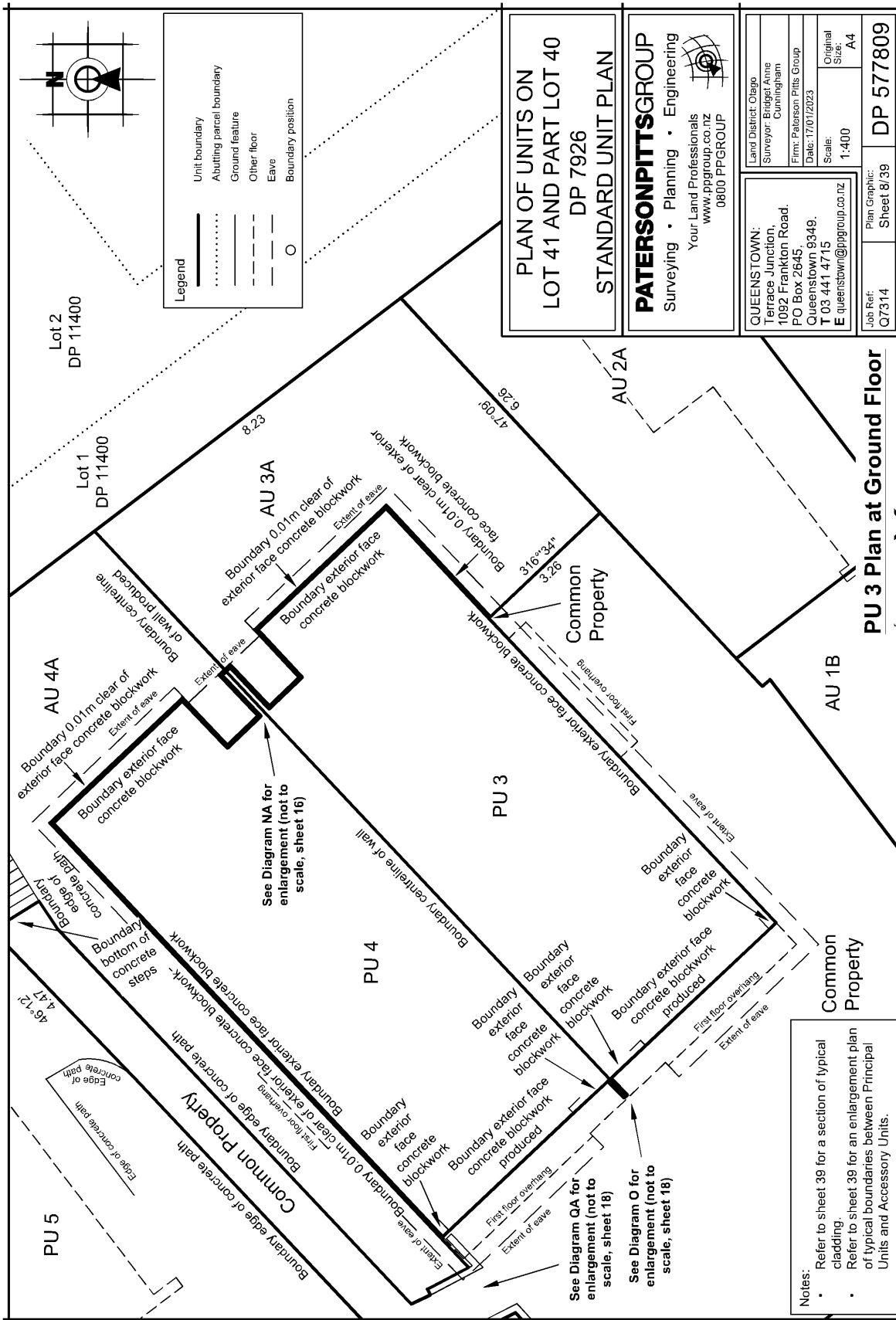
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 Surveyor: Bridget Abne Cunningham  
 Firm: Paterson Pitts Group  
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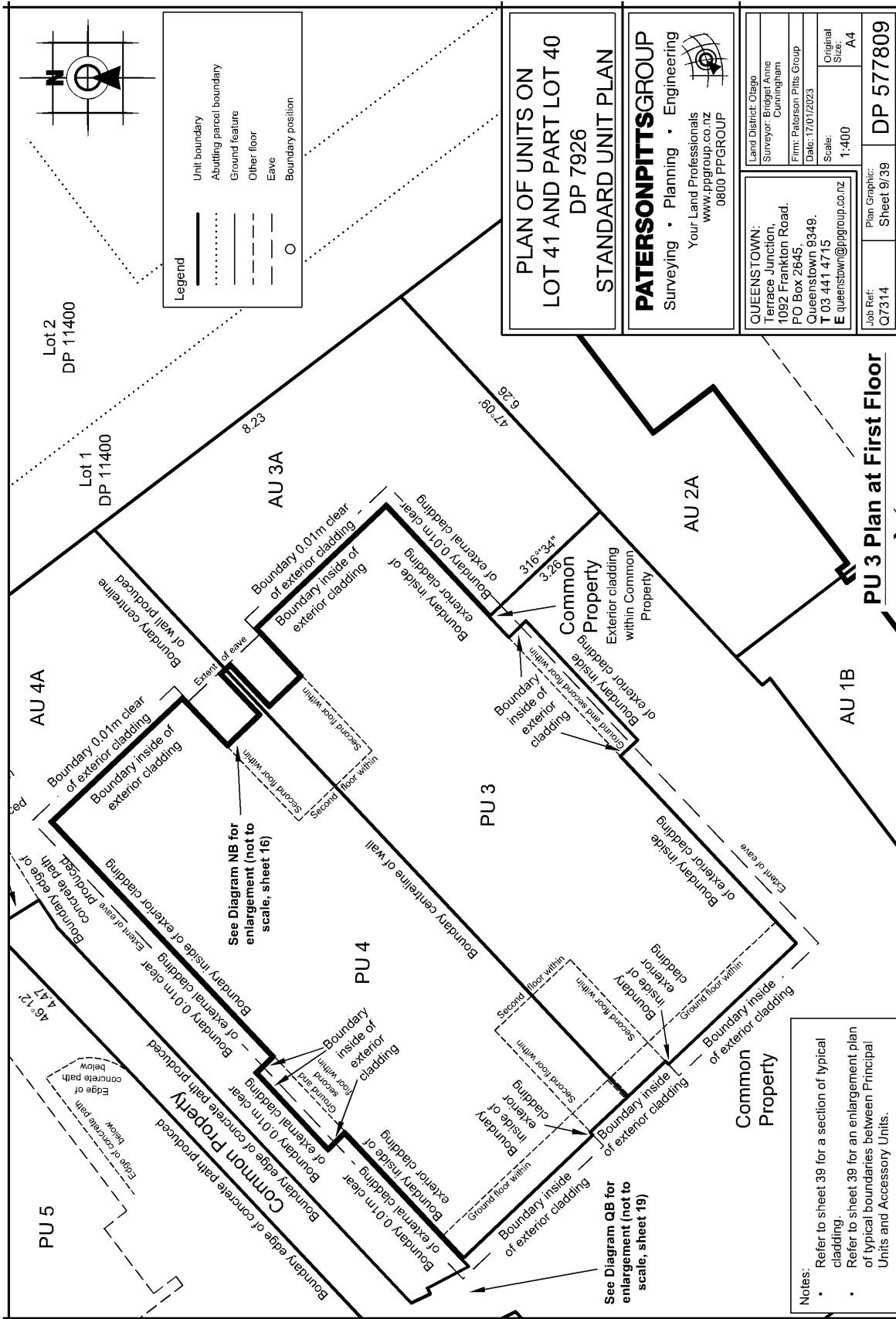
Job Ref: Q7314  
 Plan Graphic: Sheet 7/39  
 DP 577809

**PU 2 Plan at First Floor**

See Diagram KB for enlargement (not to scale, sheet 14)

See Diagram M for enlargement (not to scale, sheet 15)





**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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 Scale: 1:400  
 Original Size: A4

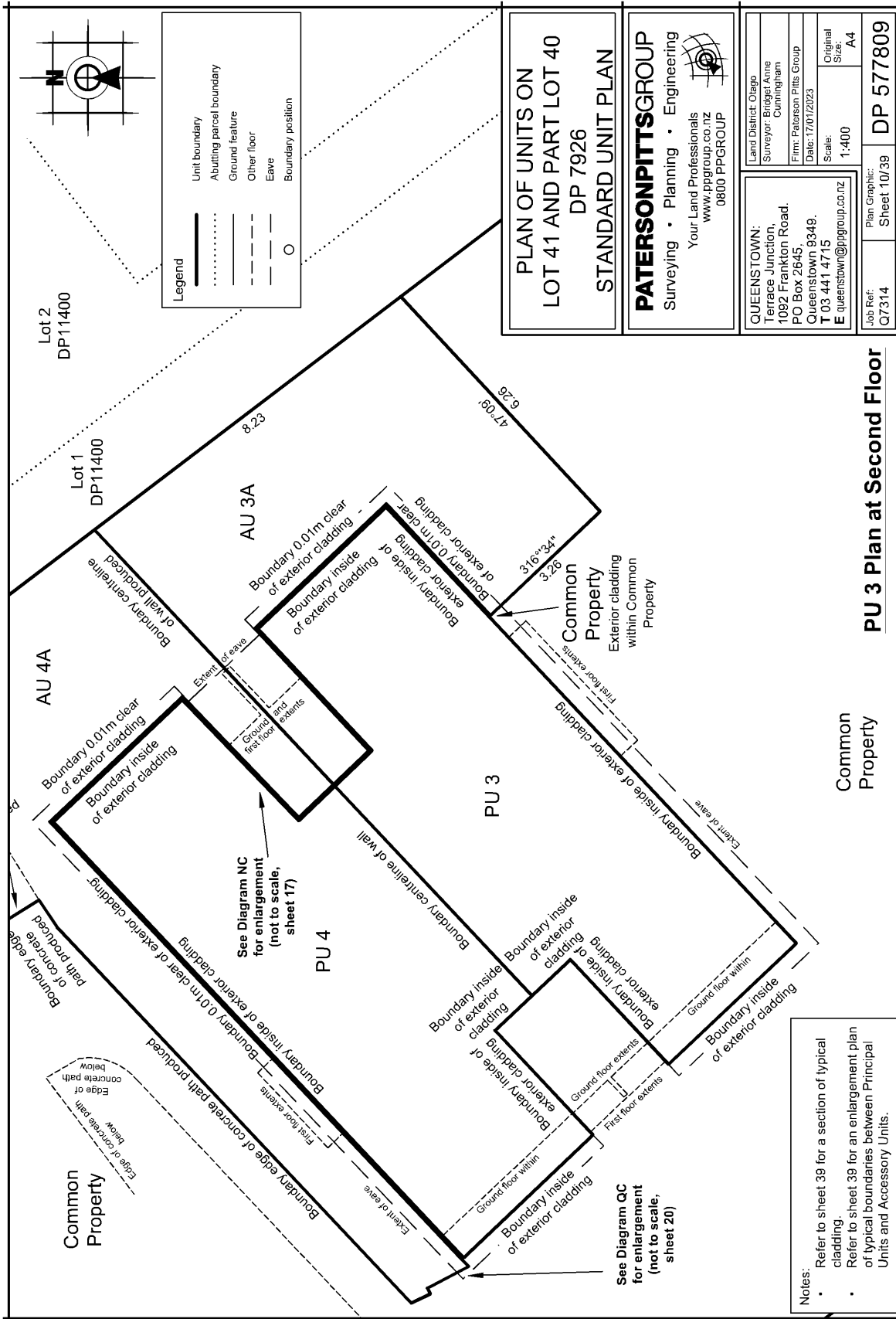
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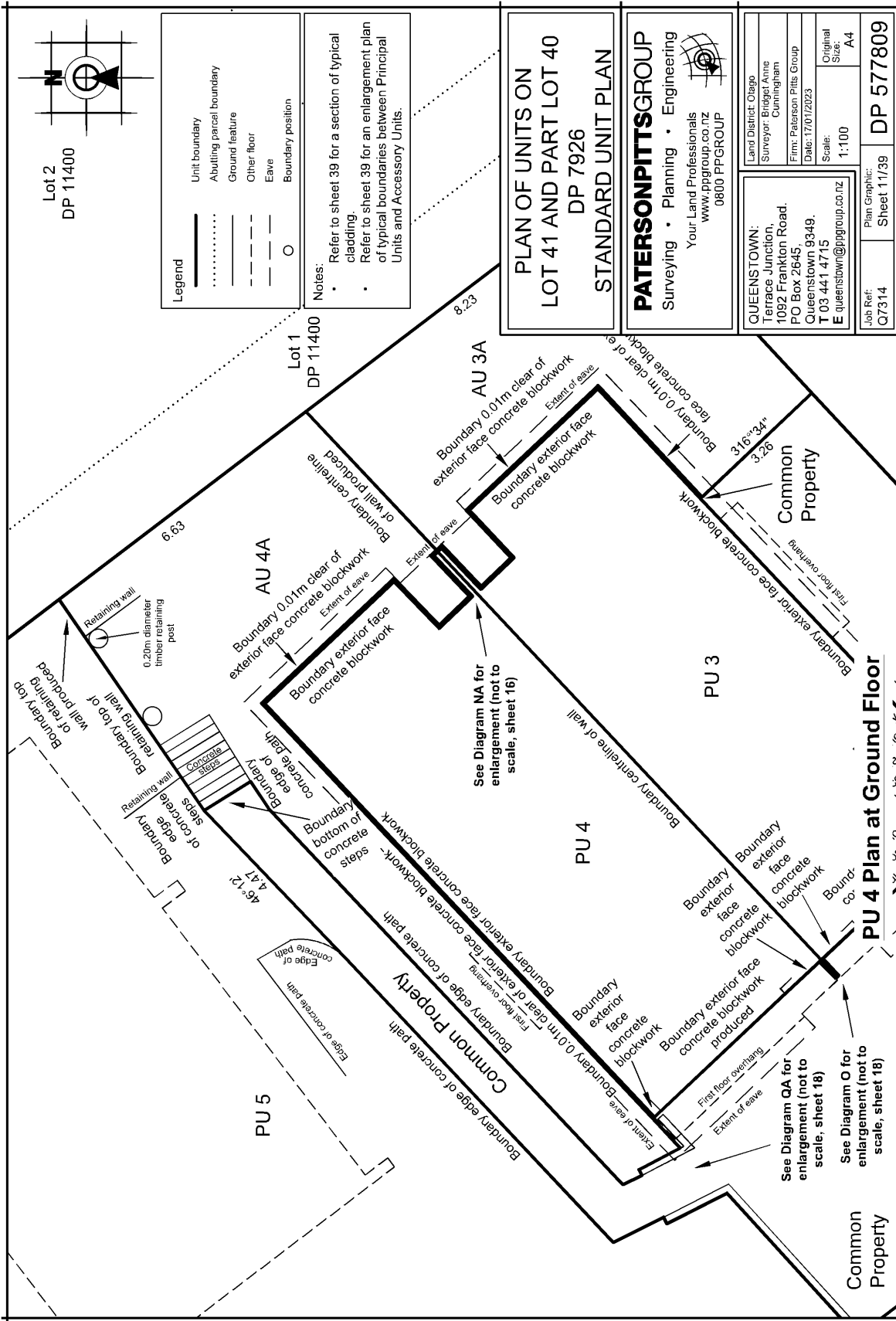
Job Ref: Q7314  
 Plan Graphic: Sheet 9/39  
 DP 577809

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.







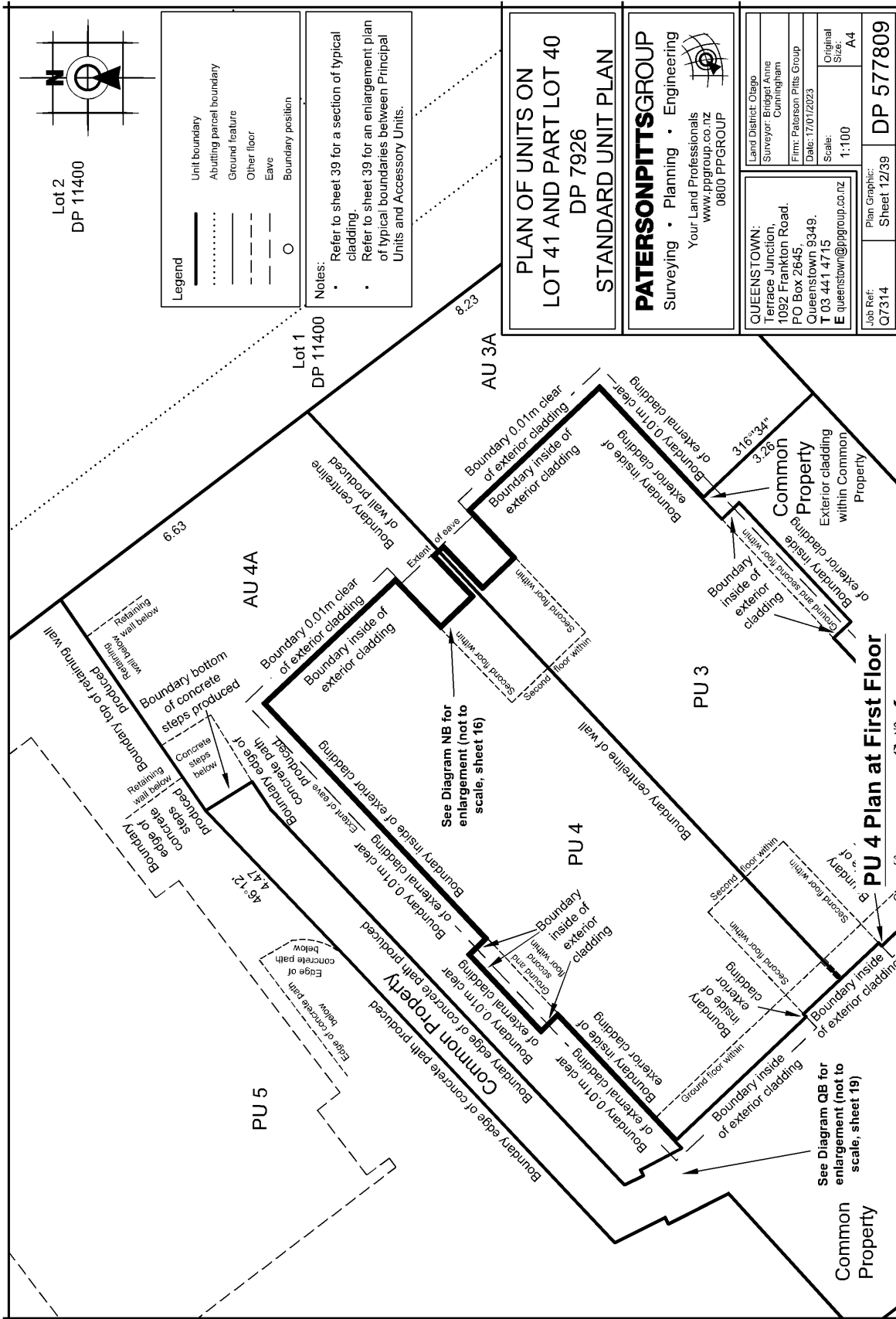
**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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 Surveyor: Bridget Abma  
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 11/39  
 DP 577809



Lot 2  
DP 11400

**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- ..... Ground feature
- - - - Other floor
- - - - Eave
- Boundary position

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4

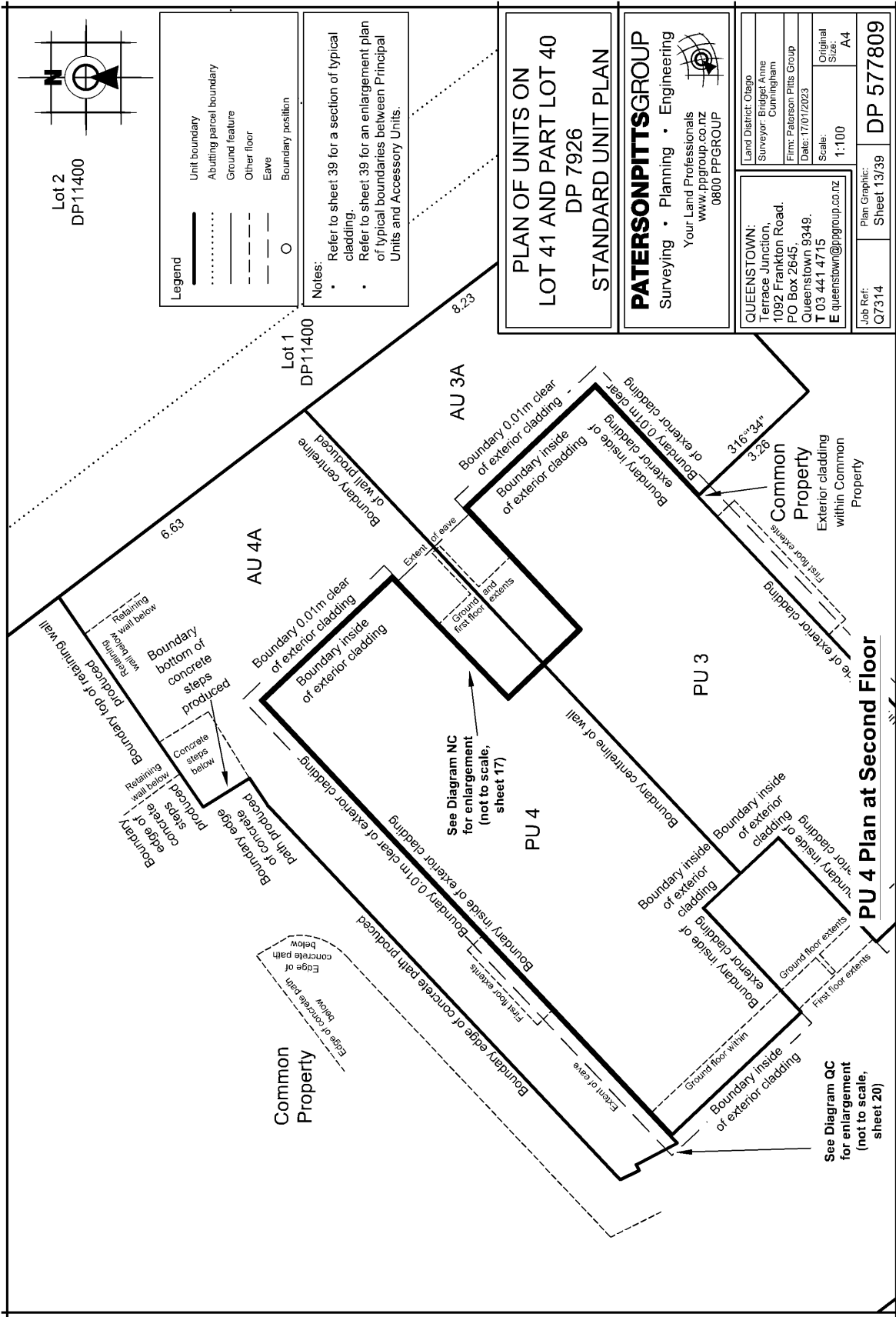
Job Ref: Q7314  
 Plan Graphic: Sheet 12/39  
 DP 577809

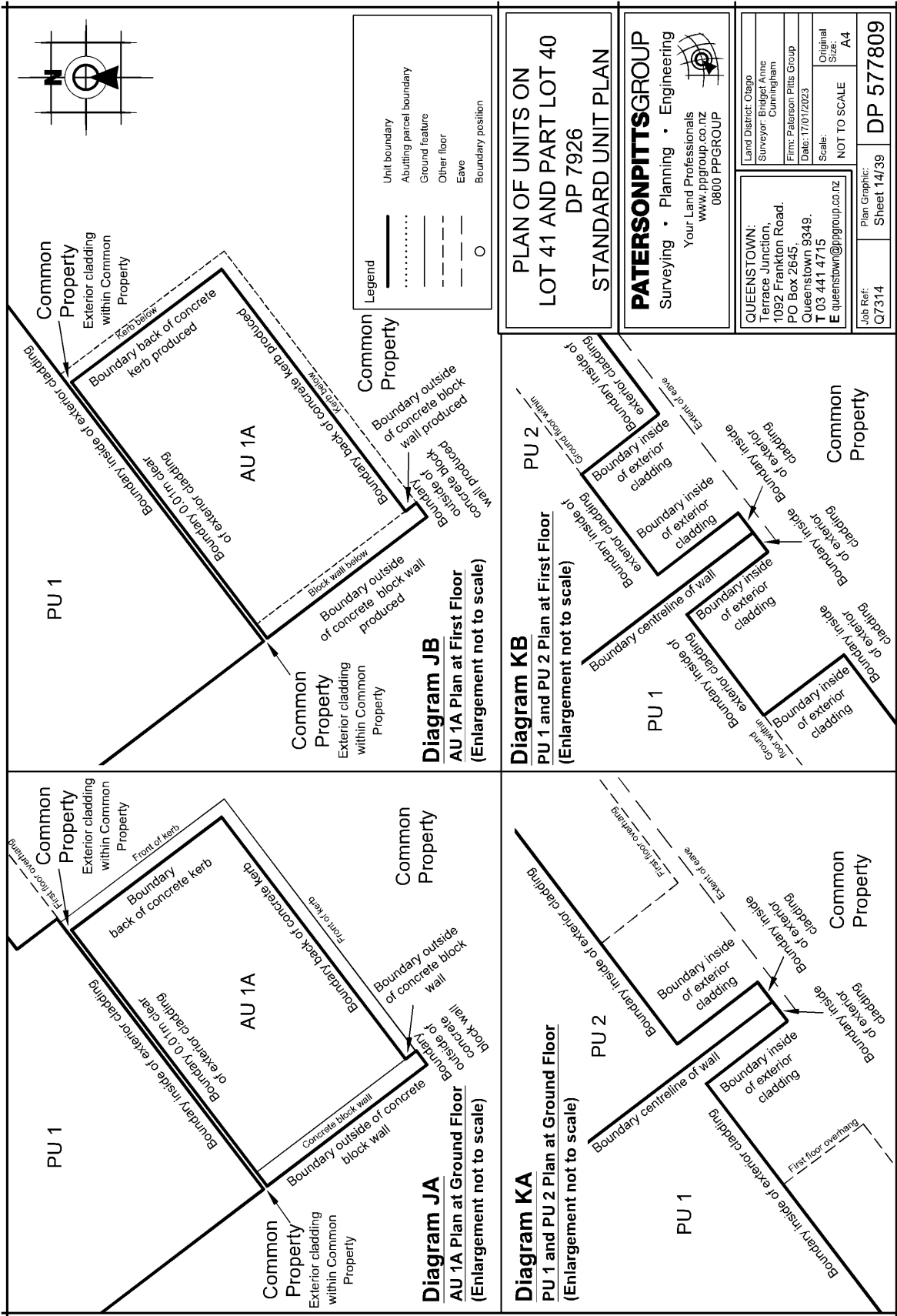
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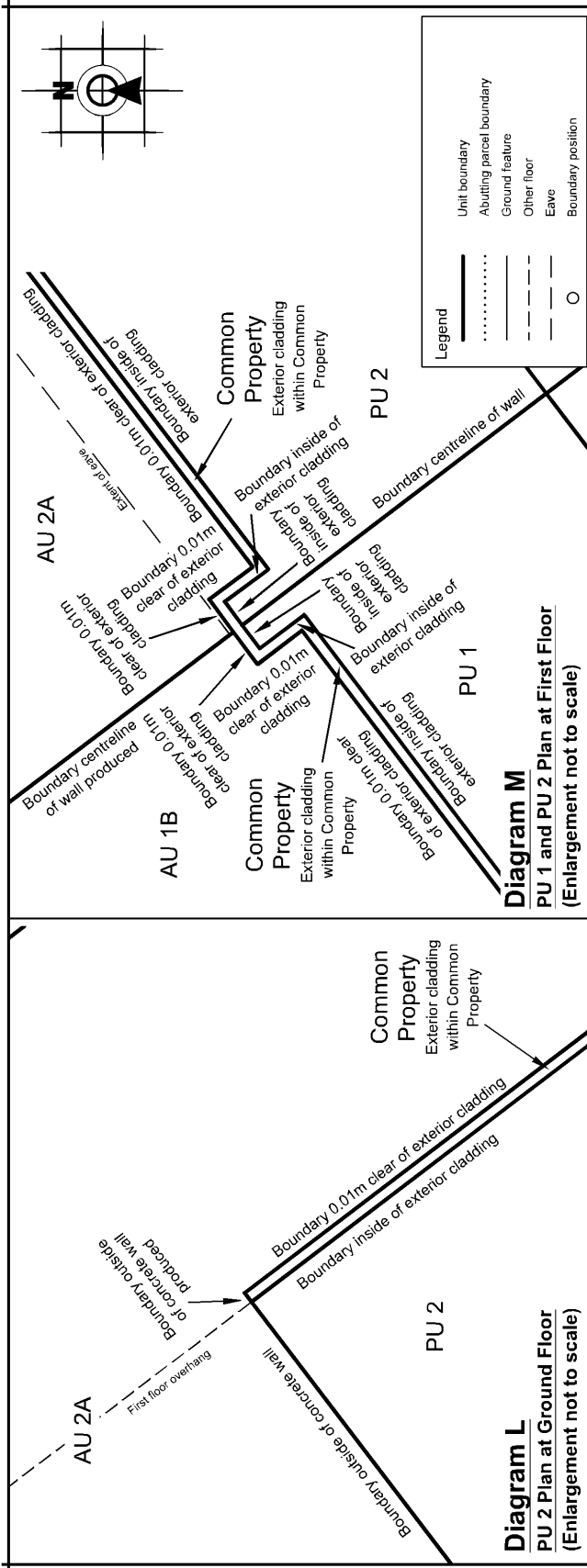
**Common Property**  
 Exterior cladding within Common Property

**Common Property**  
 See Diagram QB for enlargement (not to scale, sheet 19)

**Common Property**  
 See Diagram NB for enlargement (not to scale, sheet 16)





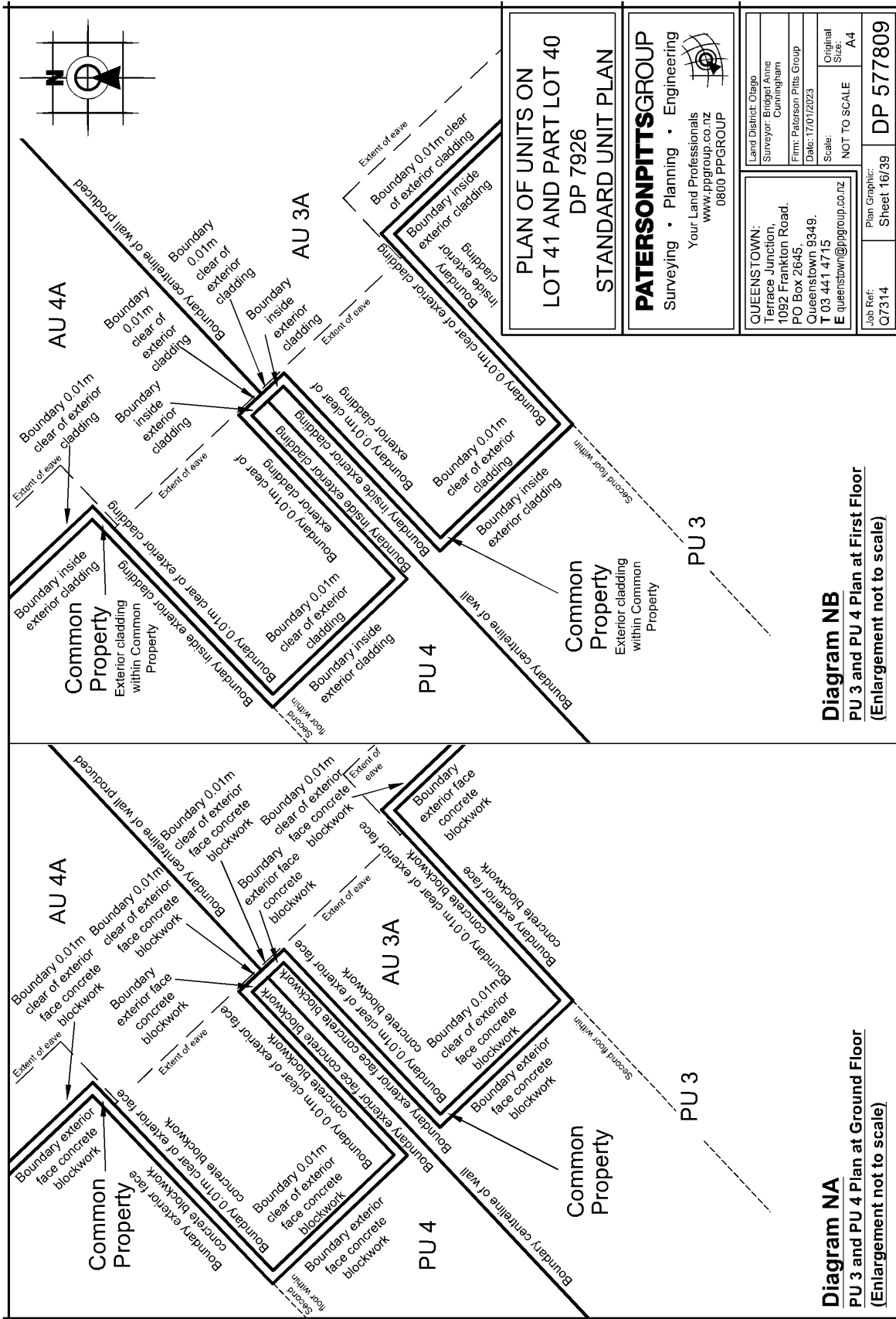


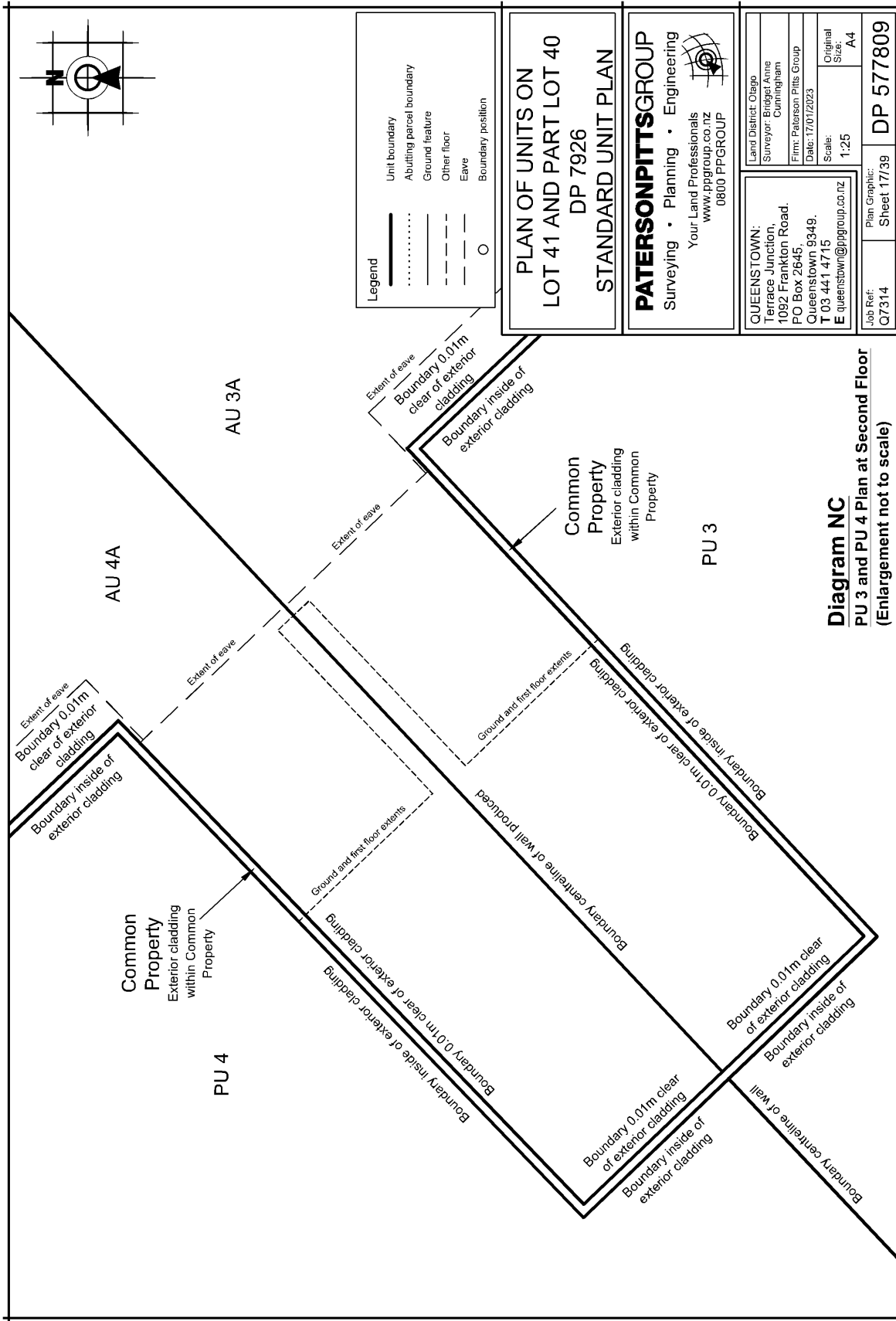
**PLAN OF UNITS ON LOT 41 AND PART LOT 40**  
DP 7926  
STANDARD UNIT PLAN

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Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 15/39  
DP 577809





**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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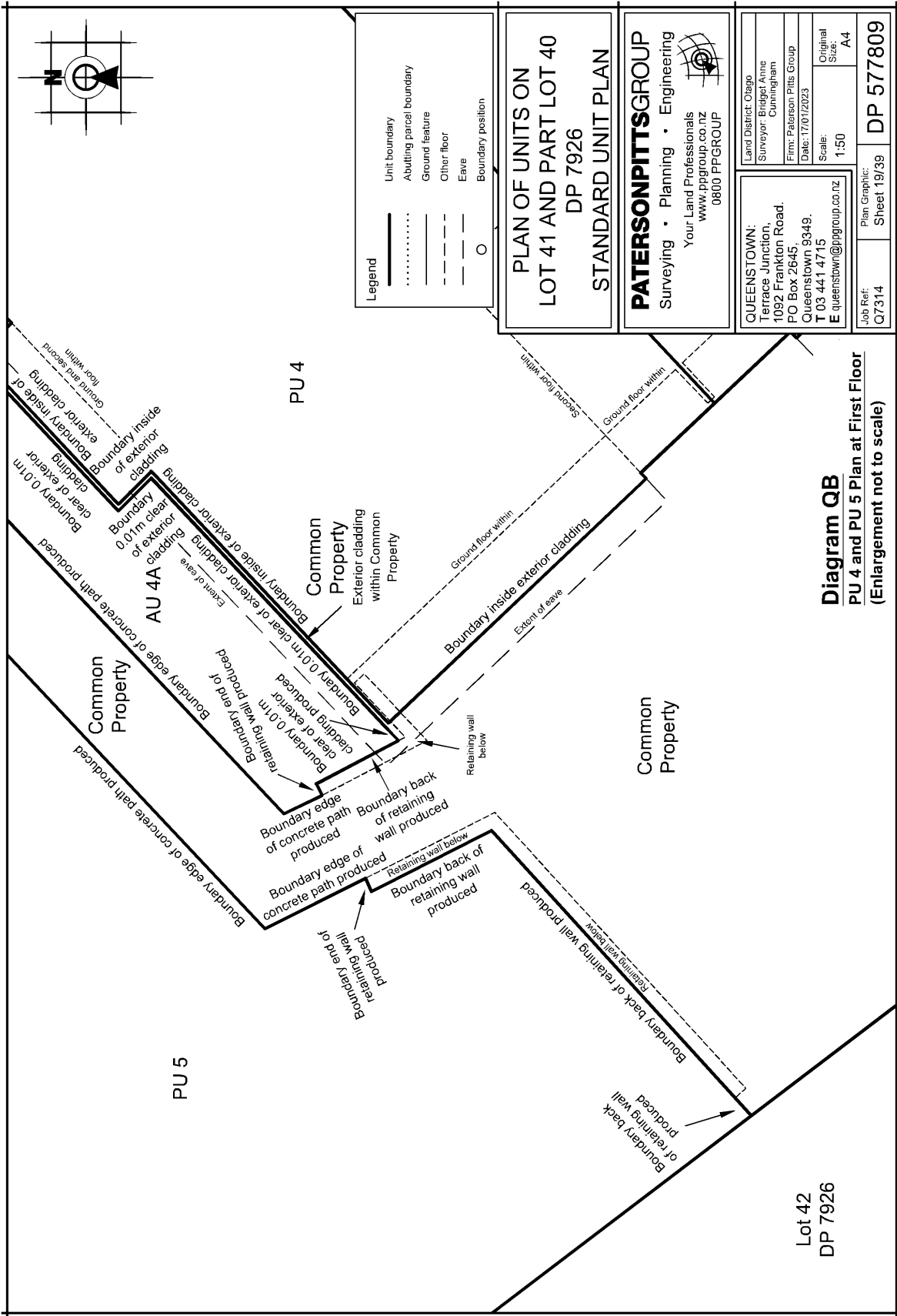
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Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
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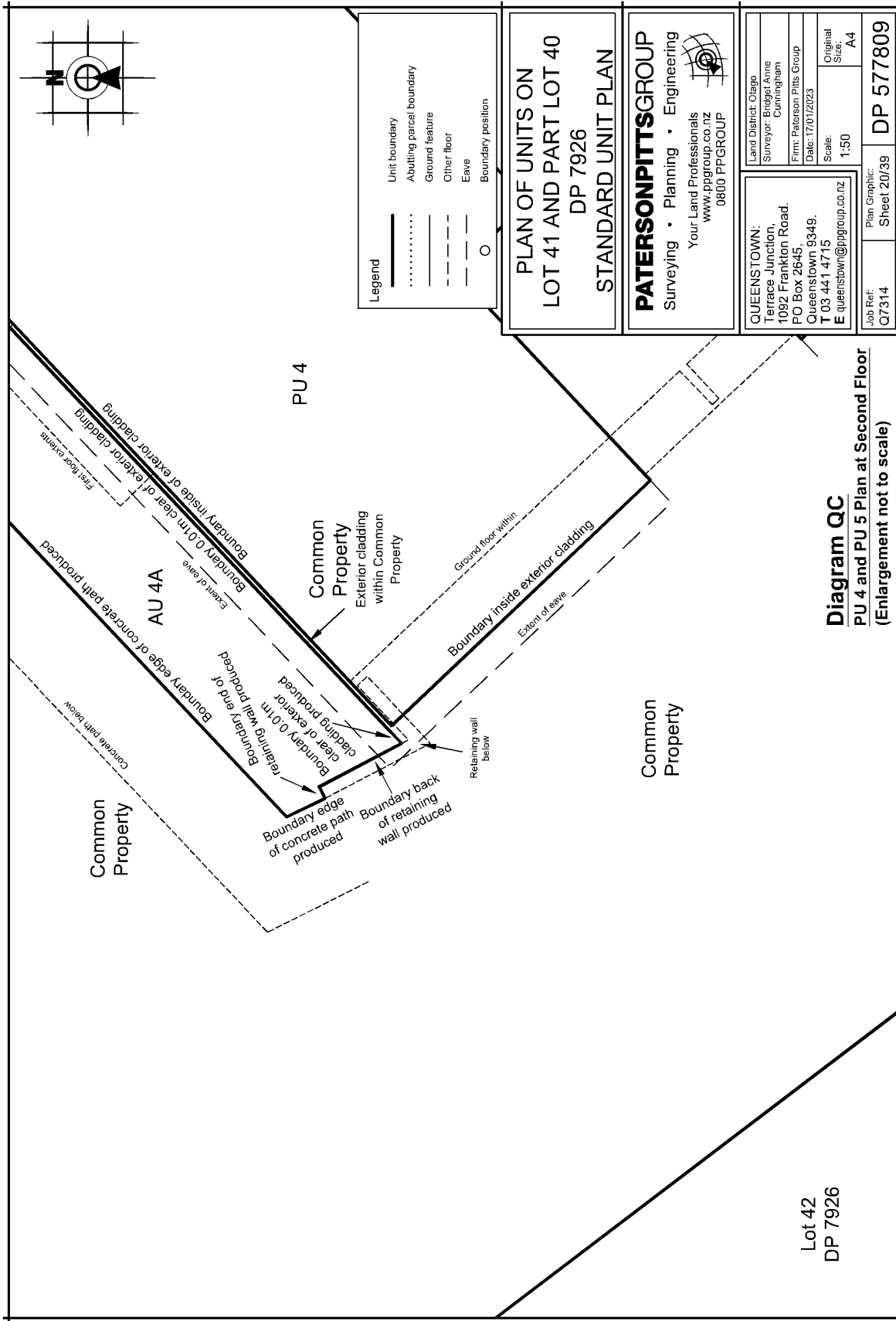
Job Ref: Q7314  
Plan Graphic: Sheet 17/39  
DP 577809

**Diagram NC**  
**PU 3 and PU 4 Plan at Second Floor**  
(Enlargement not to scale)









**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- Ground feature
- - - Other floor
- - - Eave
- Boundary position

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

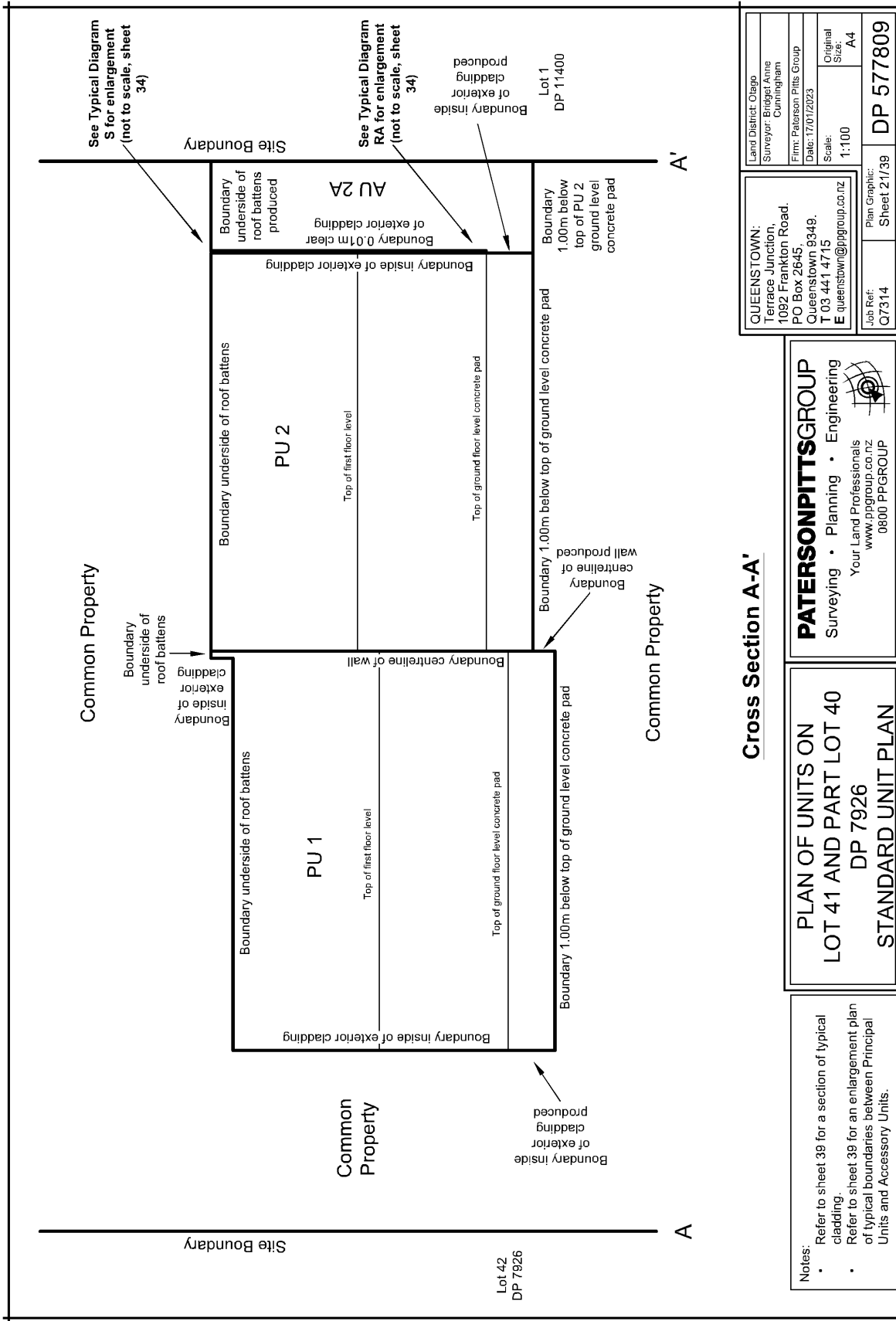
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 Scale: 1:50  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 20/39  
 DP 577809

**Diagram QC**  
**PU 4 and PU 5 Plan at Second Floor**  
 (Enlargement not to scale)

Lot 42  
 DP 7926



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Firm: Paterson Pitts Group  
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Job Ref: Q7314  
Plan Graphic: Sheet 21/39  
DP 577809

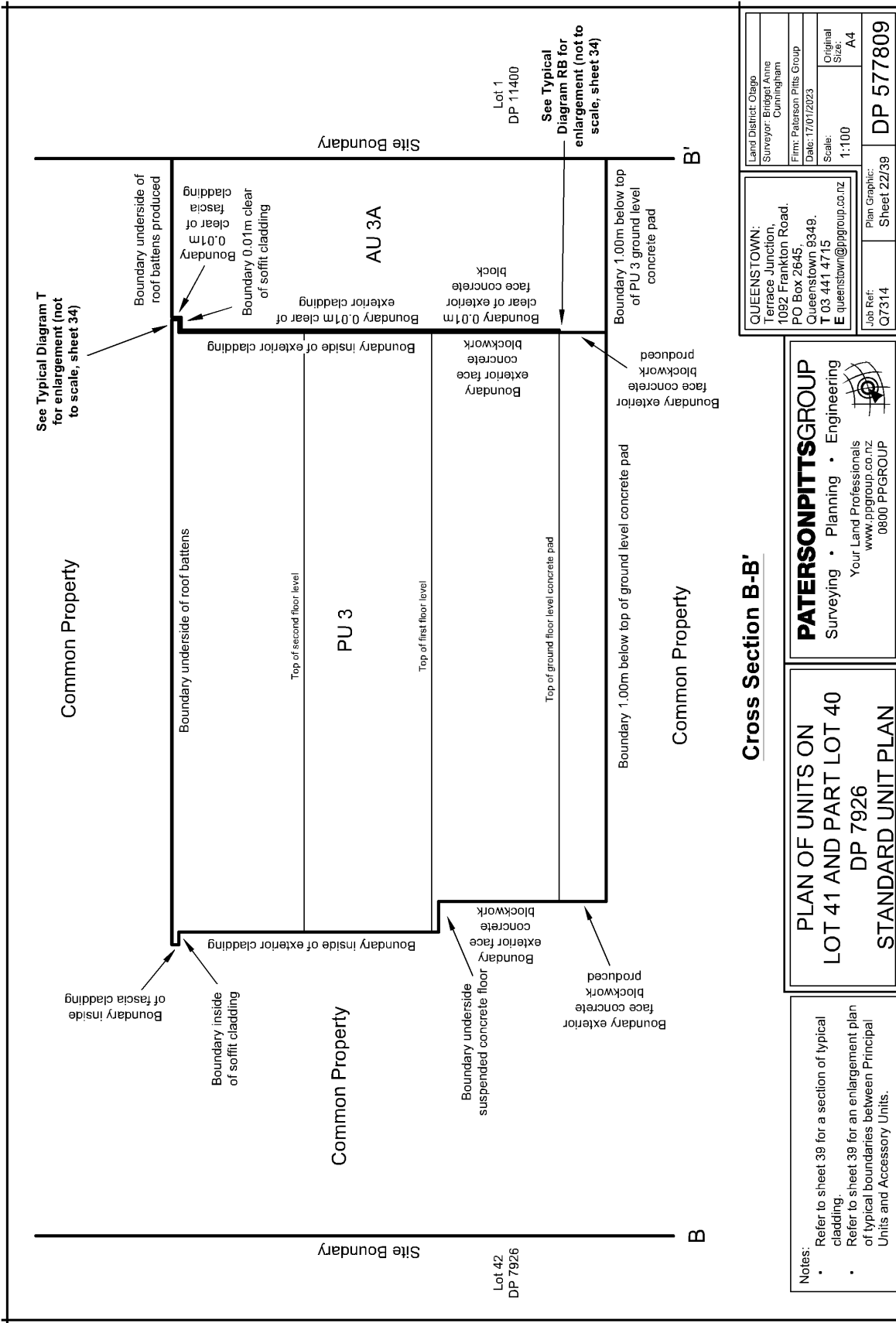
**Cross Section A-A'**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

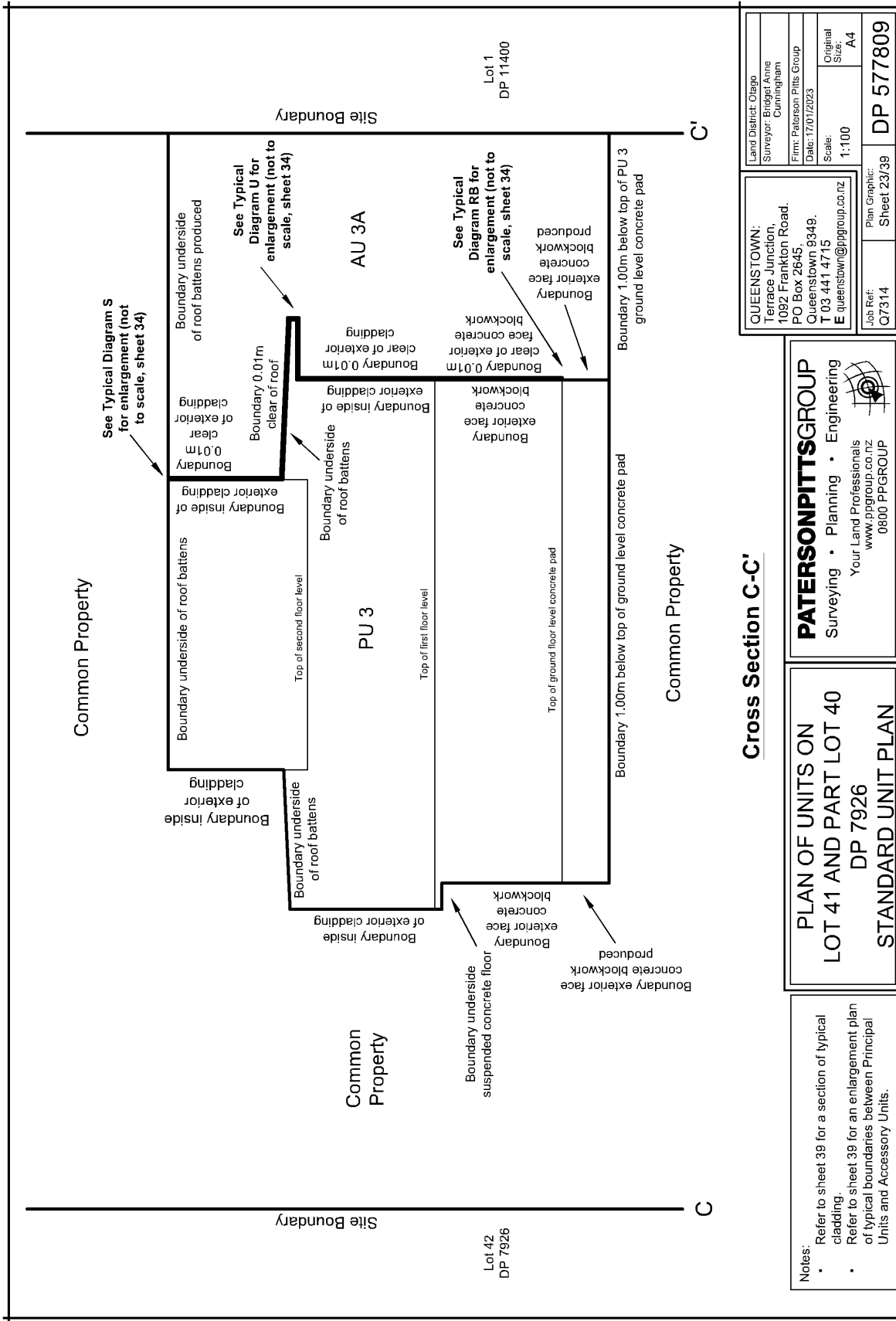
**Notes:**

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- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 22/39  
 DP 577809



Land District: Otago  
 Surveyor: Bridget Ahoia Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4

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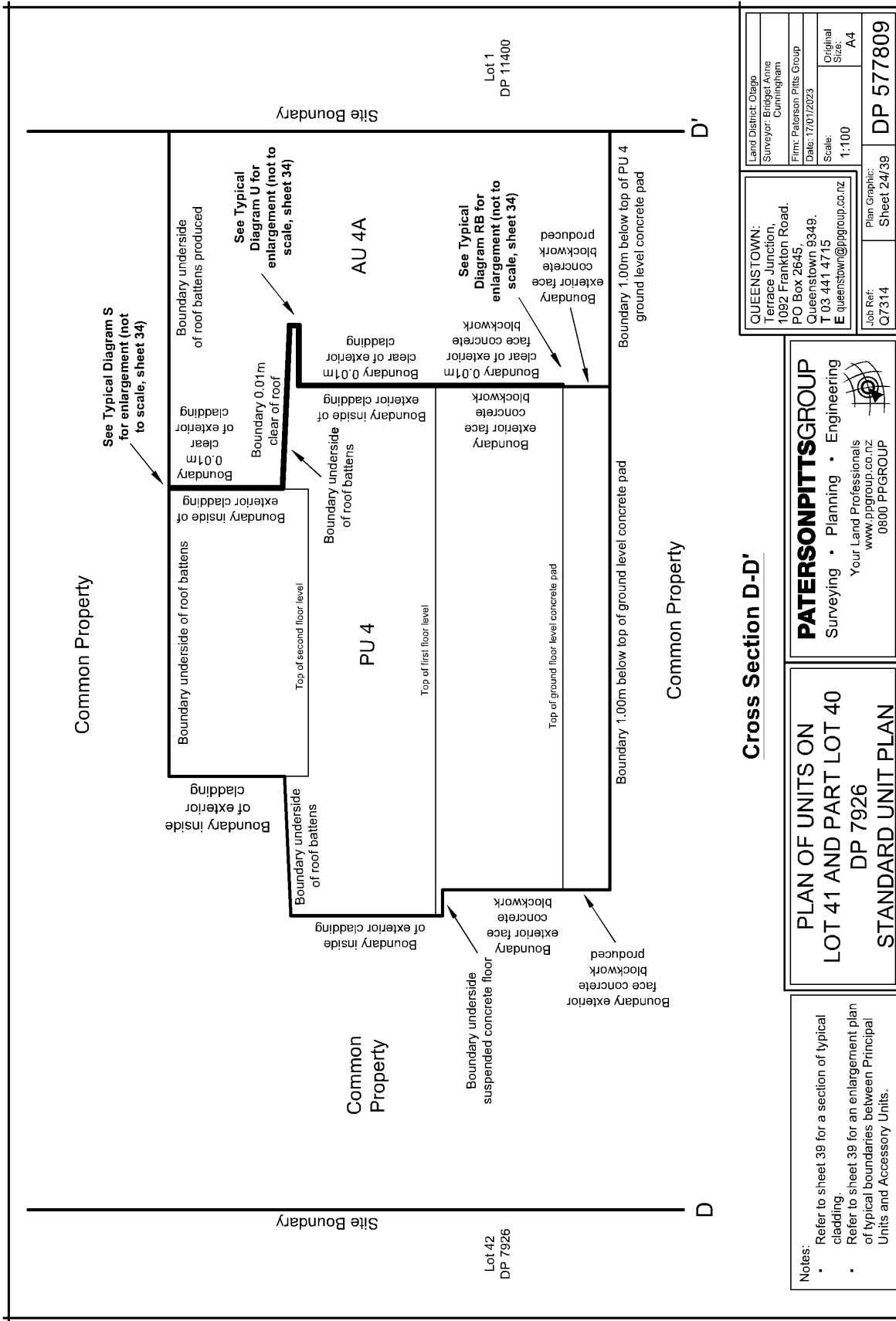
Job Ref: Q7314  
 Plan Graphic: Sheet 23/39  
 DP 577809

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



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 Surveyor: Bridget Ahoia Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

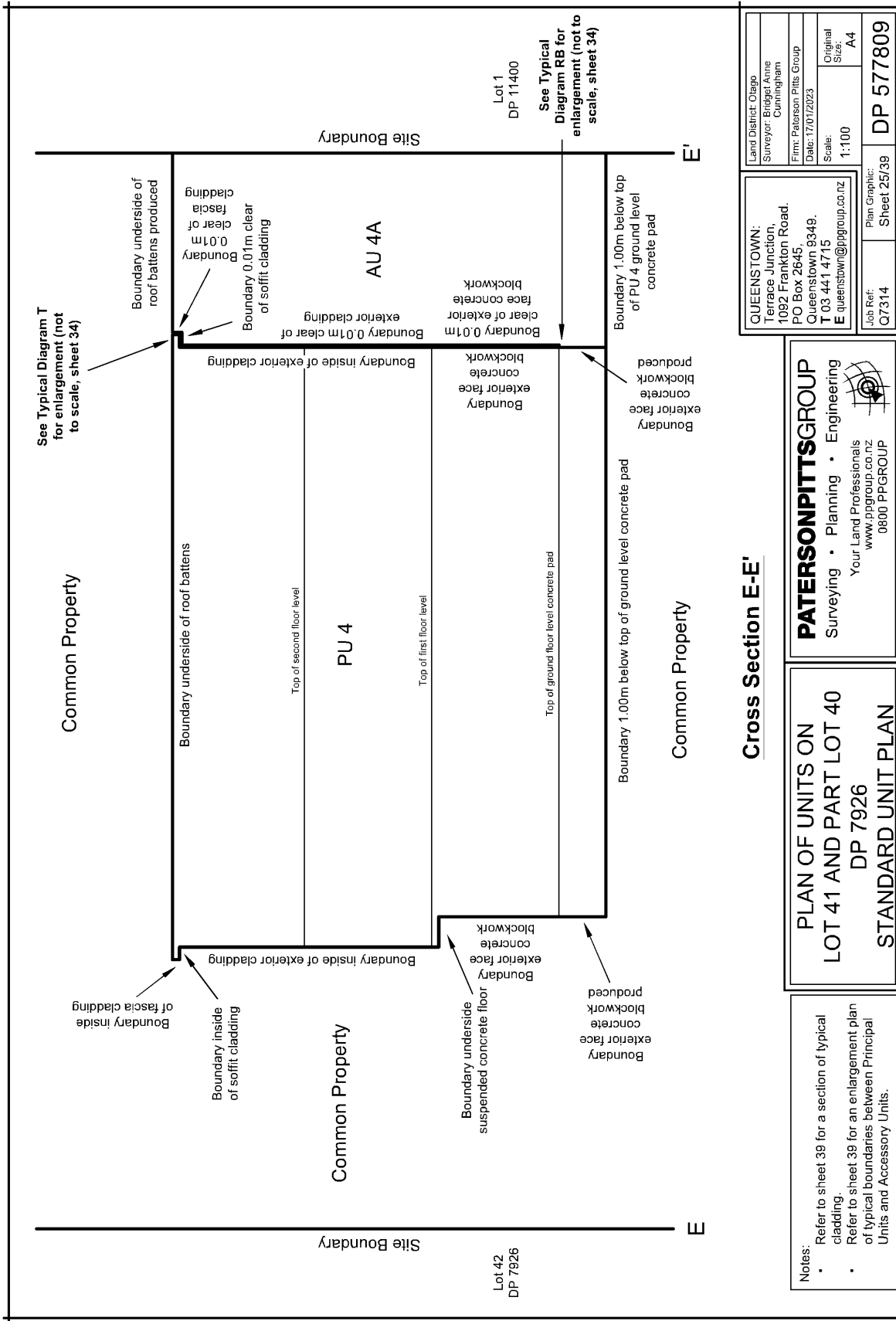
Job Ref: Q7314  
 Plan Graphic: Sheet 24/39  
**DP 577809**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**Cross Section E-E'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Notes:**

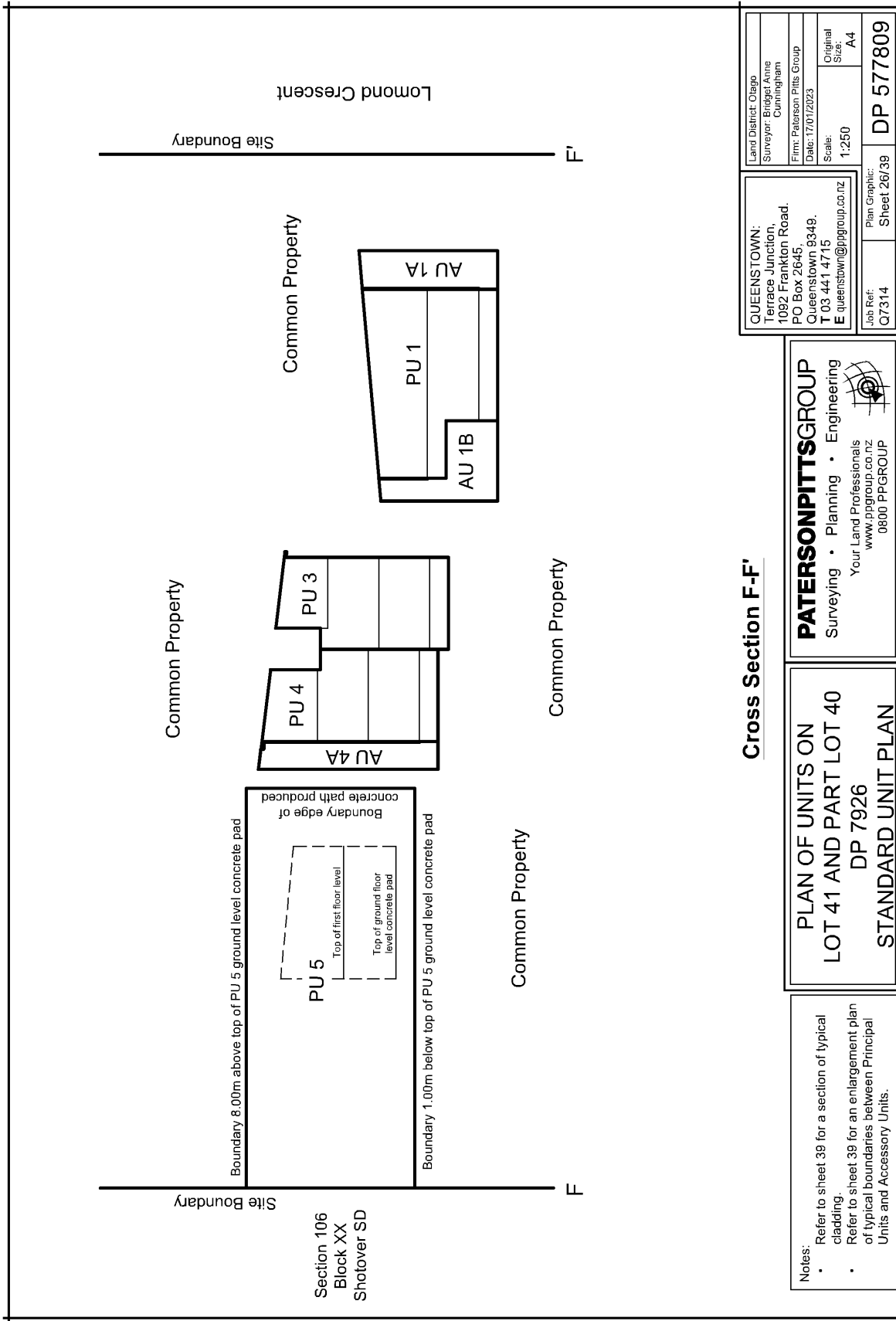
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**QUEENSTOWN:**  
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 PO Box 2645,  
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 T 03 441 4715  
 E queenstown@ppgroup.co.nz

**Land District:** Otago  
**Surveyor:** Bridget Adams  
 Cunningham  
**Firm:** Paterson Pitts Group  
**Date:** 17/01/2023  
**Scale:** 1:100  
**Original Size:** A4

**Job Ref:** Q7314  
**Plan Graphic:** Sheet 25/39  
**DP 577809**





**Cross Section F-F'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

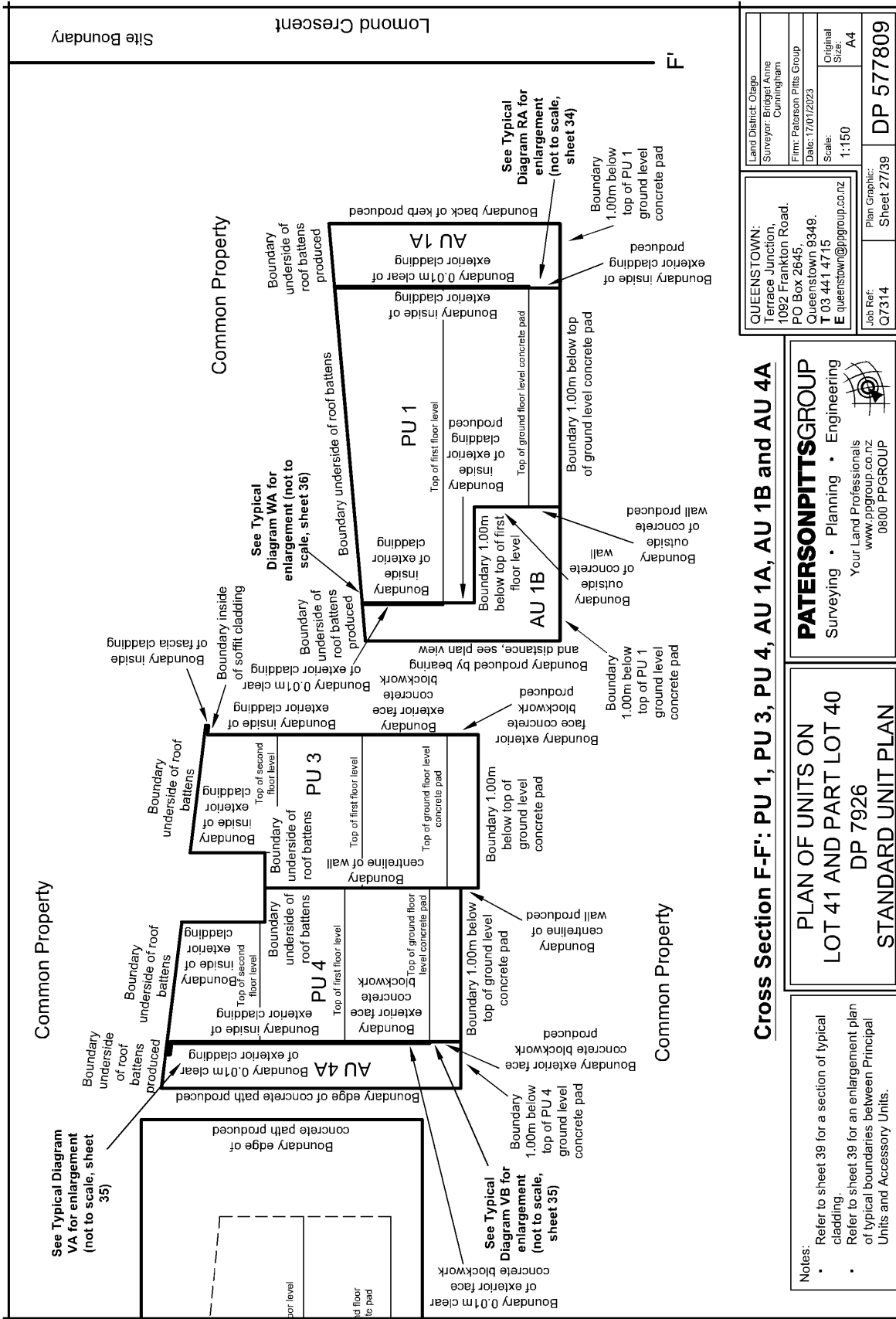
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Abne  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 26/39  
 DP 577809



Land District: Otago  
 Surveyor: Bridget Abrahams  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 27/39  
 DP 577809

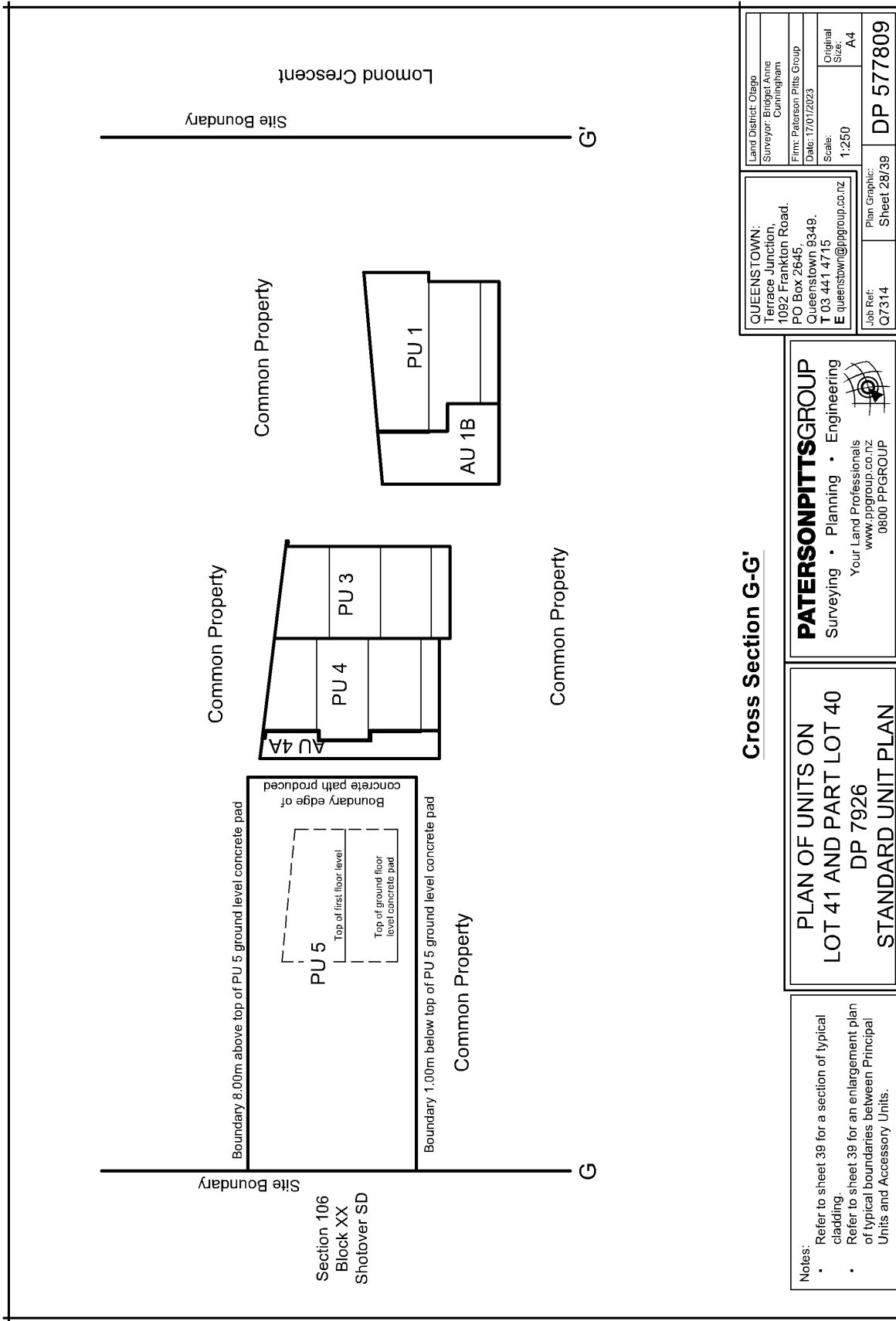
**Cross Section F-F: PU 1, PU 3, PU 4, AU 1A, AU 1B and AU 4A**

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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



Cross Section G-G'

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

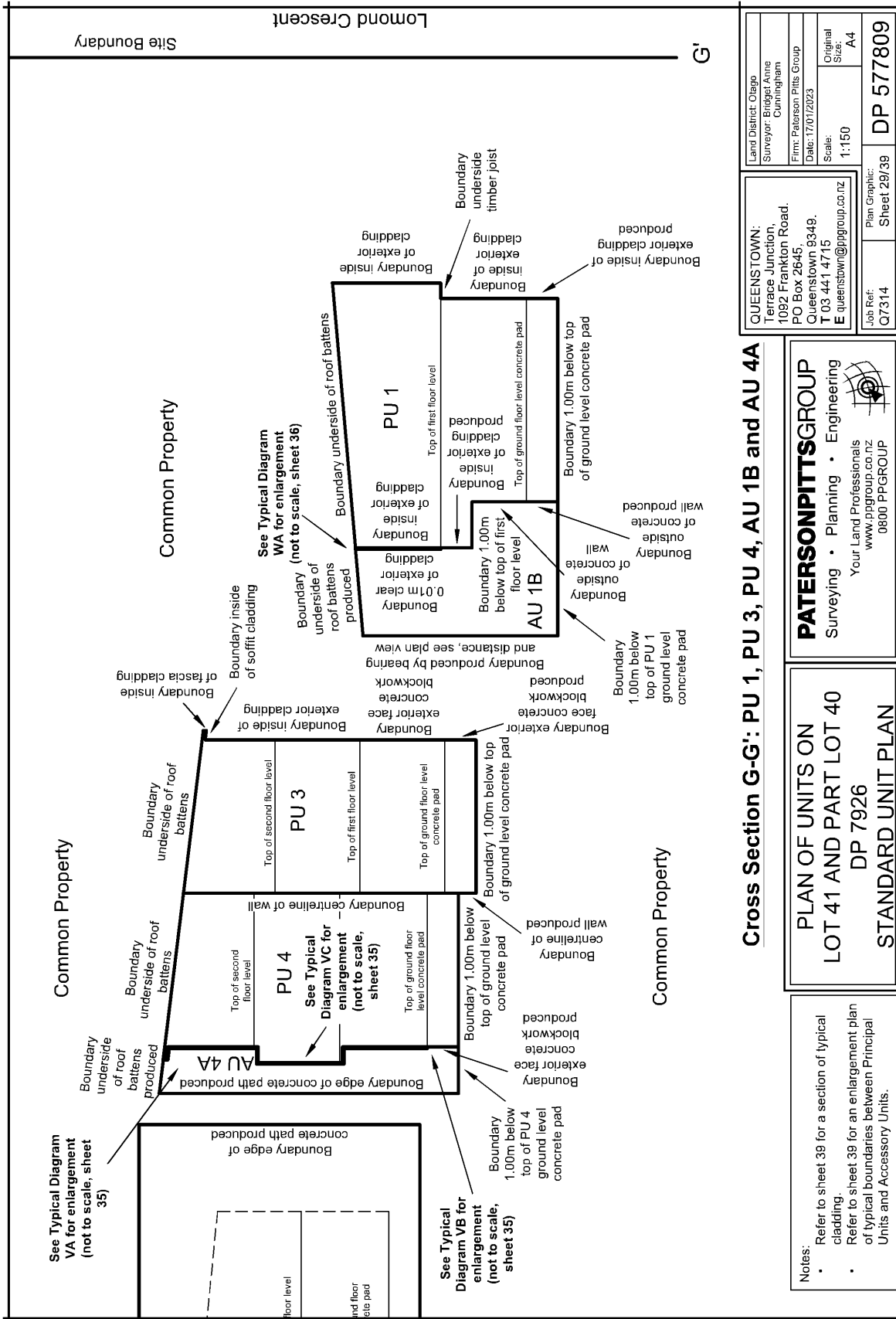
Notes:

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- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 28/39  
 DP 577809



Cross Section G-G': PU 1, PU 3, PU 4, AU 1B and AU 4A

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

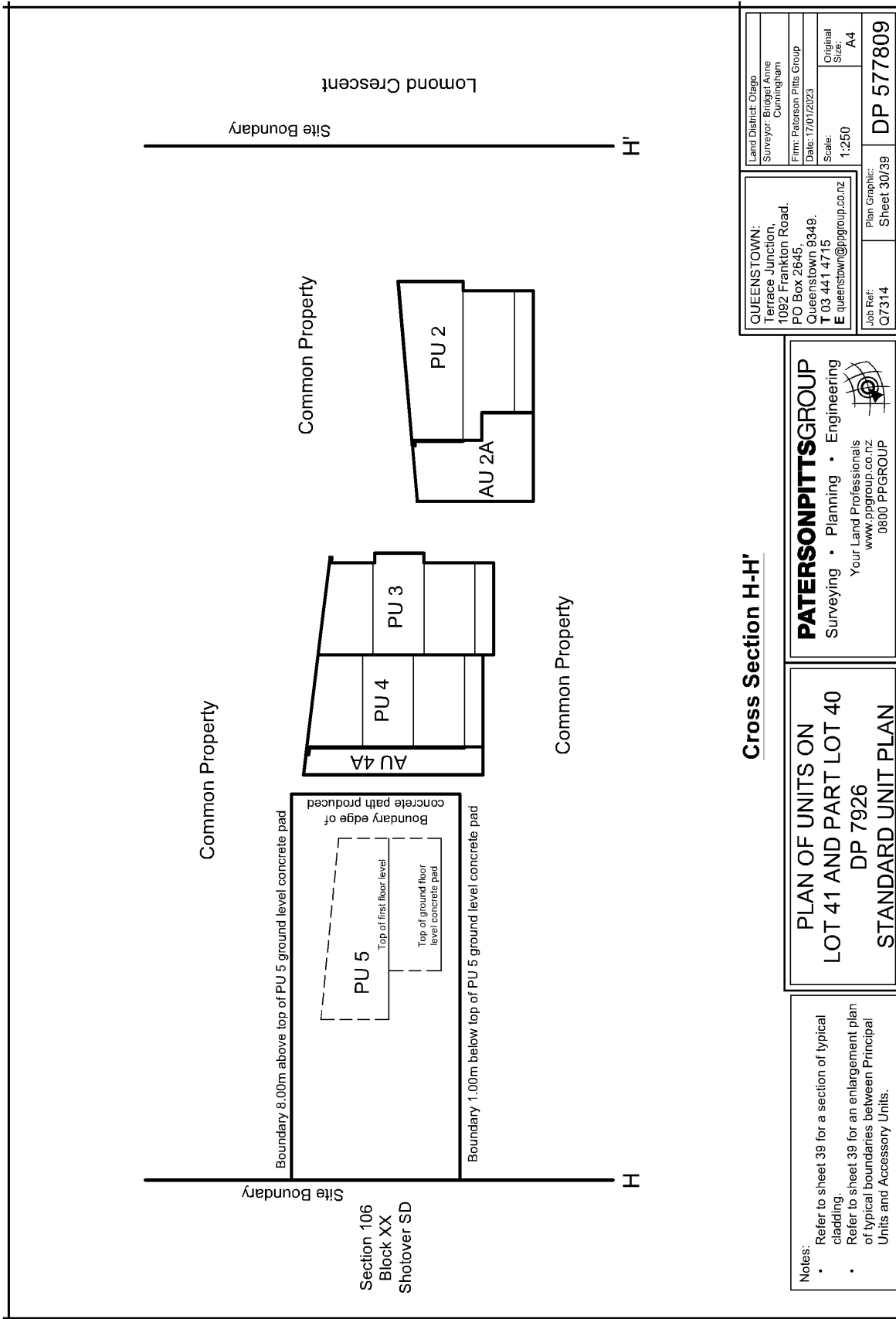
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Abbe  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 29/39  
 DP 577809



**Cross Section H-H'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

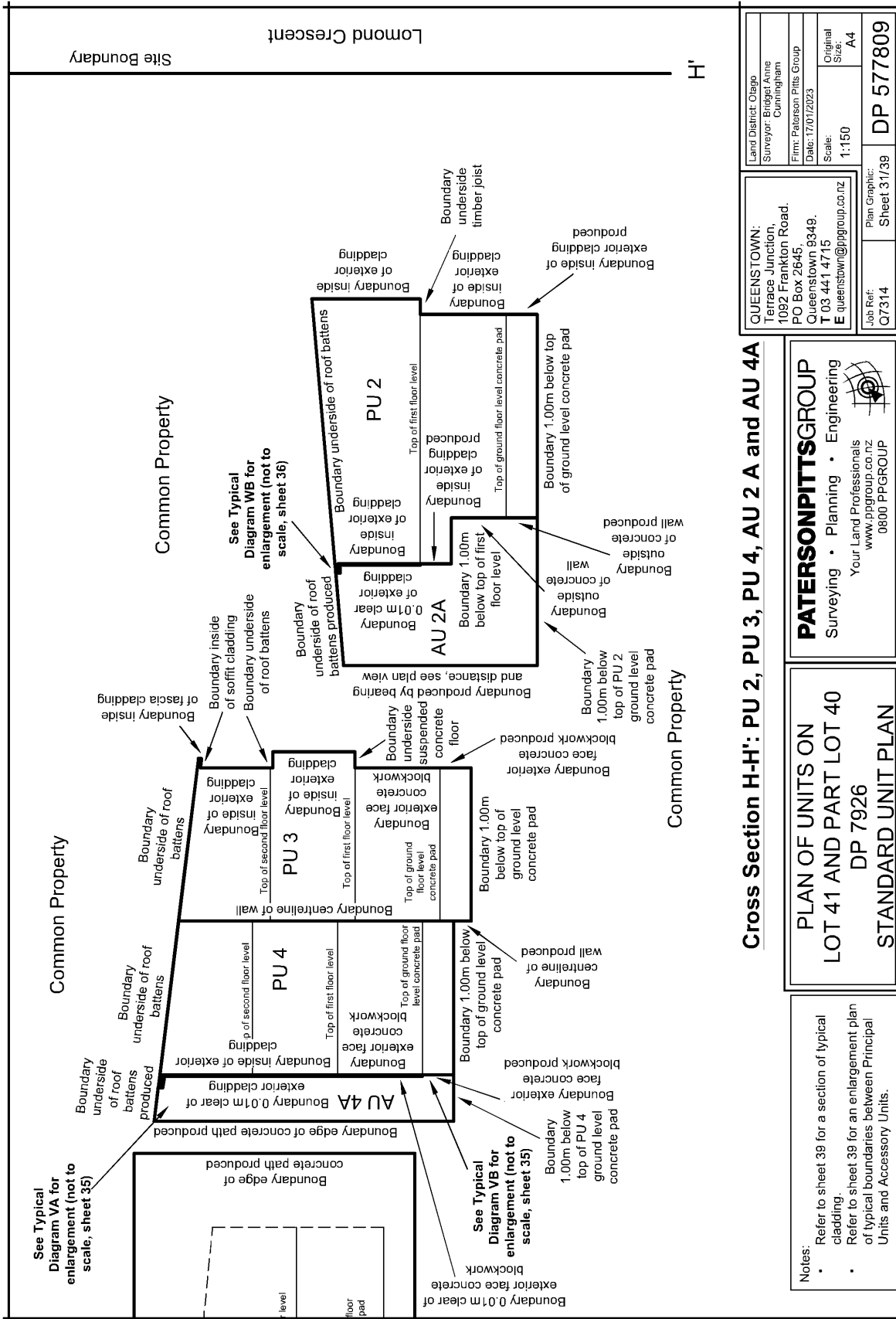
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

QUEENSTOWN:  
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Land District: Otago  
 Surveyor: Bridget Abbe  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 30/39  
 DP 577809



Cross Section H-H': PU 2, PU 3, PU 4, AU 2 A and AU 4A

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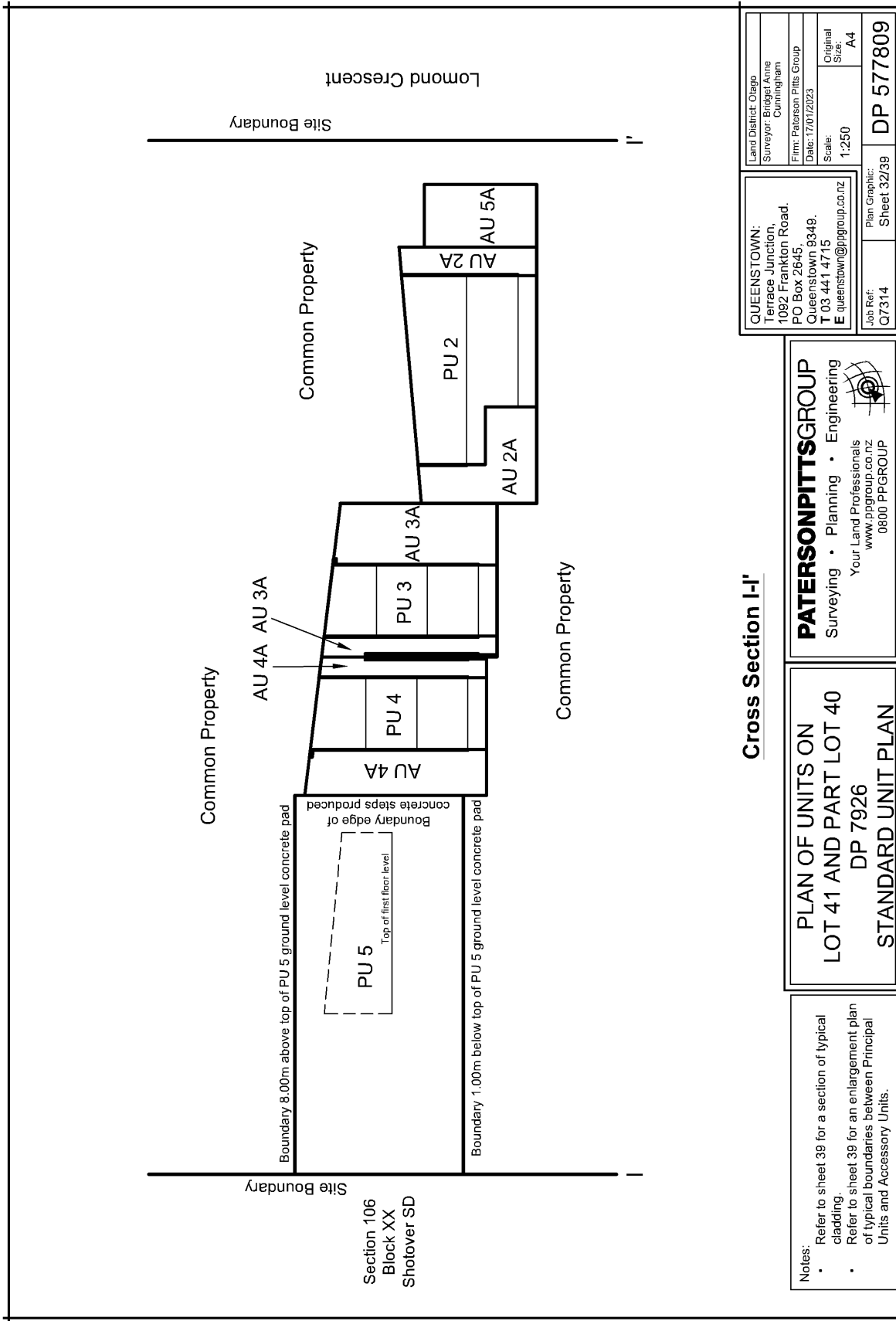
PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

- Notes:
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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 Original Size: A4

Job Ref: Q7314  
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 DP 577809



**Cross Section I-I'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

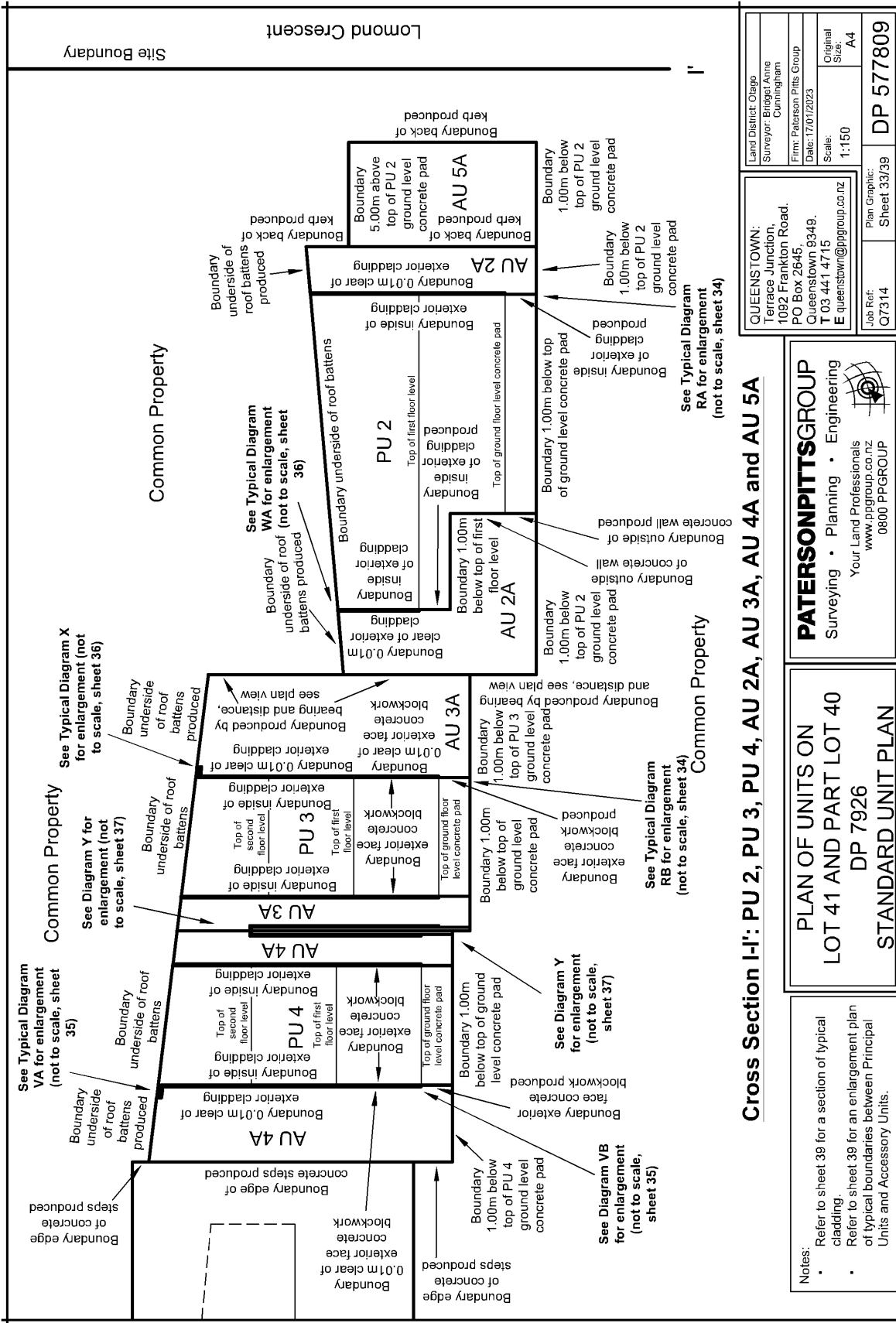
Notes:

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Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 32/39  
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**Cross Section I-I': PU 2, PU 3, PU 4, AU 2A, AU 3A, AU 4A and AU 5A**

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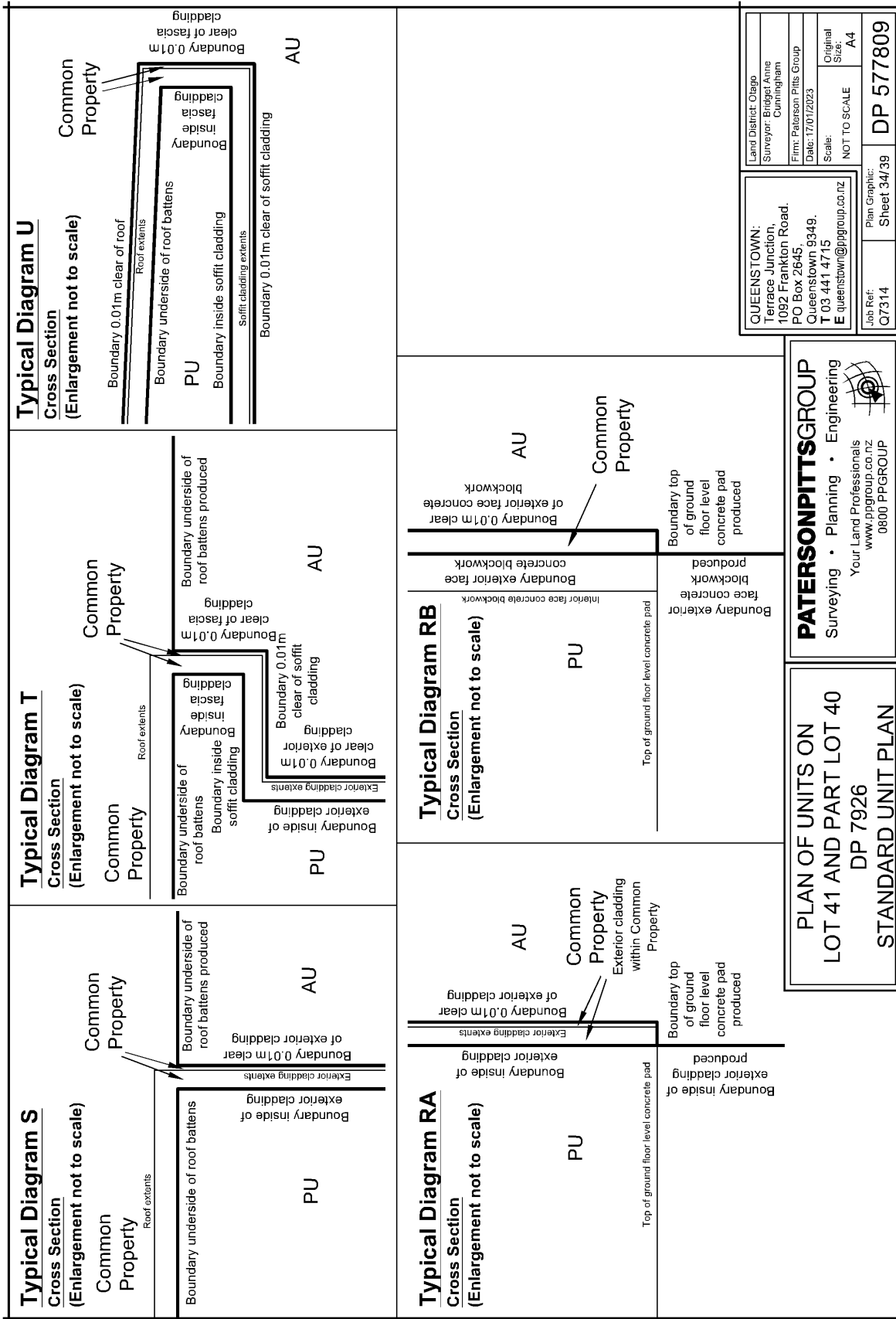
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**QUEENSTOWN:**  
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 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 33/39  
**DP 577809**





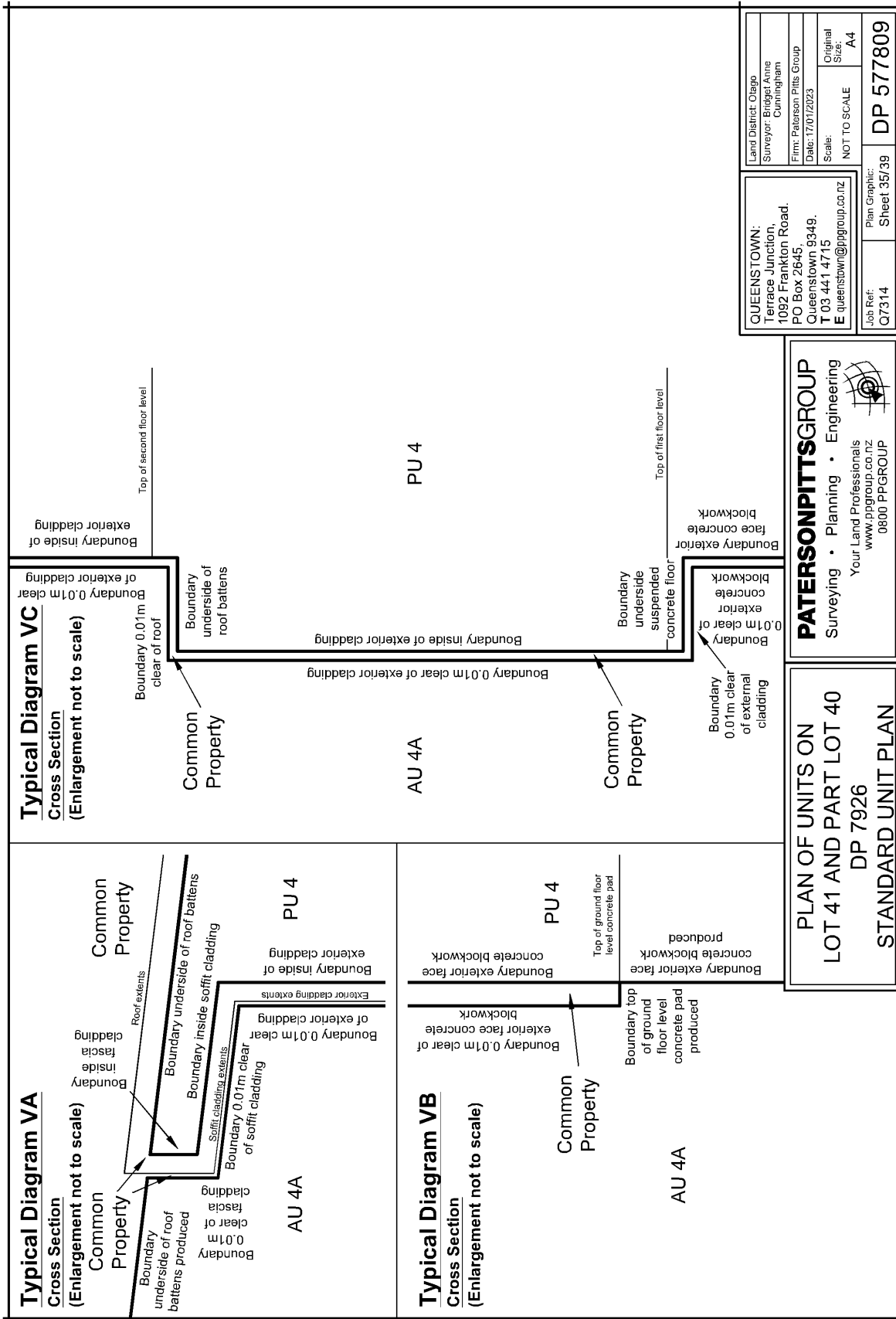
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Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 34/39  
 DP 577809

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**



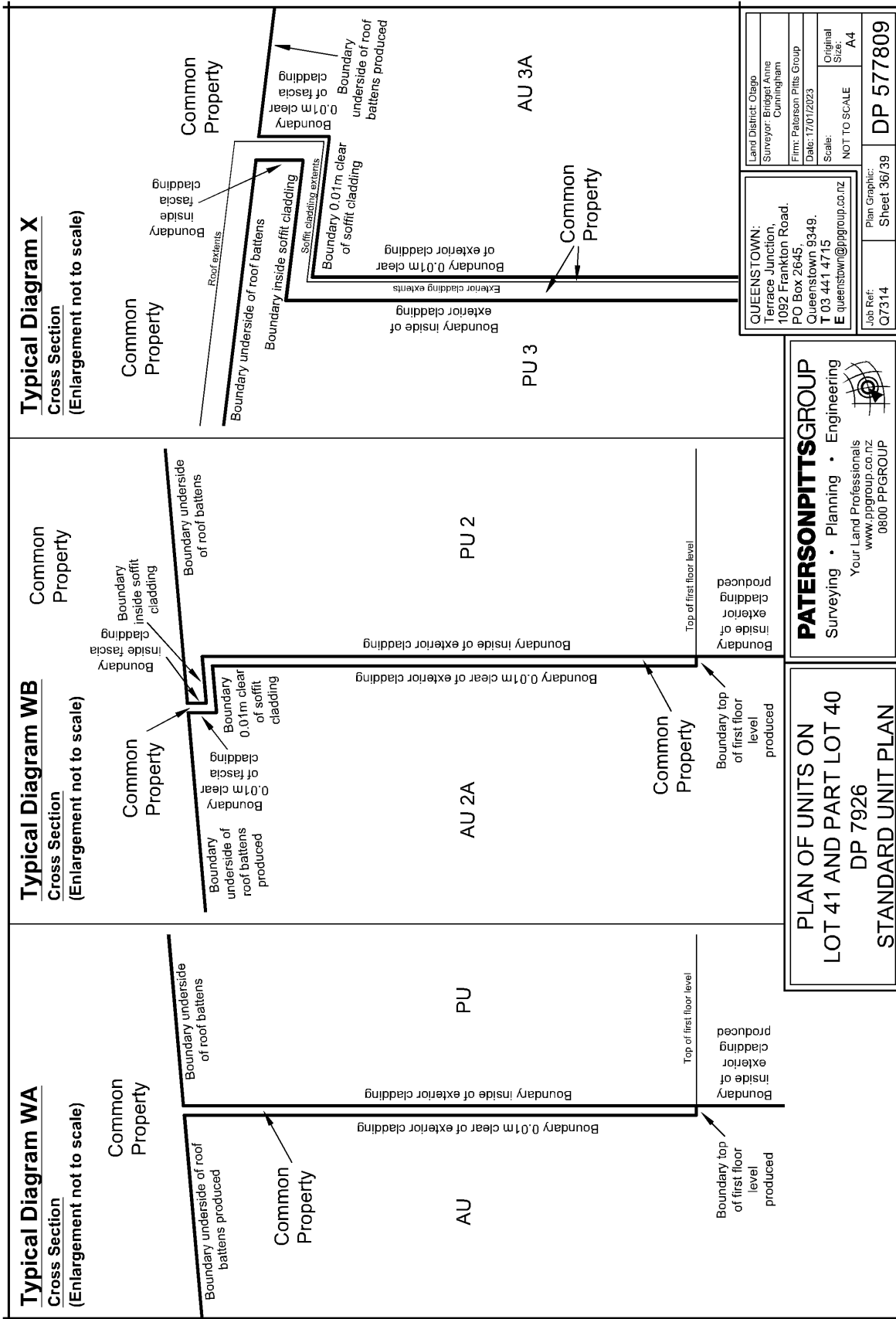
Land District: Otago  
 Surveyor: Bridget Ahoia Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 35/39  
 DP 577809

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN



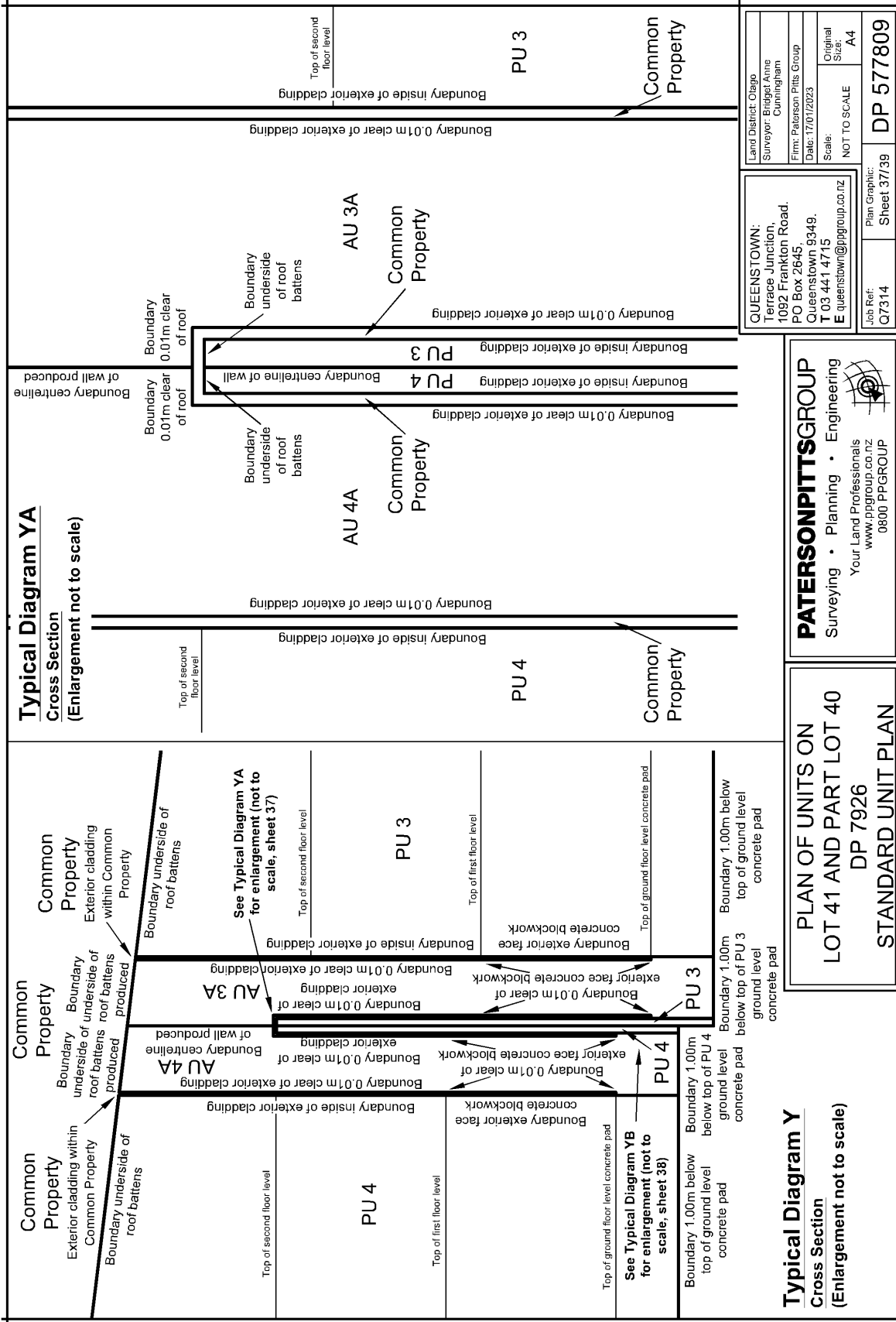
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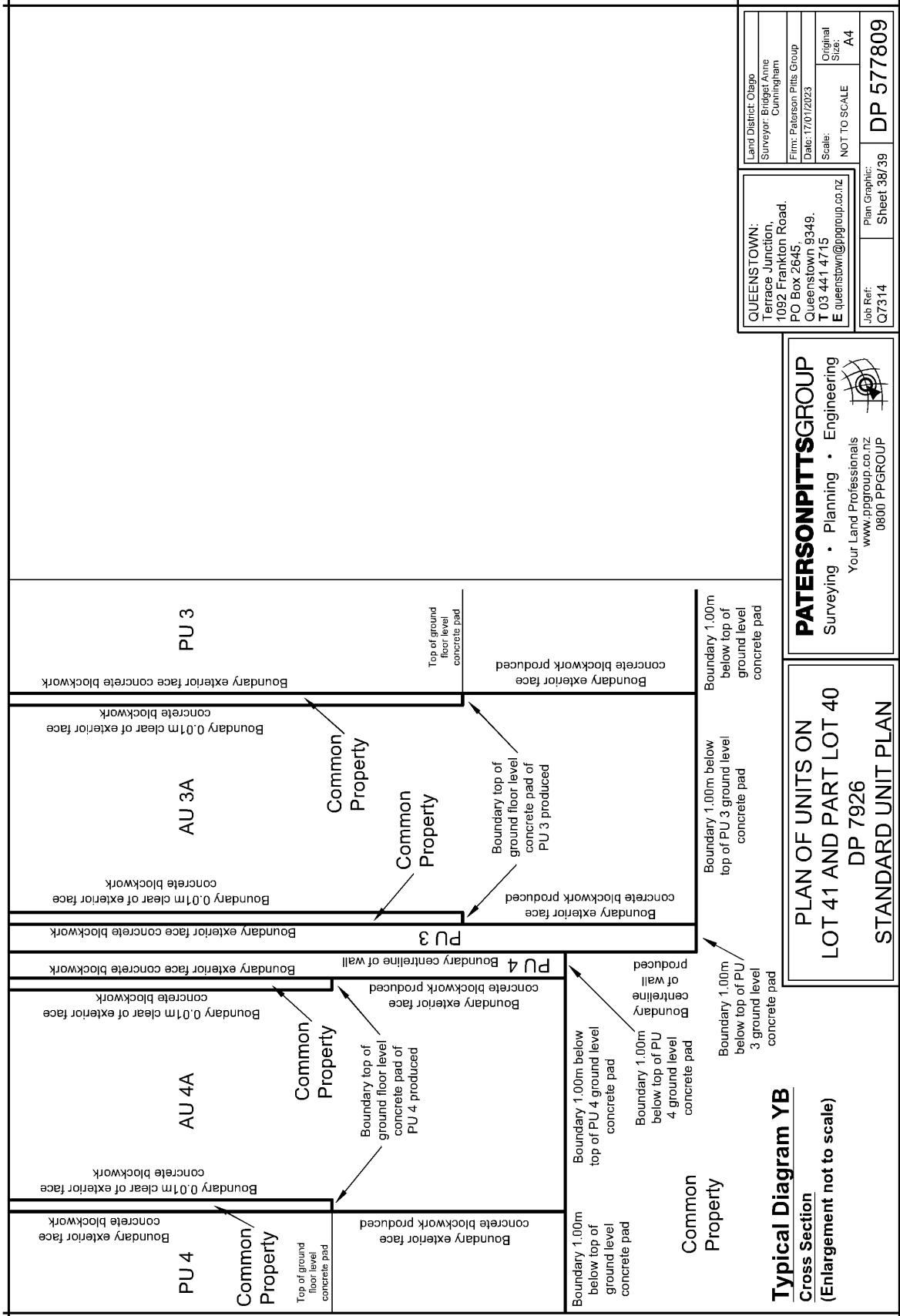
Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 36/39  
 DP 577809

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**





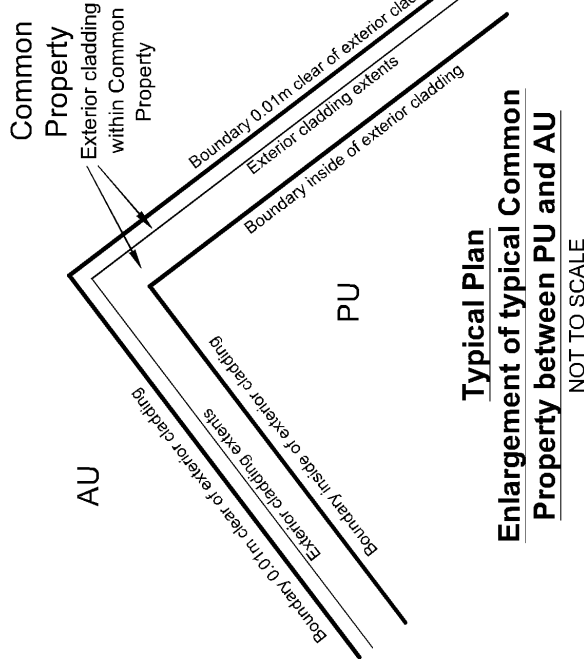
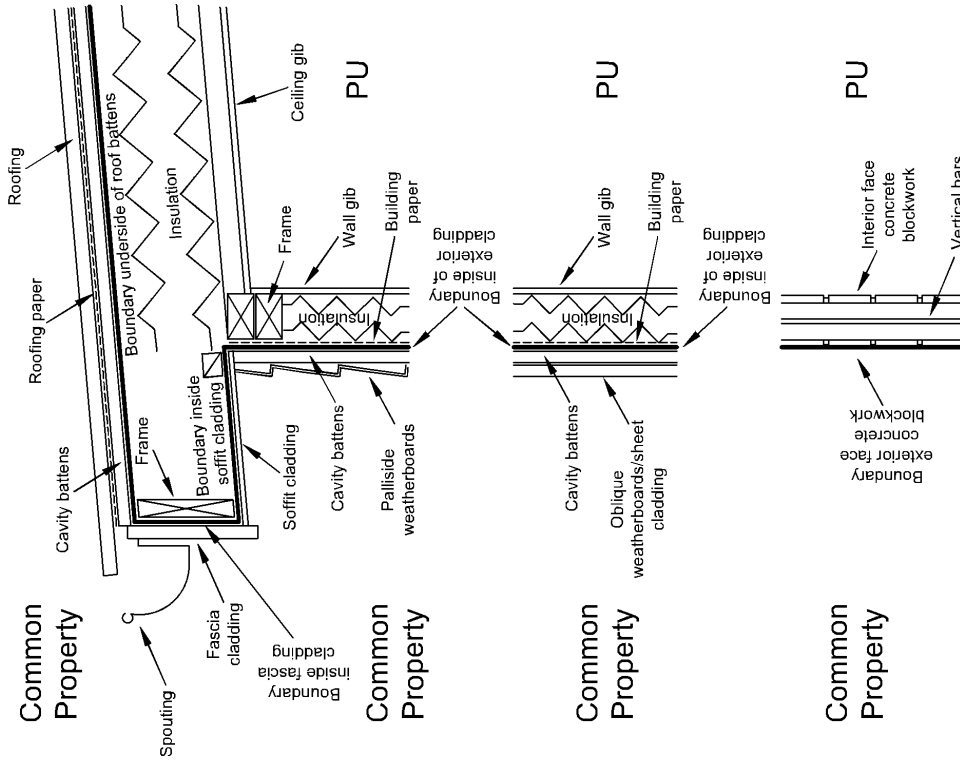
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

**Typical Diagram YB  
 Cross Section  
 (Enlargement not to scale)**

<b>QUEENSTOWN:</b> Terrace Junction, 1092 Frankton Road, PO Box 2645, Queenstown 9349. T 03 441 4715 E queenstown@ppgroup.co.nz	Land District: Otago Surveyor: Bridget Adams Cunningham Firm: Paterson Pitts Group Date: 17/01/2023 Scale: NOT TO SCALE Original Size: A4
Job Ref: Q7314	Plan Graphic: Sheet 38/39 <b>DP 577809</b>

**Typical Section  
Enlargement of typical cladding**  
NOT TO SCALE  
Exterior cladding includes, but is not limited to, roofing materials, flashings, weatherboards, soffit boards and fascias



**Typical Plan  
Enlargement of typical Common  
Property between PU and AU**  
NOT TO SCALE

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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Land District: Otago  
Surveyor: Bridget Abne  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 39/39  
DP 577809



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier**                   **1067261**

**Land Registration District**   **Otago**

**Date Issued**                   22 December 2022

**Plan Number**                 DP 577809

**Subdivision of**

Lot 41 and Part Lot 40 Deposited Plan 7926

**Prior References**

OT14C/30

**Unit Titles Issued**

1067256	1067257	1067258	1067259
1067260			

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

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

12512238.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

12512238.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1067257**  
**Land Registration District** **Otago**  
**Date Issued** 22 December 2022

**Prior References**  
OT14C/30

**Supplementary Record Sheet**  
1067261

---

**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 2 Deposited Plan 577809  
and Accessory Unit 2A Deposited Plan  
577809

**Registered Owners**

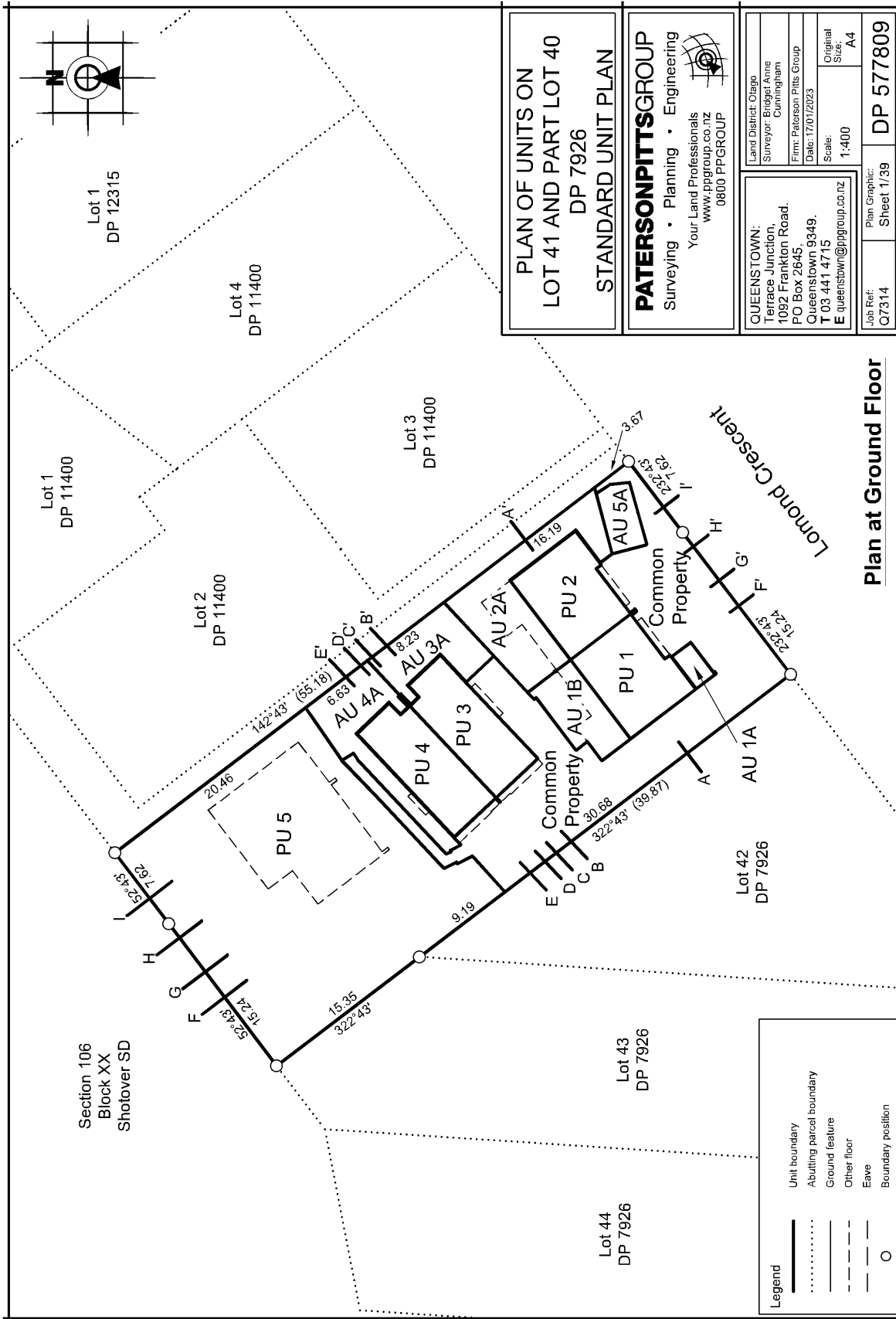
Cameron James McKerchar as to a 2/5 share  
Phoebe Christie Swale as to a 3/5 share

---

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

12658537.2 Mortgage to Westpac New Zealand Limited - 14.2.2023 at 3:55 pm





PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

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 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:400  
 Original Size: A4

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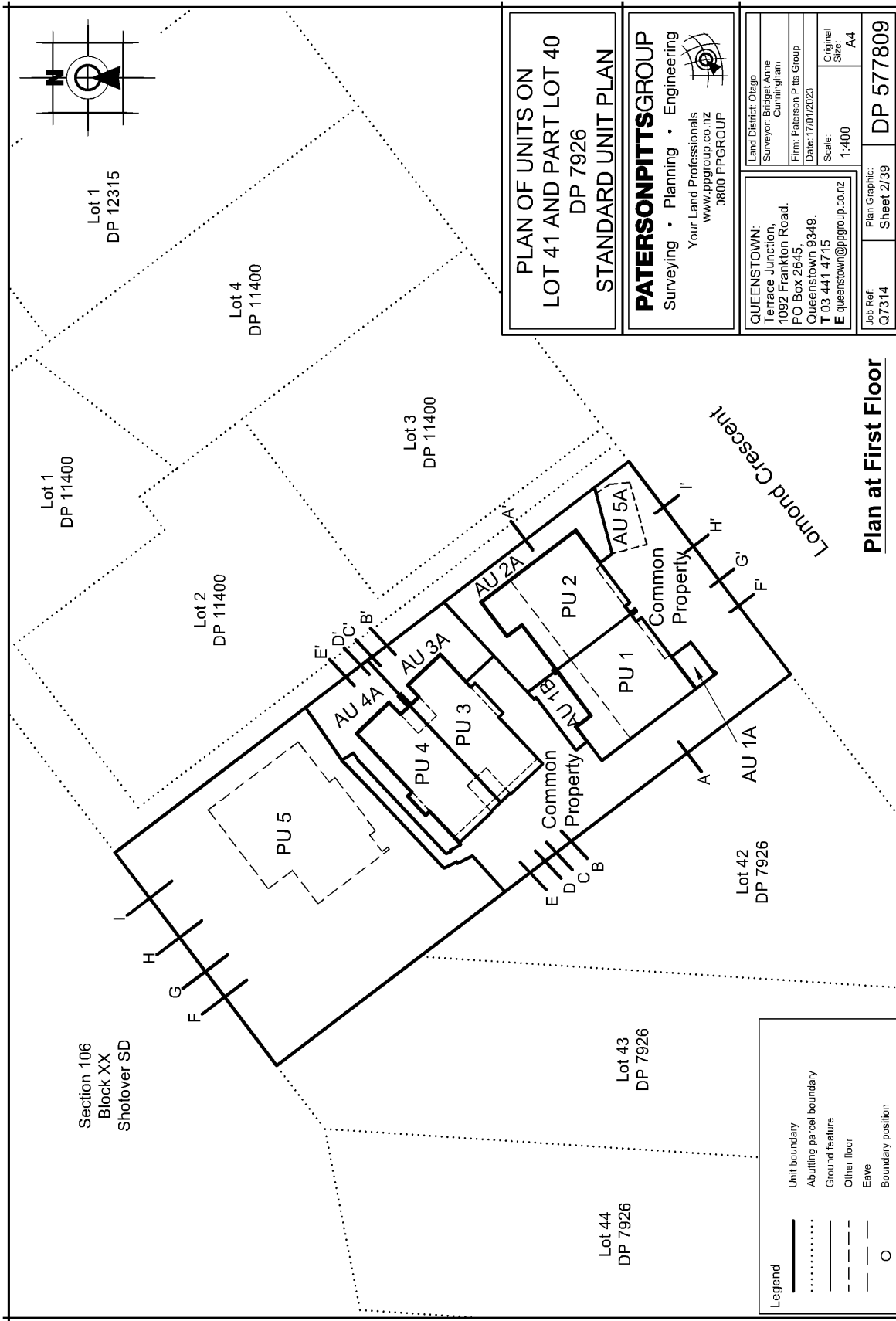
Job Ref: Q7314  
 Plan Graphic: Sheet 1/39  
 DP 577809

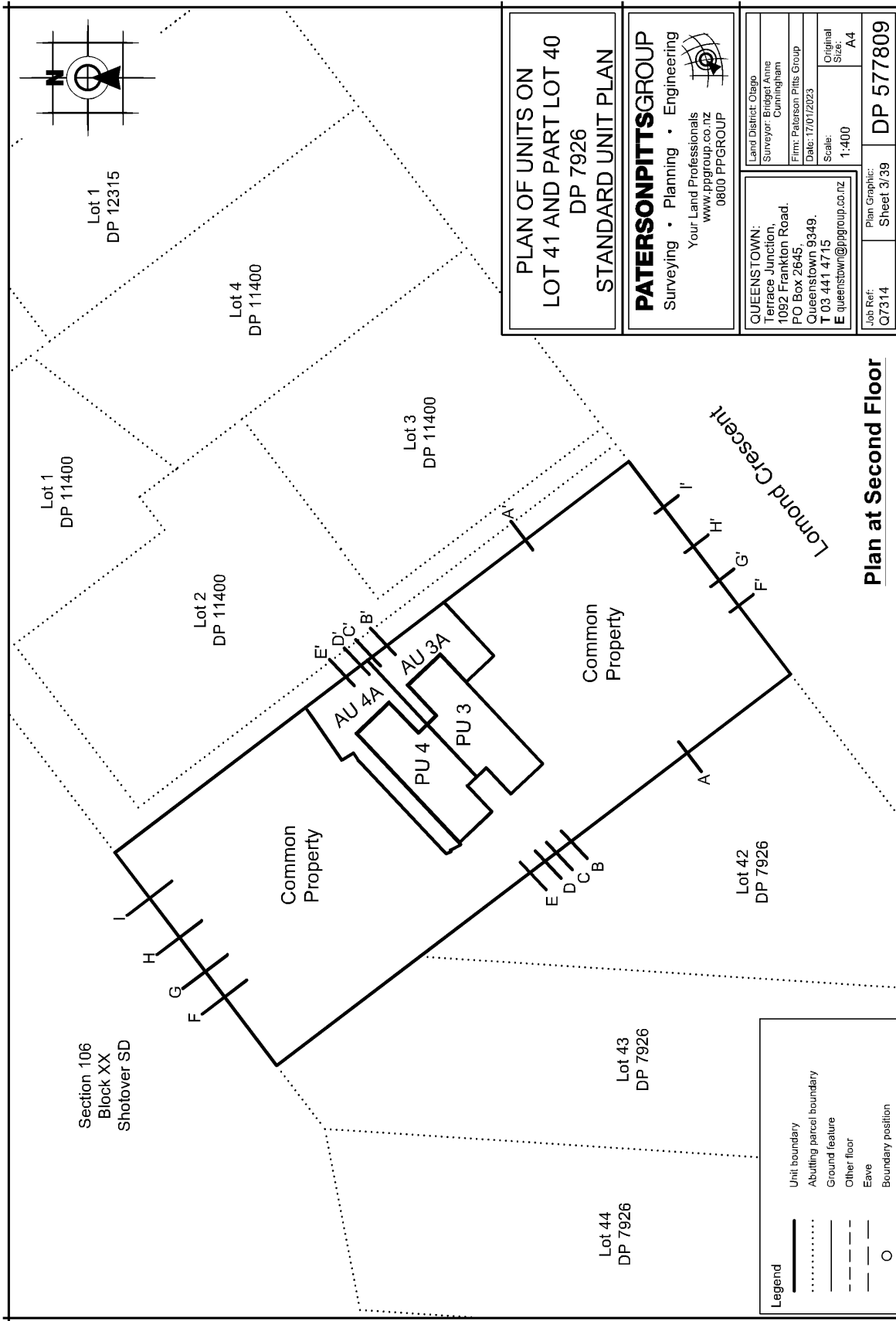
**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- - - - Ground feature
- - - - Other floor
- - - - Eave
- Boundary position

**Plan at Ground Floor**

Section 106  
 Block XX  
 Shotover SD





PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:400  
 Original Size: A4

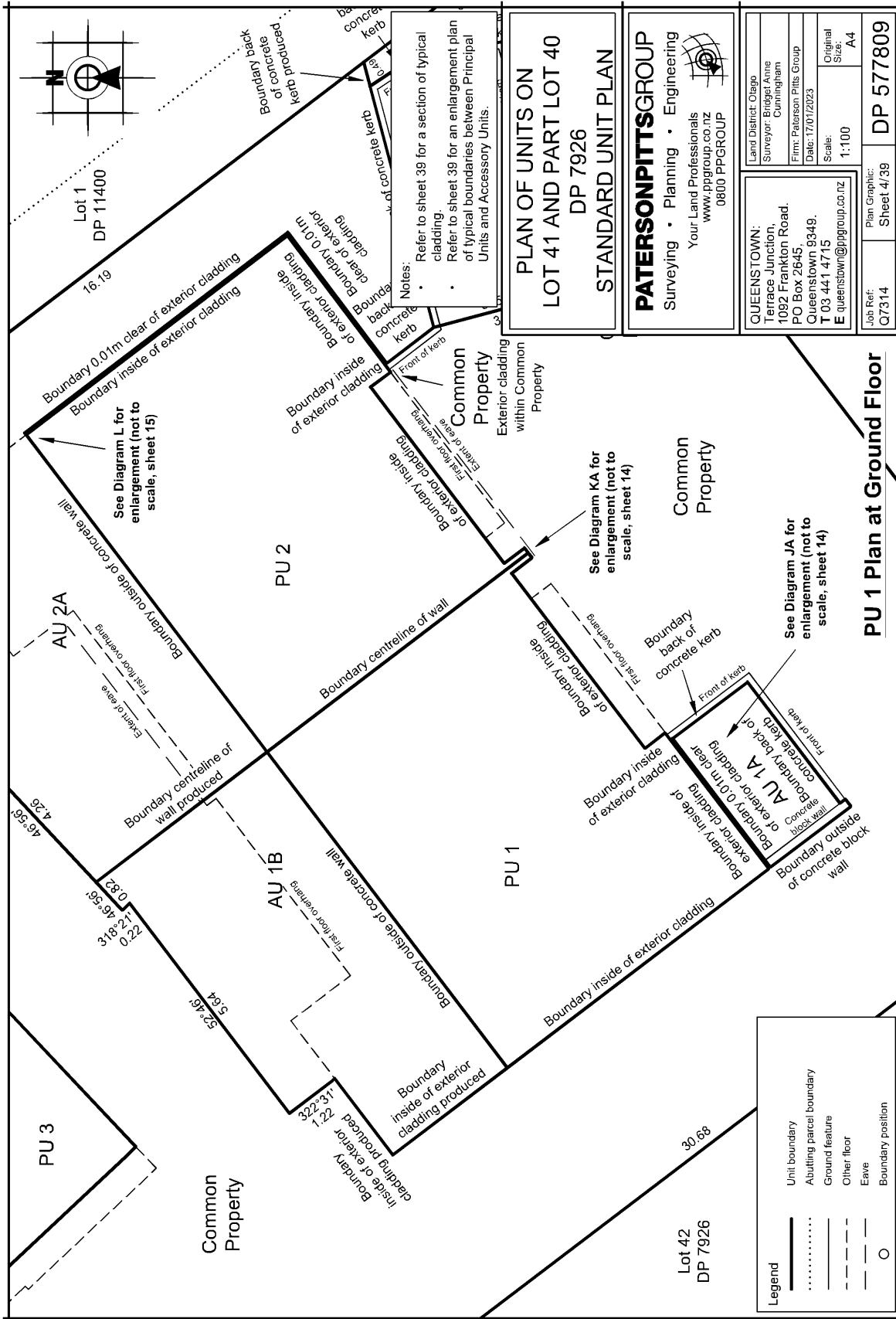
Job Ref: Q7314  
 Plan Graphic: Sheet 3/39  
 DP 577809

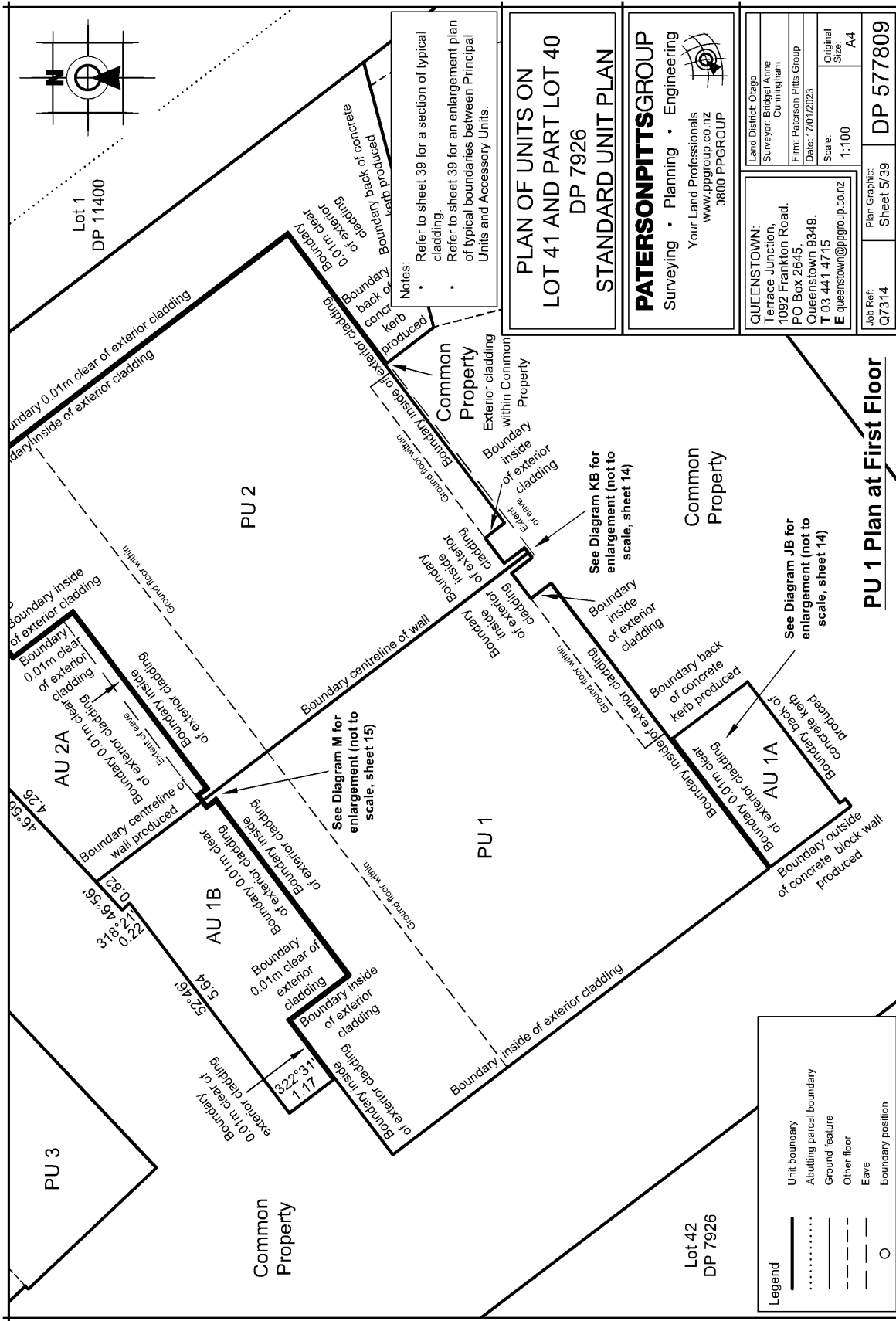
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**Plan at Second Floor**

**Legend**

—	Unit boundary
.....	Abutting parcel boundary
—	Ground feature
- - -	Other floor
- - -	Eave
○	Boundary position





Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON LOT 41 AND PART LOT 40**  
**DP 7926**  
**STANDARD UNIT PLAN**

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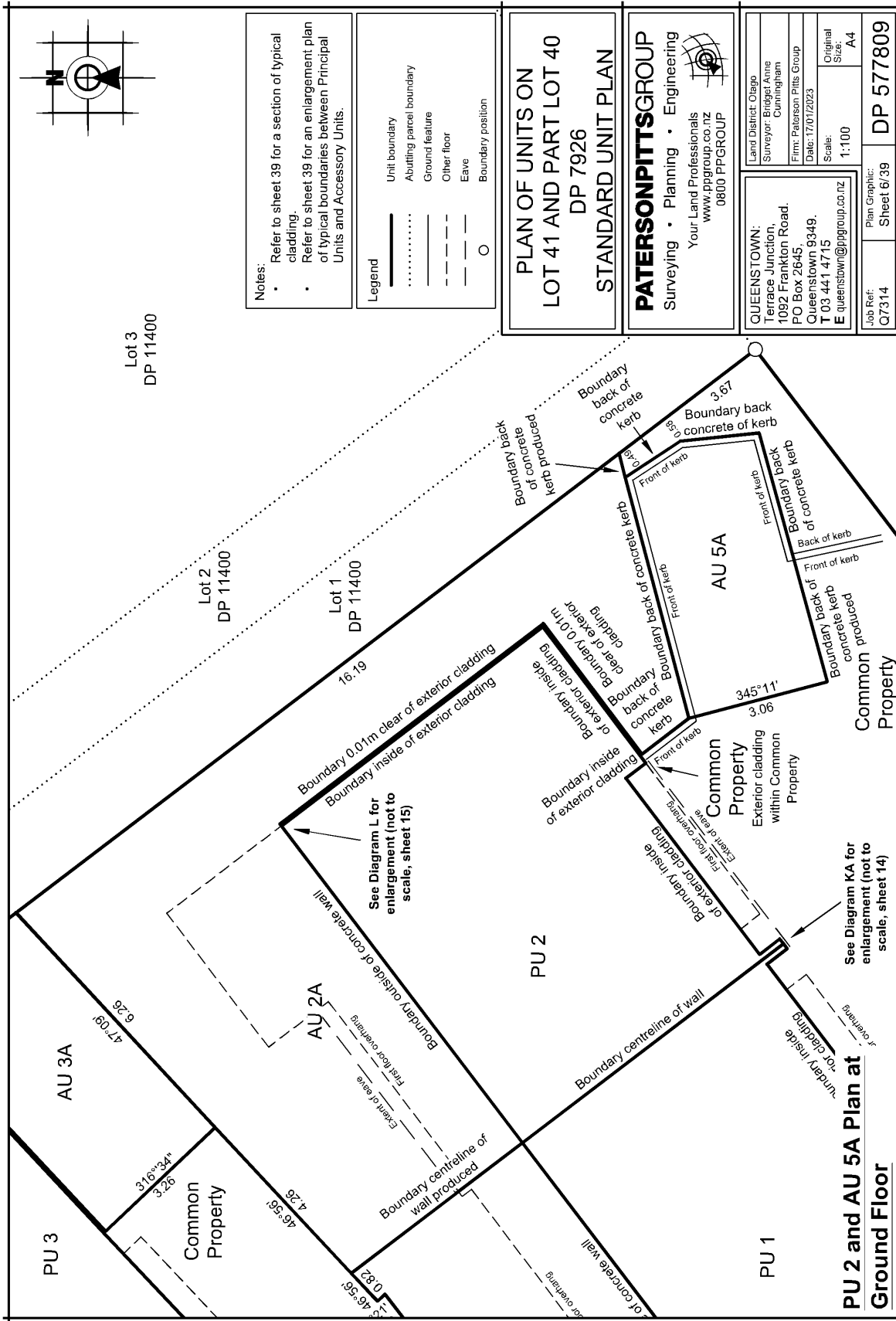
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 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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 Original Size: A4

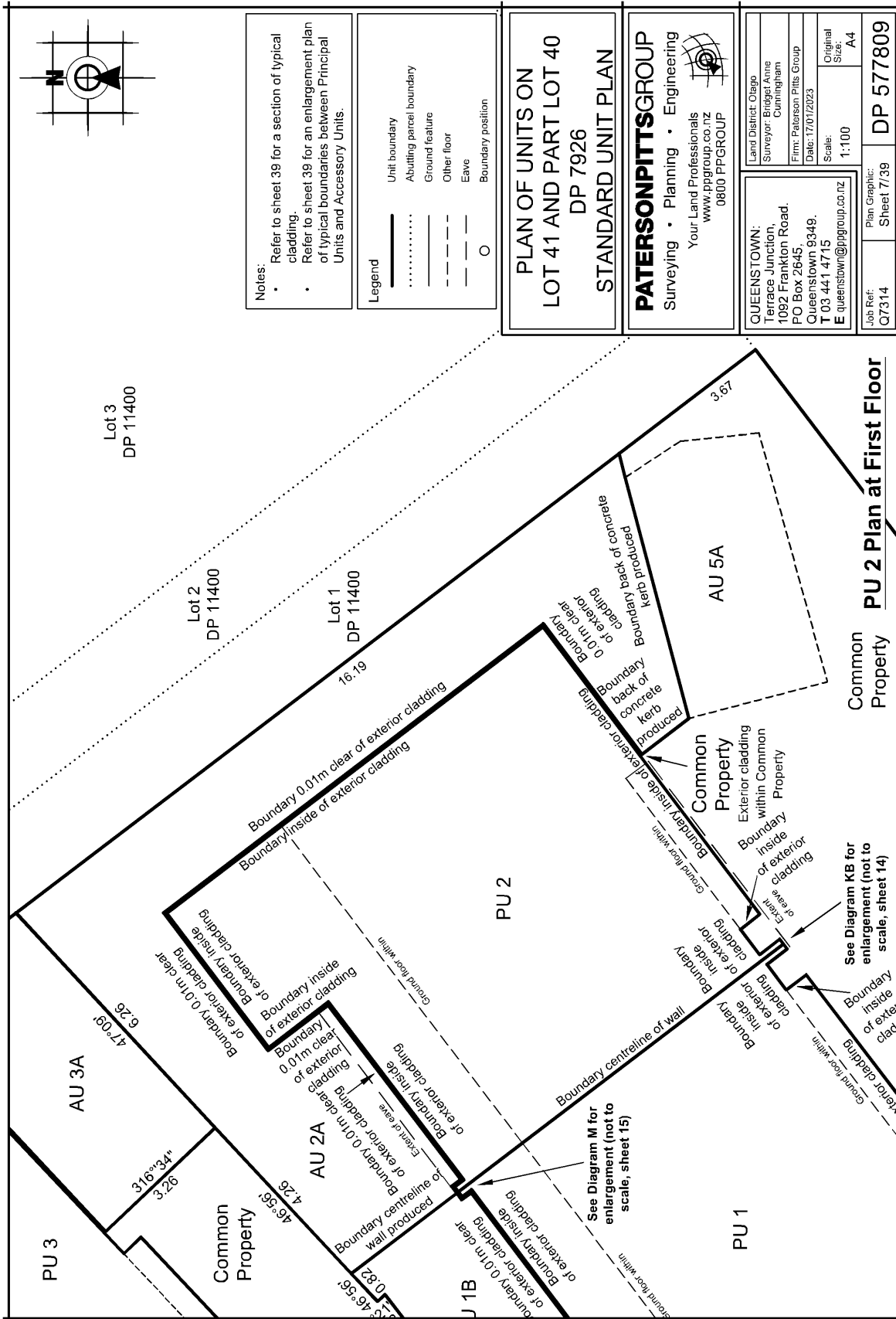
Job Ref: Q7314  
 Plan Graphic: Sheet 5/39  
 DP 577809

**PU 1 Plan at First Floor**

**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- Ground feature
- - - Other floor
- - - Eave
- Boundary position





**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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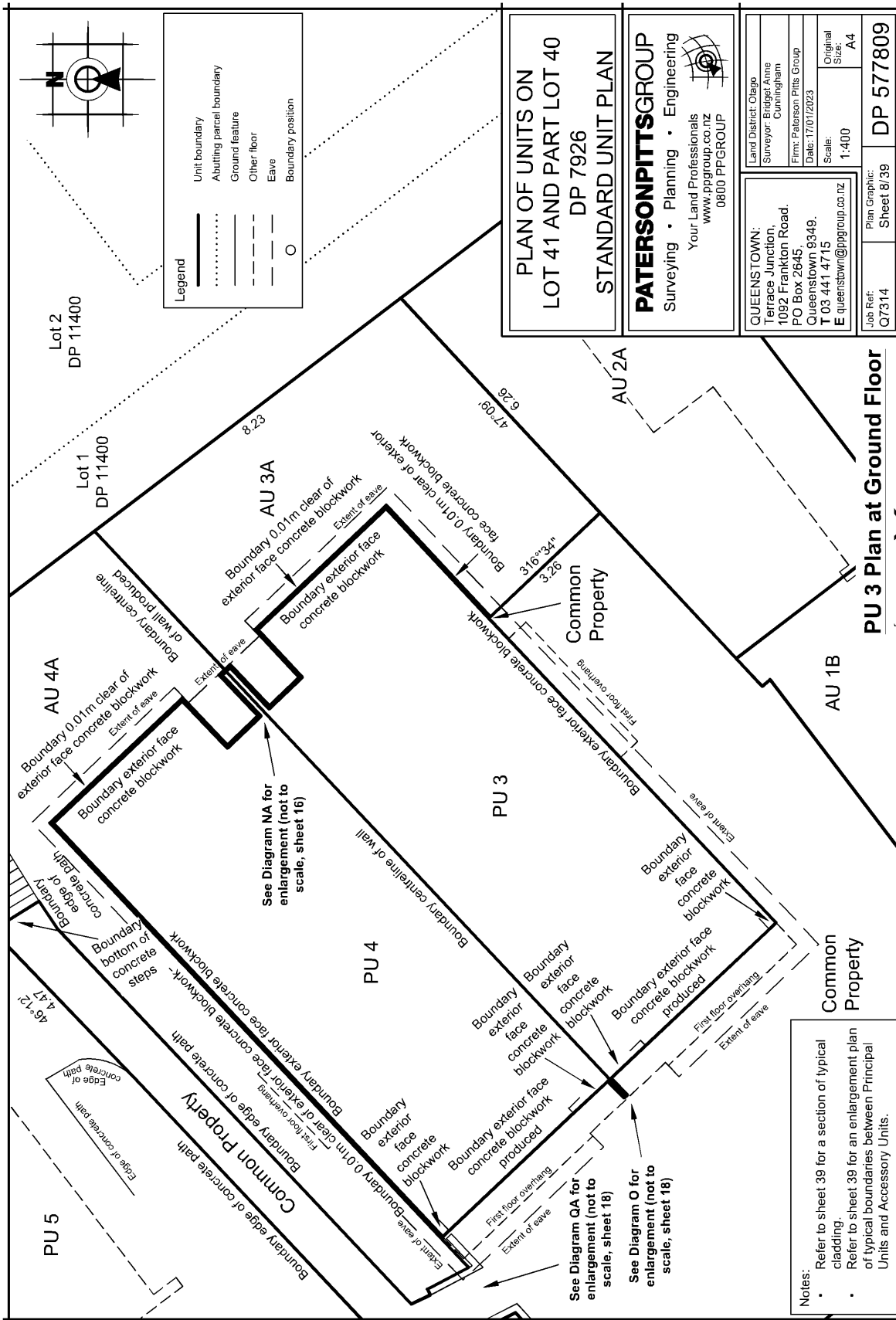
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 Surveyor: Bridget Abrahams Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 7/39  
 DP 577809

**PU 2 Plan at First Floor**

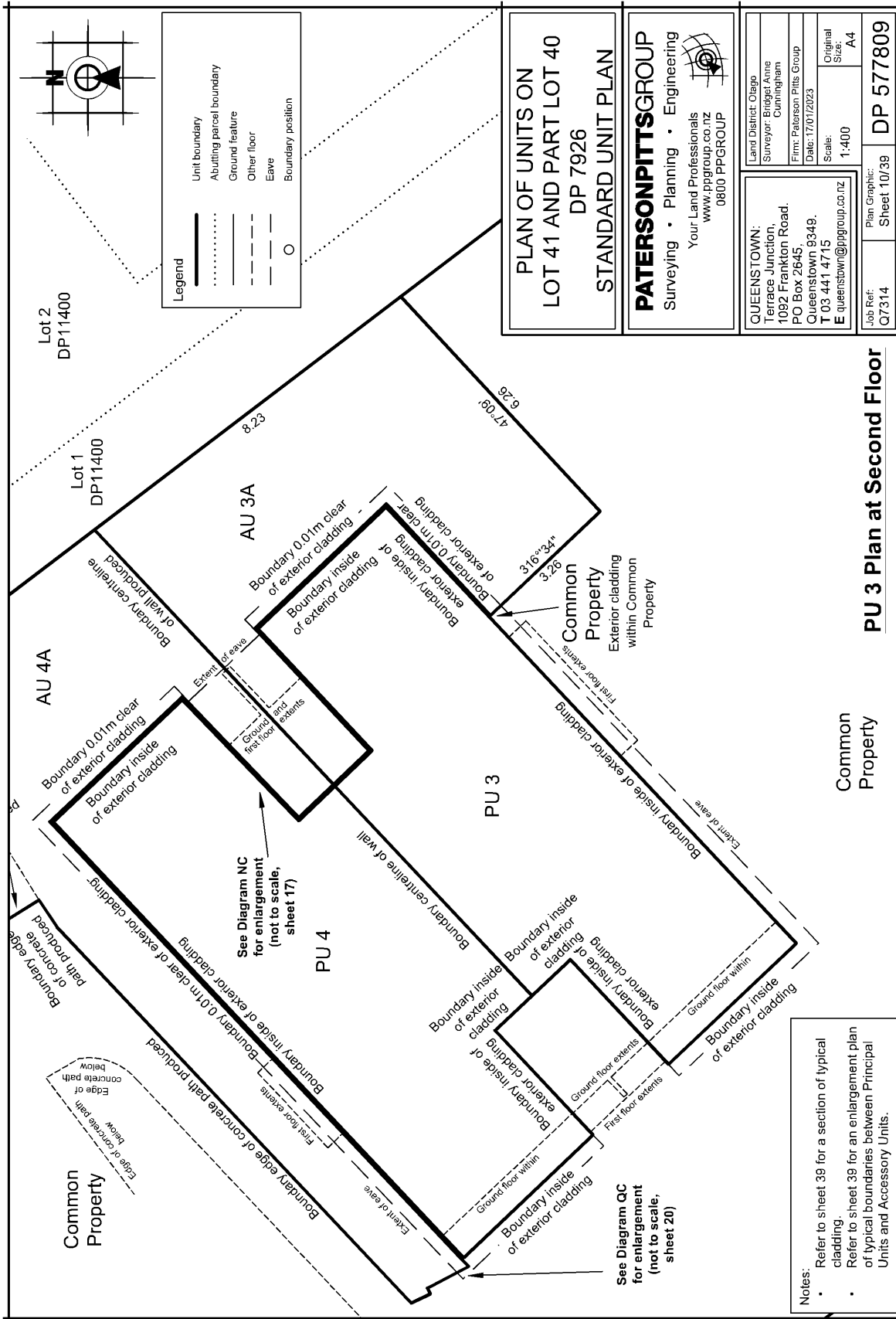
See Diagram KB for enlargement (not to scale, sheet 14)

See Diagram M for enlargement (not to scale, sheet 15)









PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

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 Scale: 1:400  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 10/39  
 DP 577809

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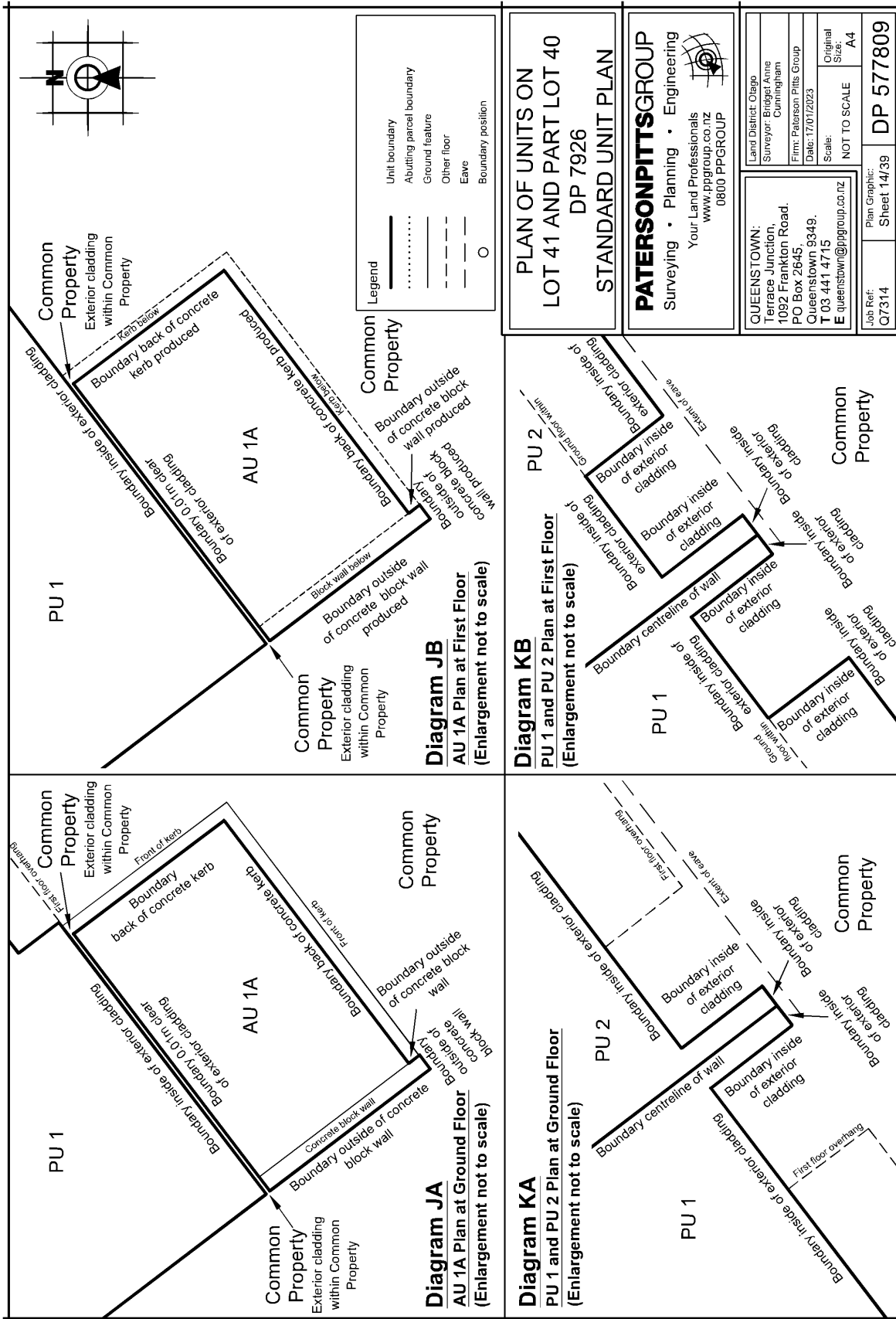
Common Property  
 PU 3 Plan at Second Floor

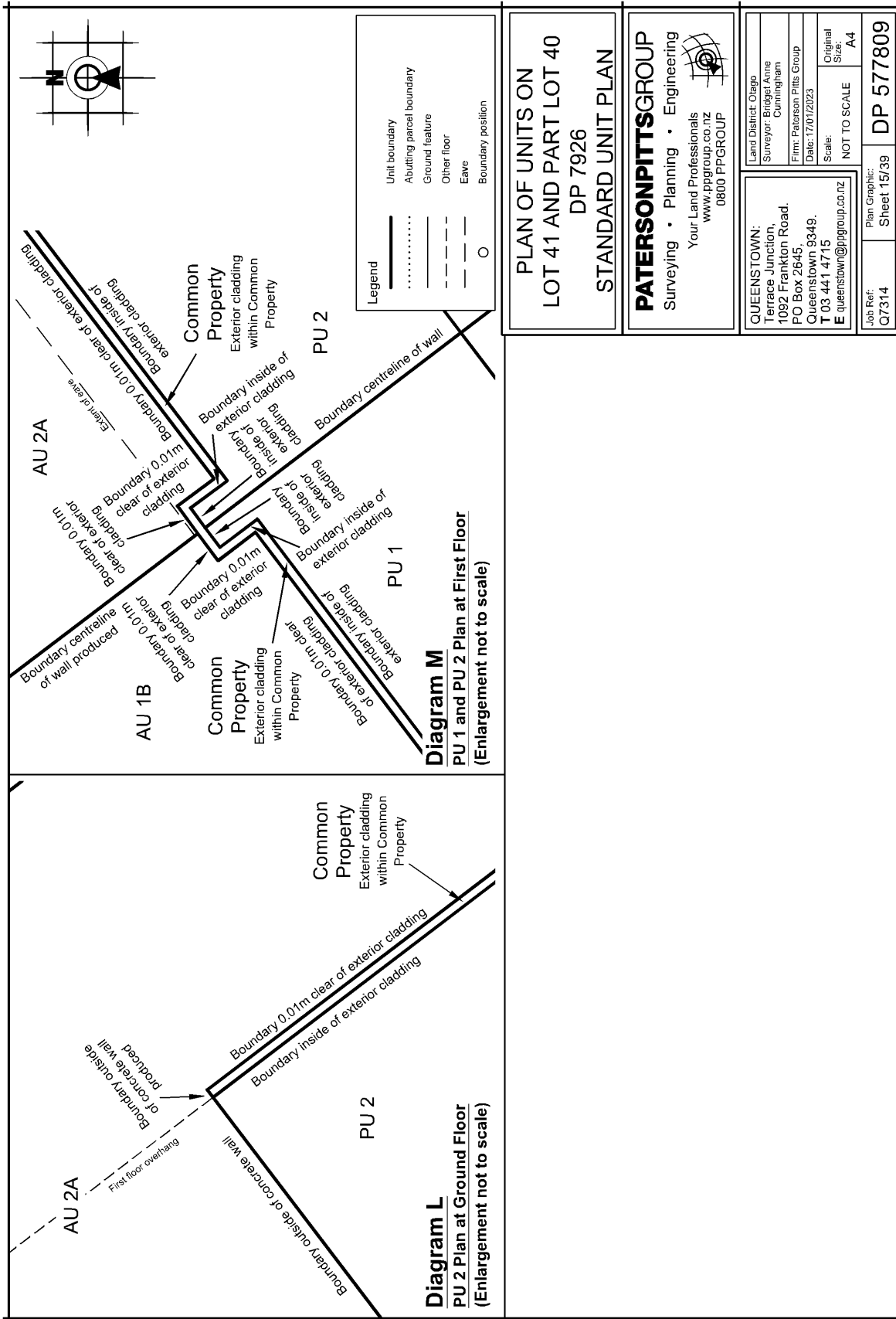
Notes:  
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 • Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.









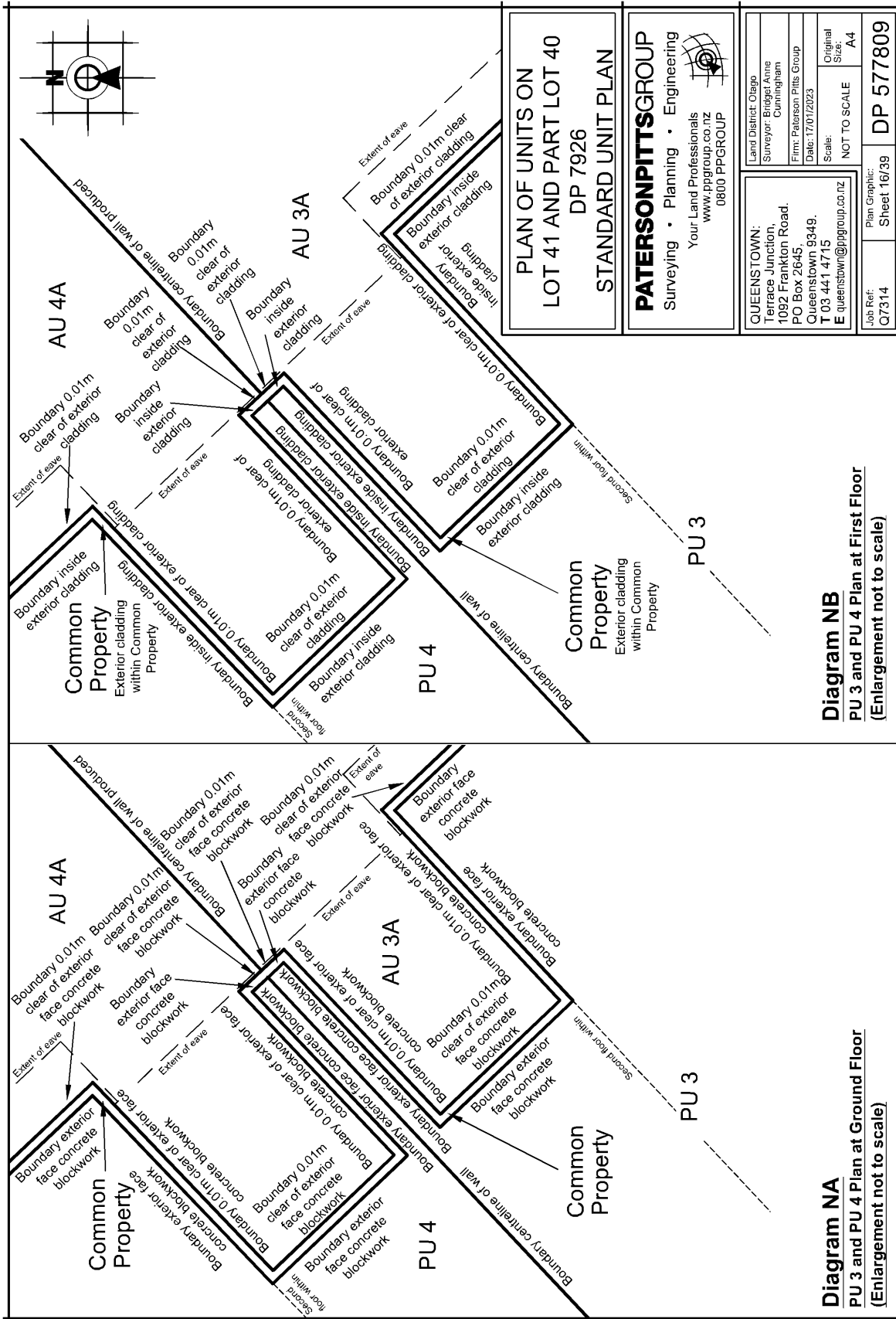


**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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Land District: Otago  
Surveyor: Bridget Adams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 15/39  
DP 577809



**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
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STANDARD UNIT PLAN**

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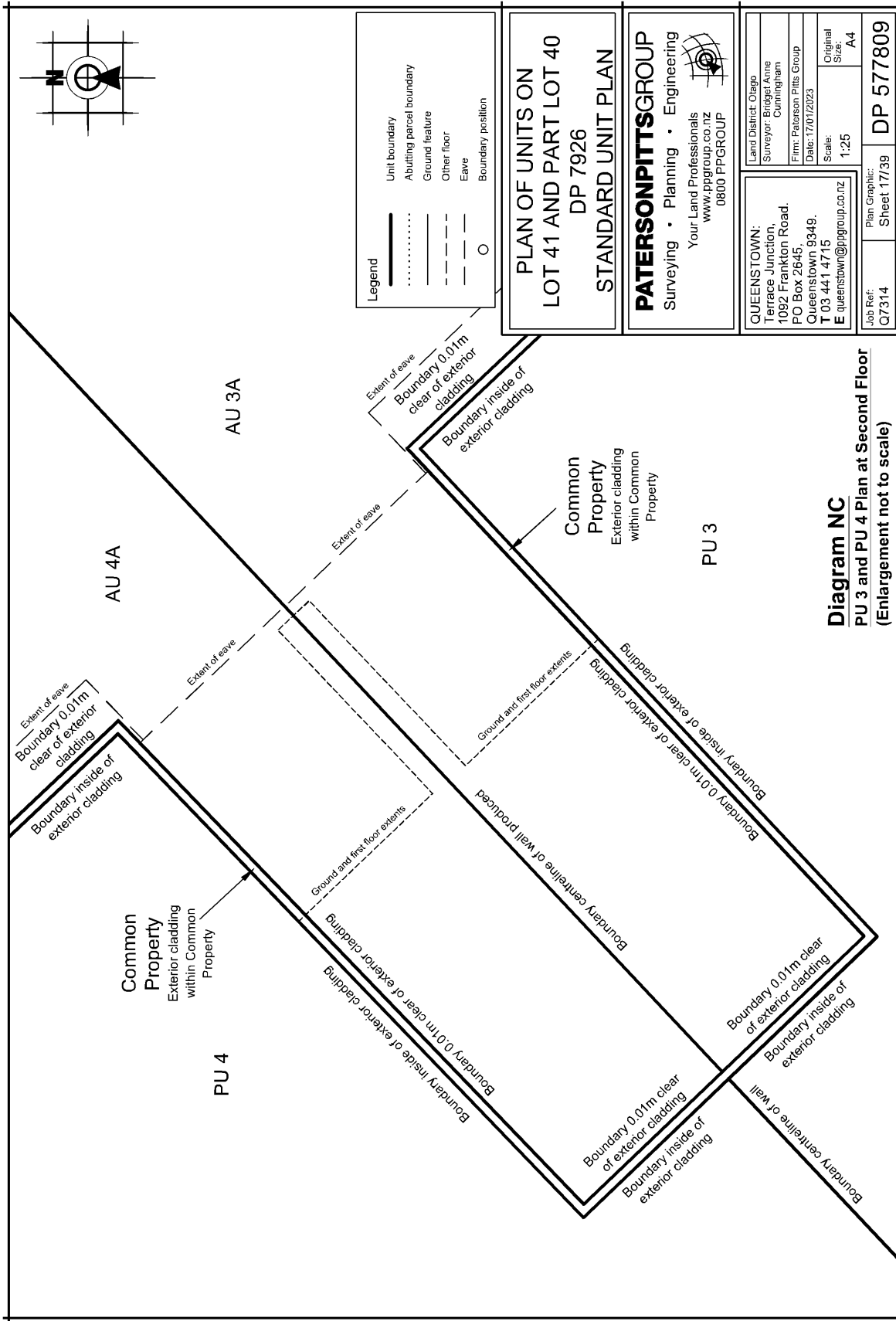
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: NOT TO SCALE  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 16/39  
 DP 577809

**Diagram NB**  
 PU 3 and PU 4 Plan at First Floor  
 (Enlargement not to scale)

**Diagram NA**  
 PU 3 and PU 4 Plan at Ground Floor  
 (Enlargement not to scale)





**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

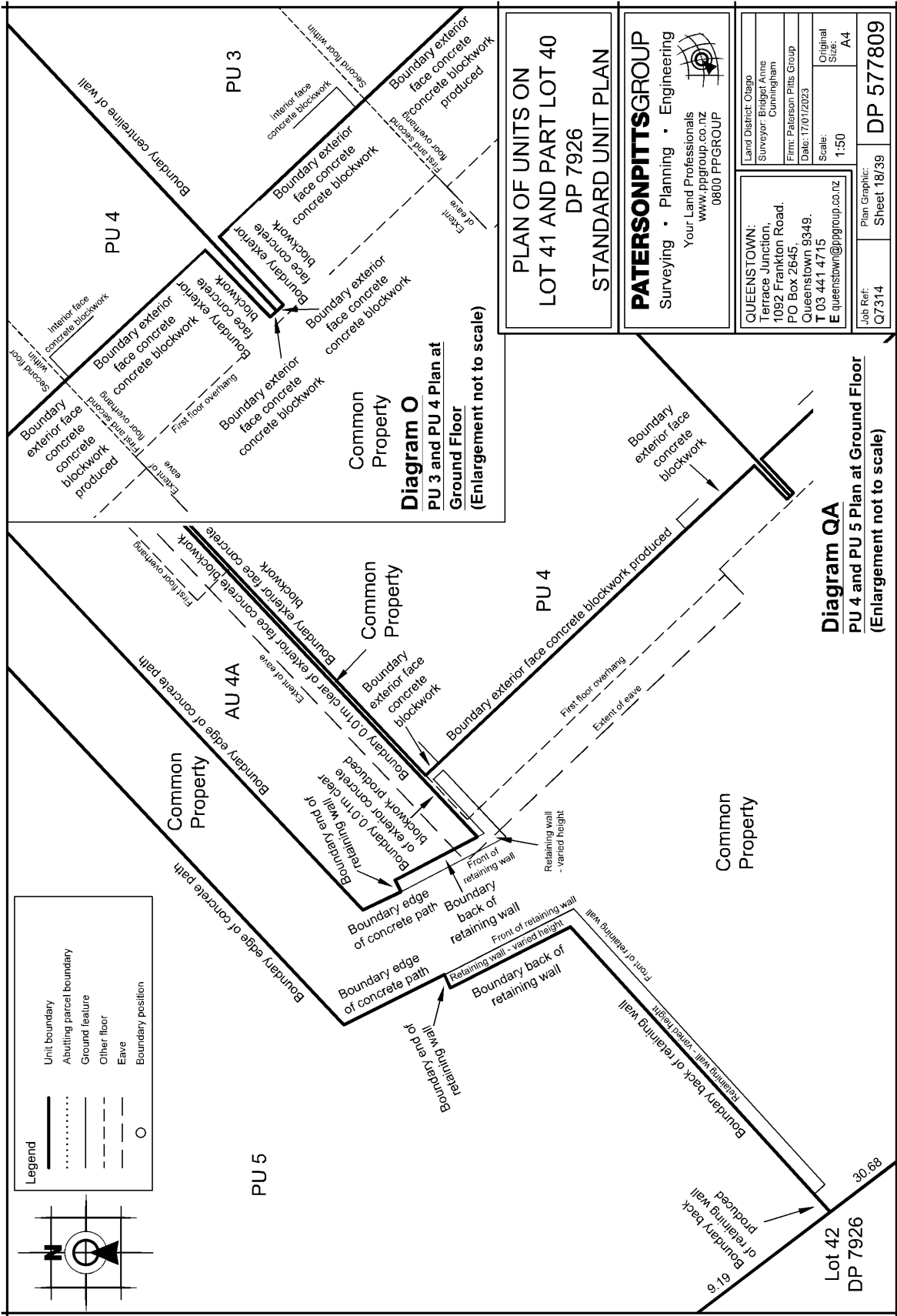
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Land District: Otago  
Surveyor: Bridget Adams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:25  
Original Size: A4

**Diagram NC**  
**PU 3 and PU 4 Plan at Second Floor**  
(Enlargement not to scale)

Job Ref: Q7314  
Plan Graphic: Sheet 17/39  
DP 577809



**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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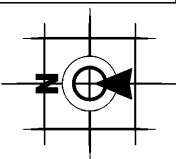
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 Cunningham  
 Firm: Paterson Pitts Group  
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 Original Size: A4

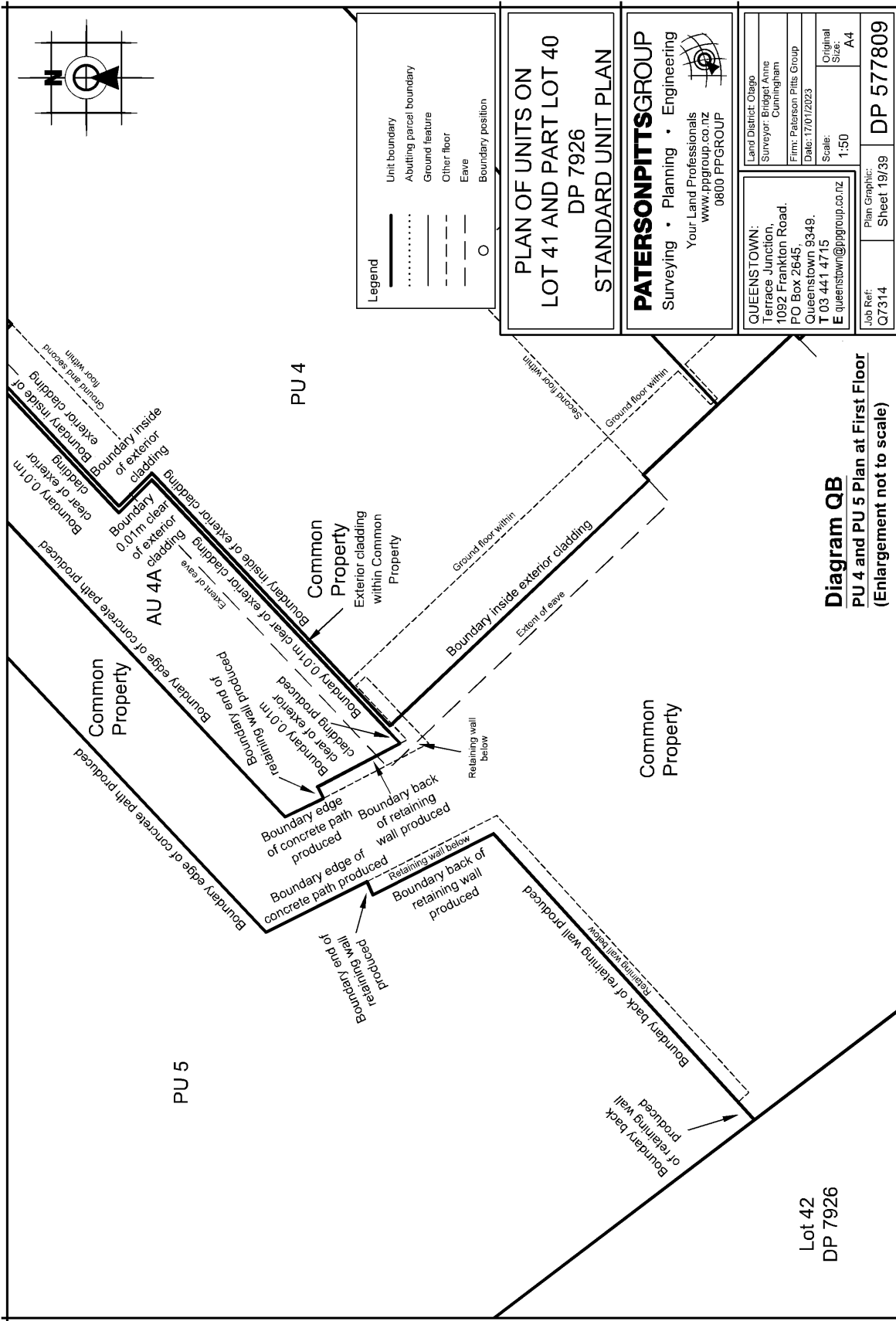
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Job Ref: Q7314  
 Plan Graphic: Sheet 18/39  
 DP 577809

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position





**Diagram QB**  
 PU 4 and PU 5 Plan at First Floor  
 (Enlargement not to scale)

Lot 42  
 DP 7926

**Legend**

- Unit boundary
- ..... Abutting parcel boundary
- Ground feature
- Other floor
- - - Eave
- Boundary position

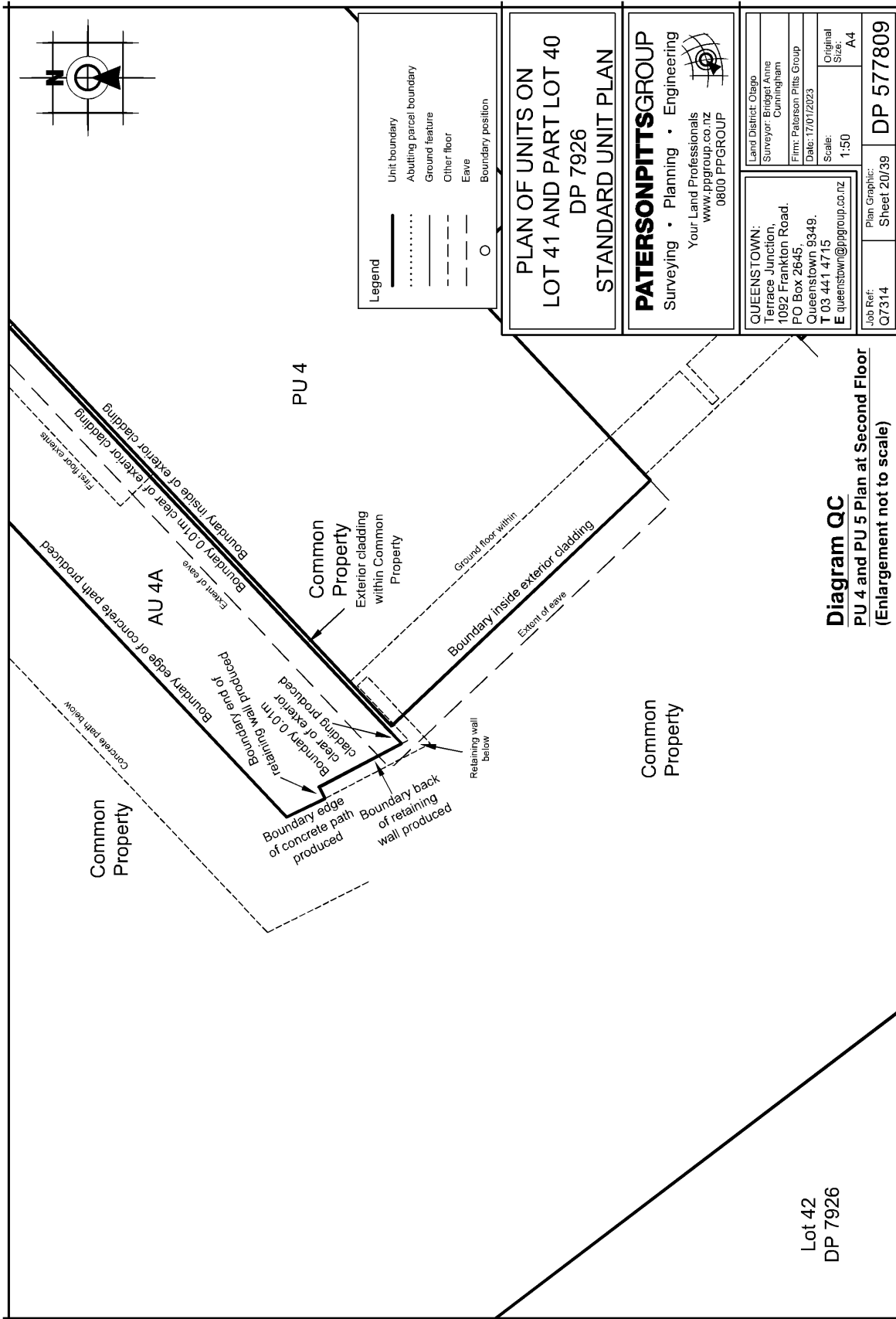
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

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Land District: Otago  
 Surveyor: Bridget Adams  
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:50  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 19/39  
 DP 577809

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

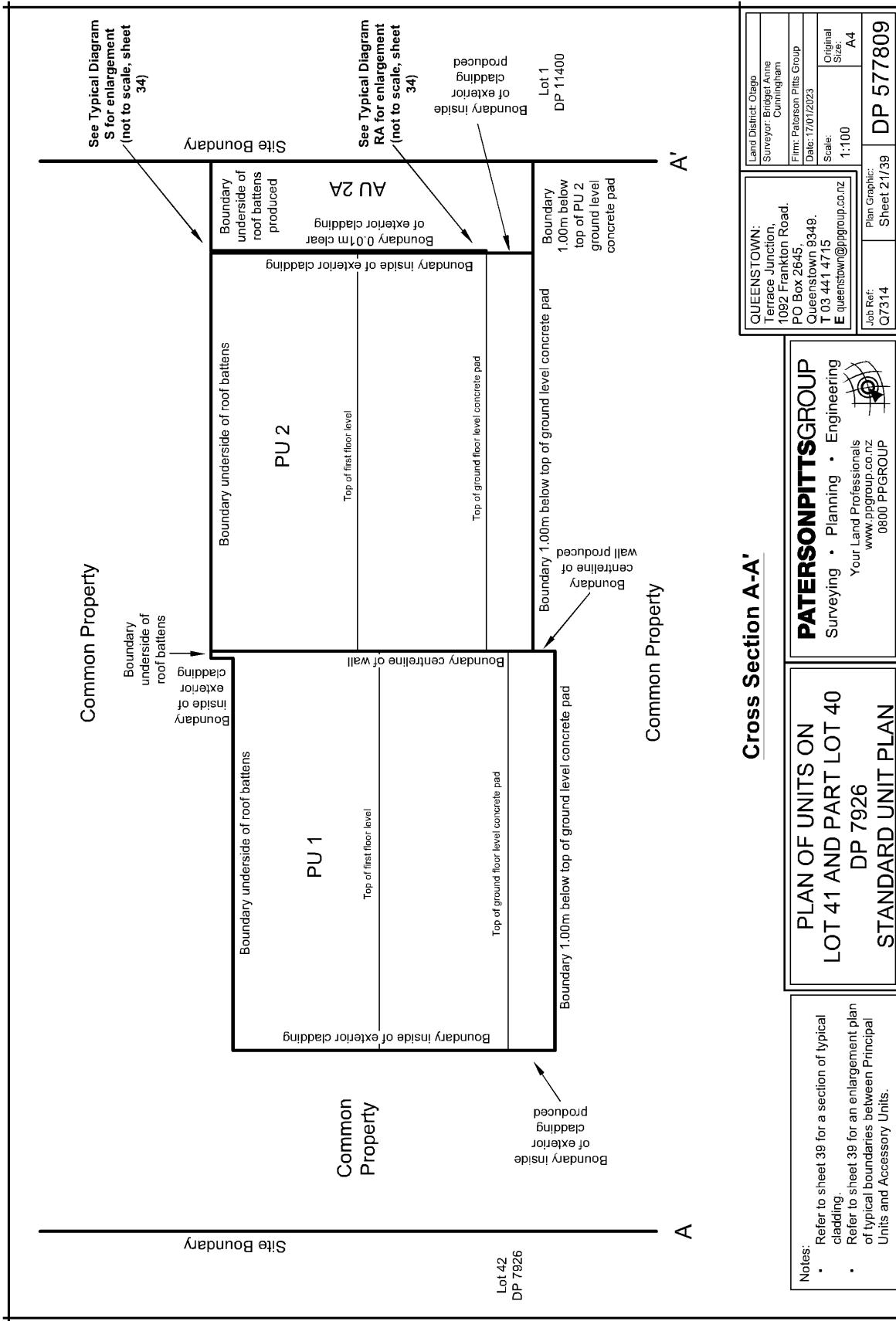
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Land District: Otago  
Surveyor: Bridget Adams  
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Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: 1:50  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 20/39  
DP 577809

**Diagram QC**  
**PU 4 and PU 5 Plan at Second Floor**  
**(Enlargement not to scale)**

Lot 42  
DP 7926



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**Land District:** Otago  
**Surveyor:** Bridget Ahoie Cunningham  
**Firm:** Paterson Pitts Group  
**Date:** 17/01/2023  
**Scale:** 1:100  
**Original Size:** A4

**Job Ref:** Q7314  
**Plan Graphic:** Sheet 21/39  
**DP 577809**

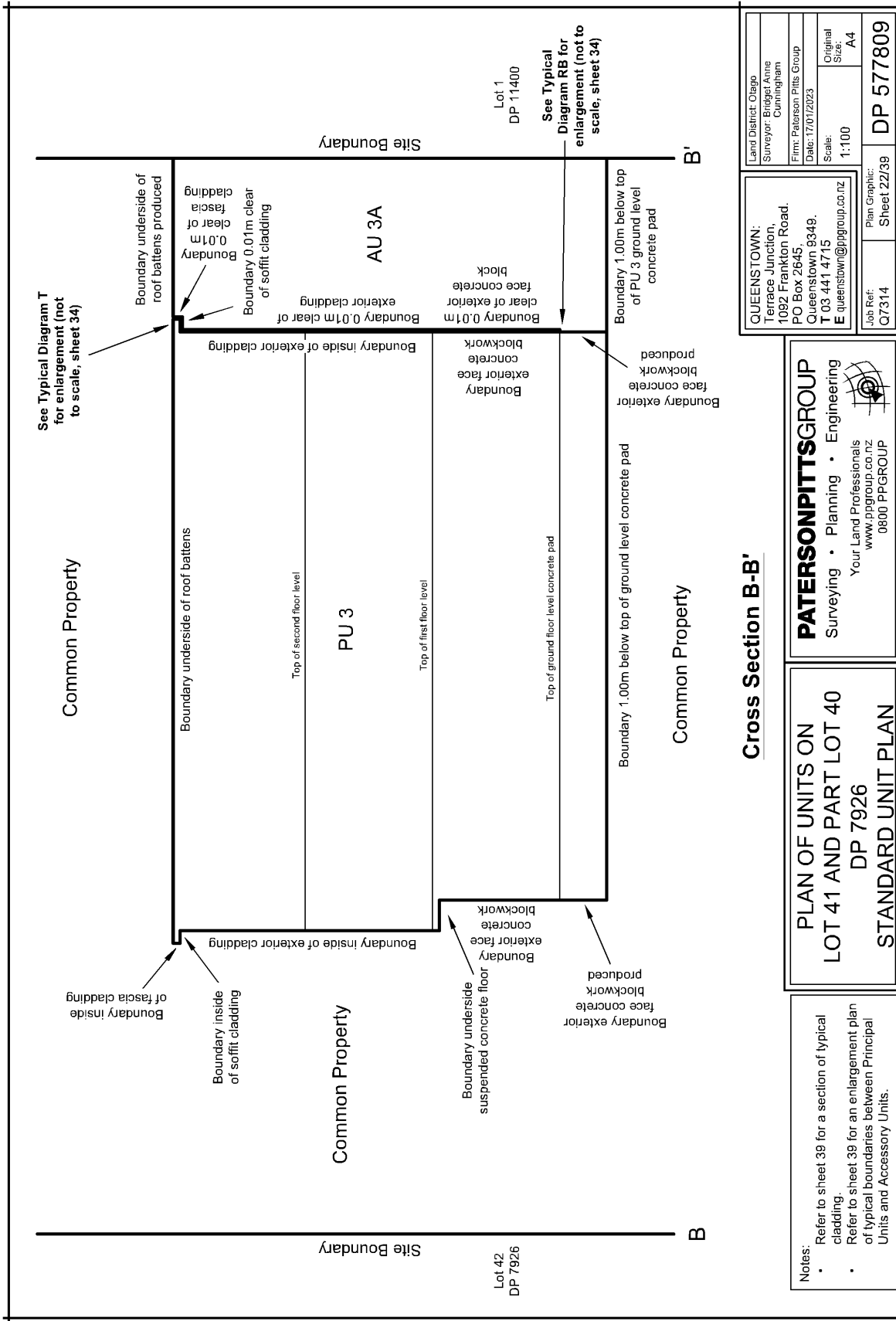
**Cross Section A-A'**

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



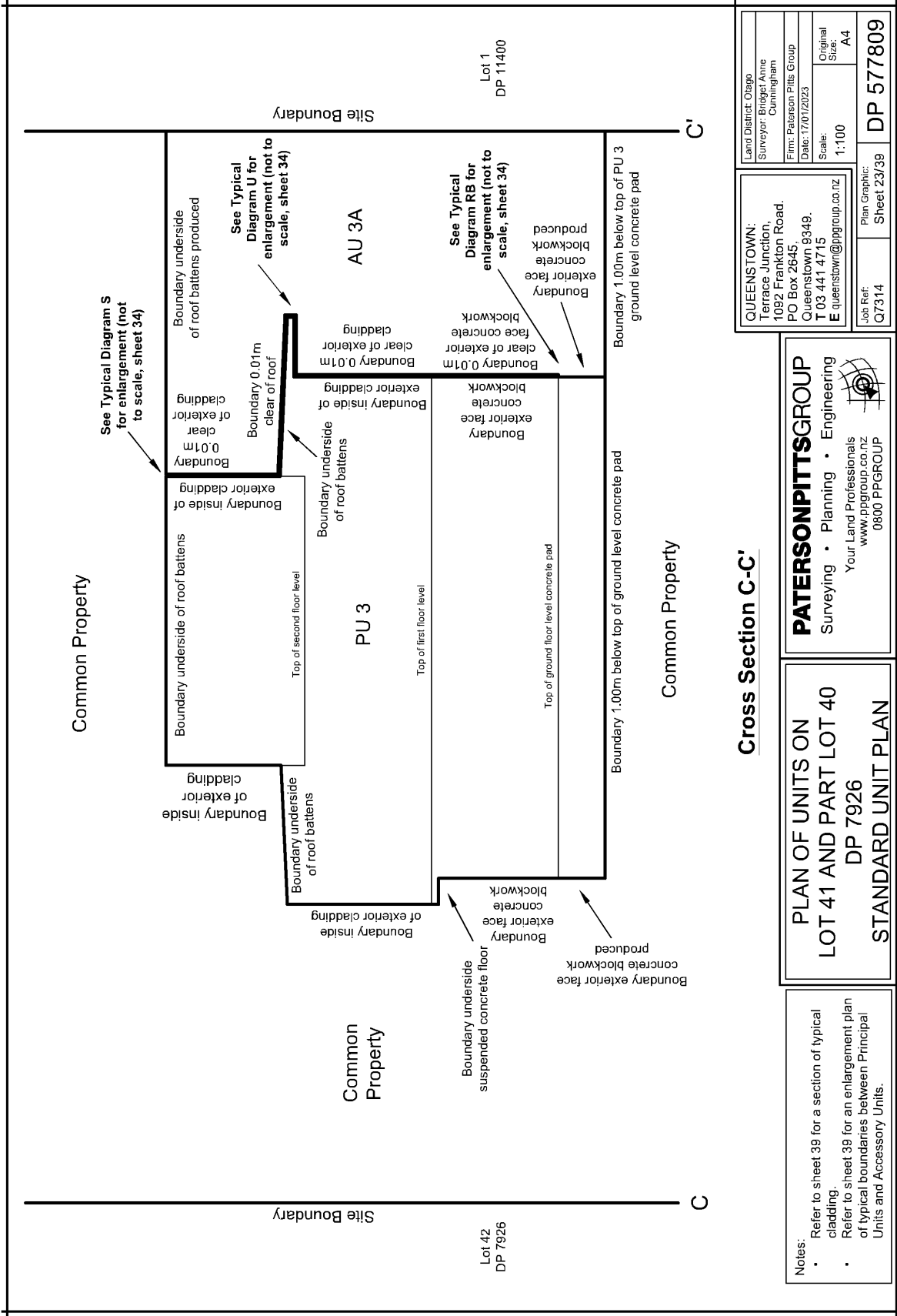
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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Job Ref: Q7314	Plan Graphic: Sheet 22/39	<b>DP 577809</b>



Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 23/39  
 DP 577809

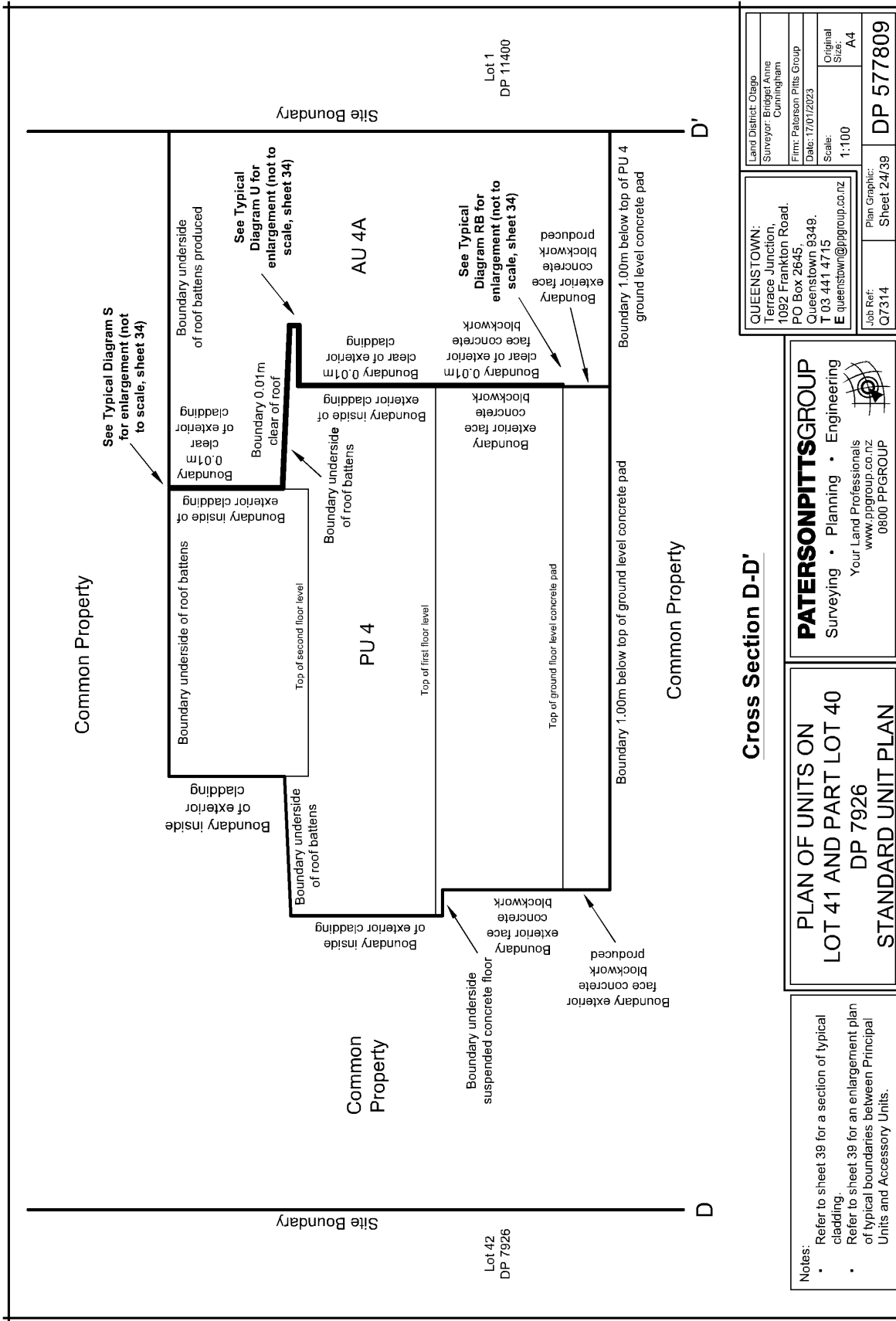
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

Cross Section C-C'



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 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 24/39  
 DP 577809

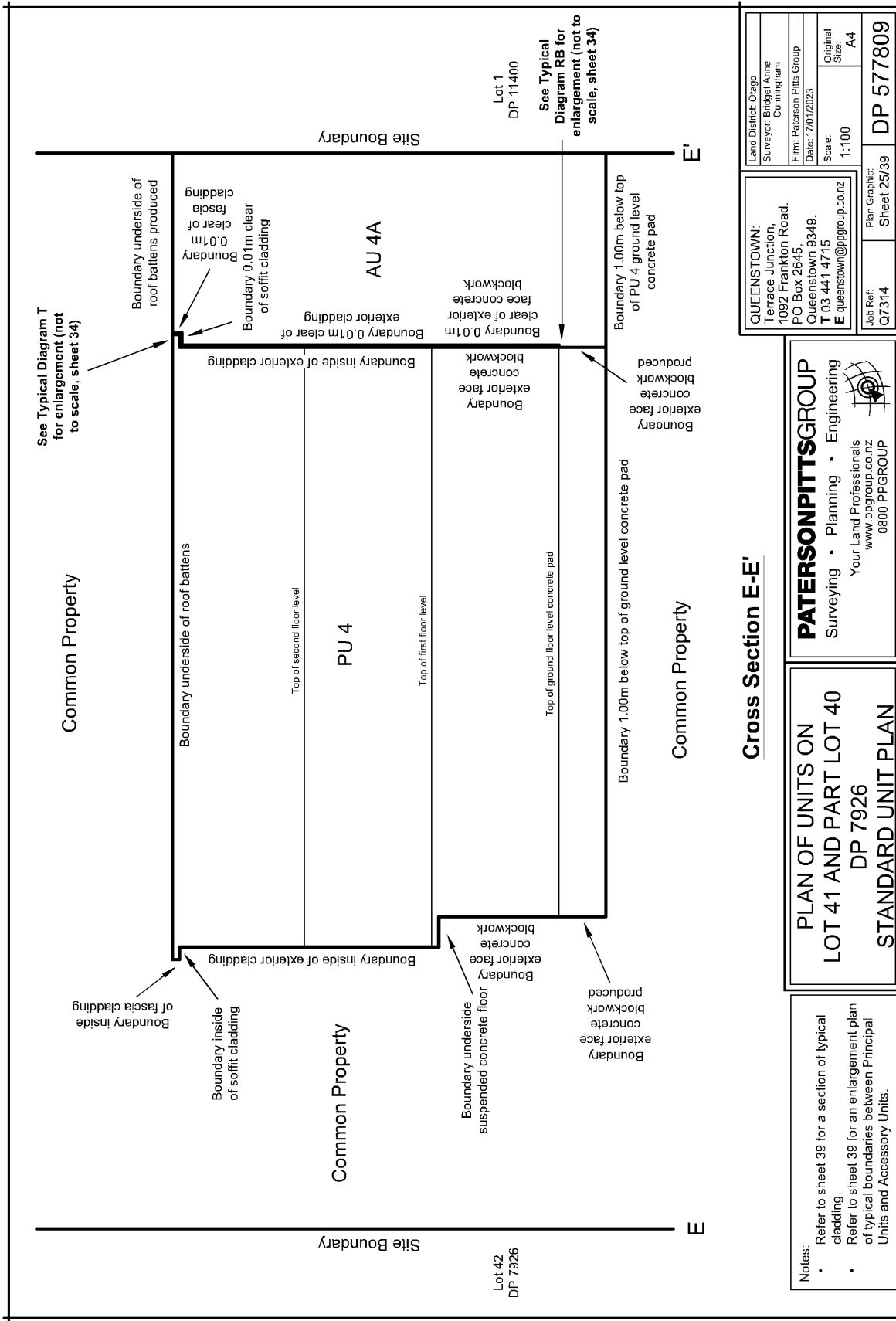
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.





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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

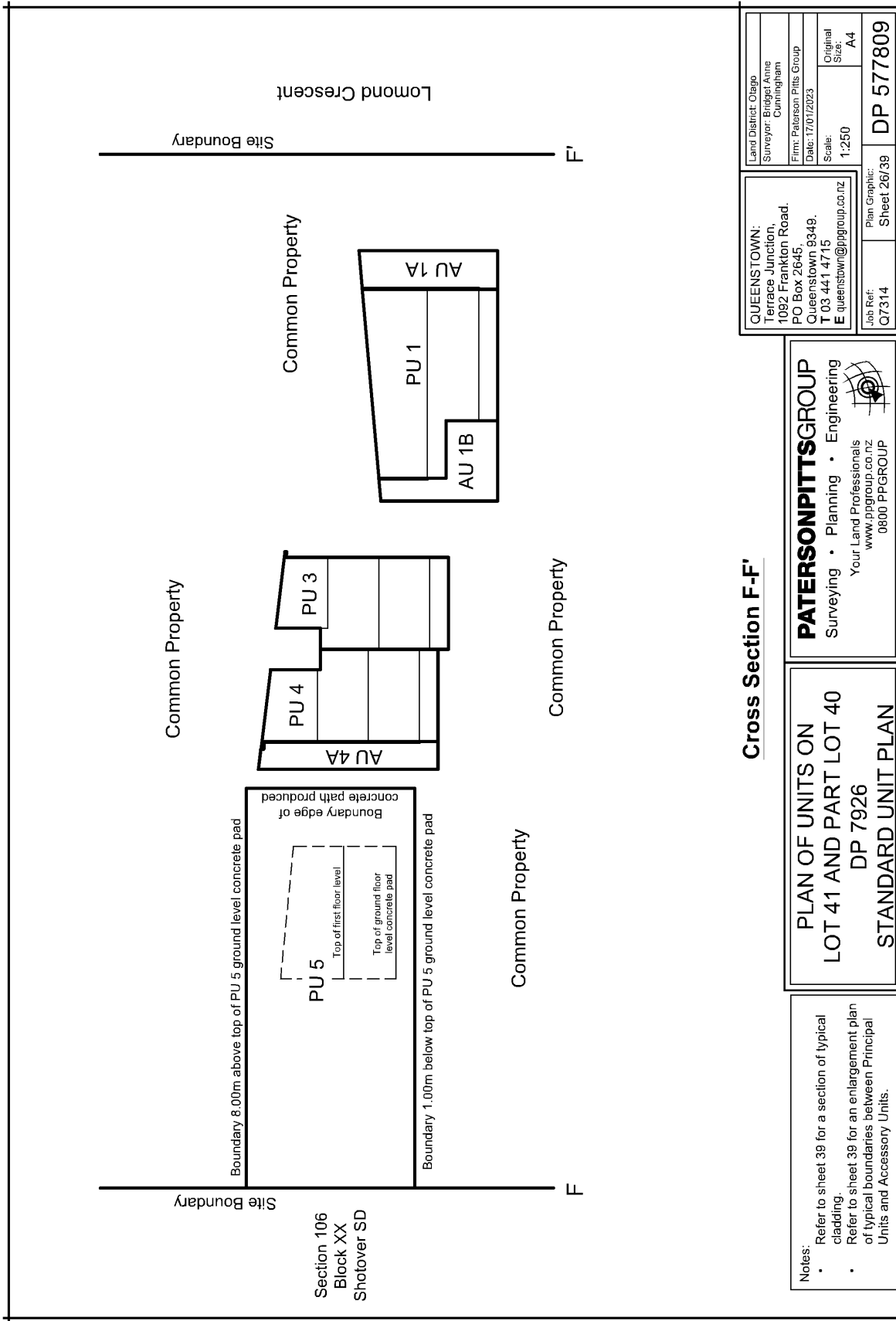
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 25/39  
 DP 577809



**Cross Section F-F'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

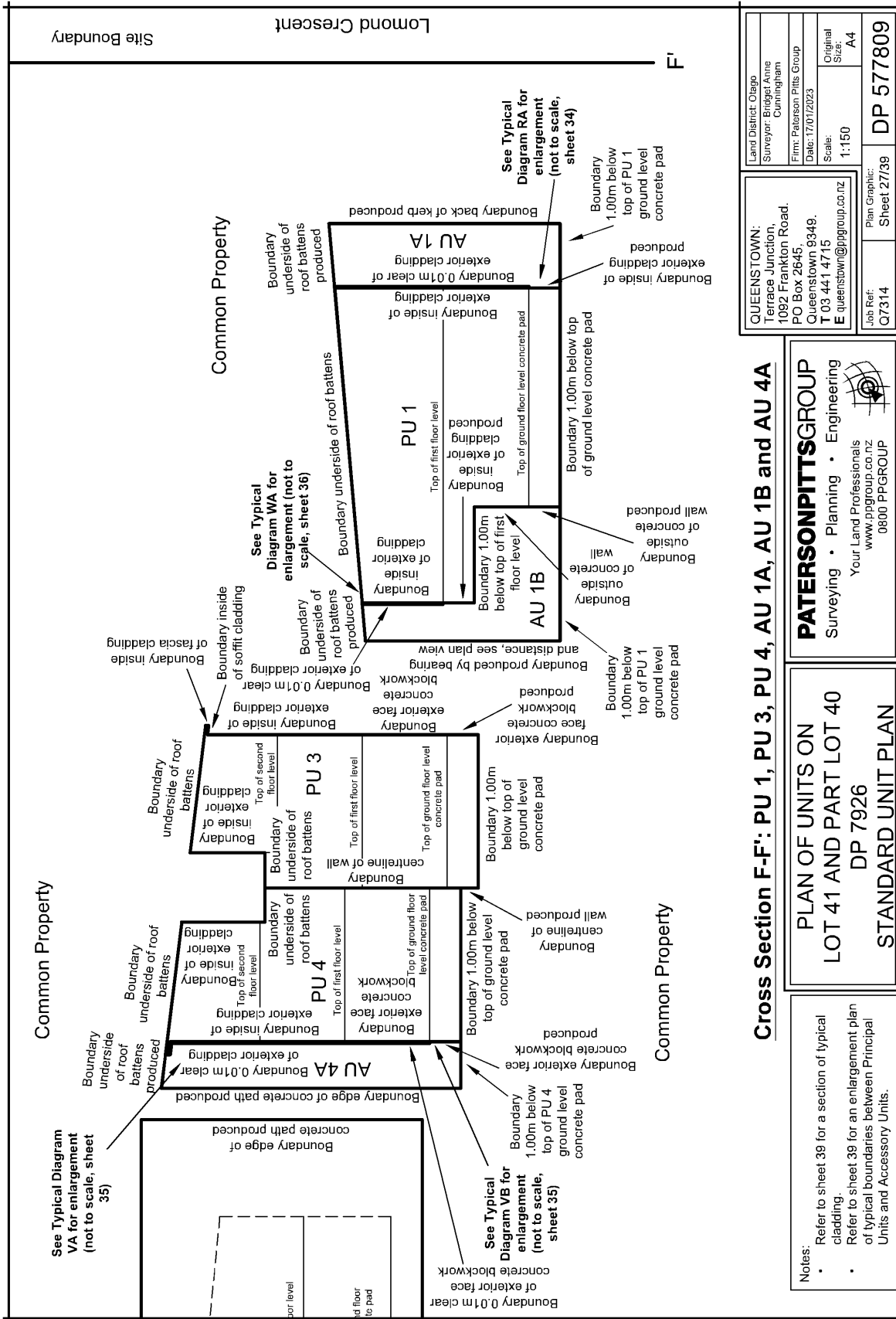
**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Queenstown 9349.  
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**E** queenstown@ppgroup.co.nz

**Land District:** Otago  
**Surveyor:** Bridget Ahoia Cunningham  
**Firm:** Paterson Pitts Group  
**Date:** 17/01/2023  
**Scale:** 1:250  
**Original Size:** A4

**Job Ref:** Q7314  
**Plan Graphic:** Sheet 26/39  
**DP 577809**



Land District: Otago  
 Surveyor: Bridget Abrahams  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

QUEENSTOWN:  
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Job Ref: Q7314  
 Plan Graphic: Sheet 27/39  
 DP 577809

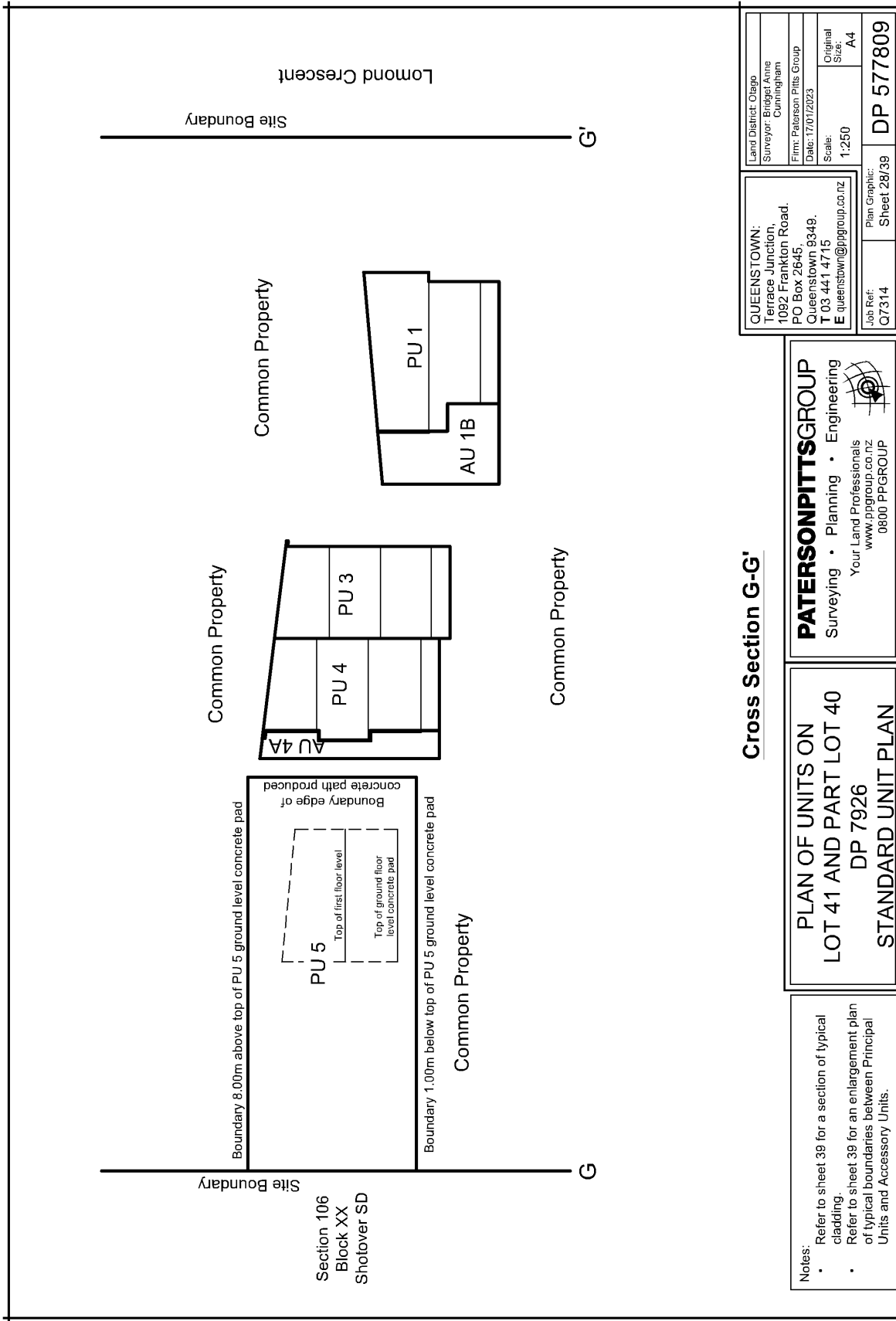
**Cross Section F-F': PU 1, PU 3, PU 4, AU 1A, AU 1B and AU 4A**

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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



Cross Section G-G'

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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

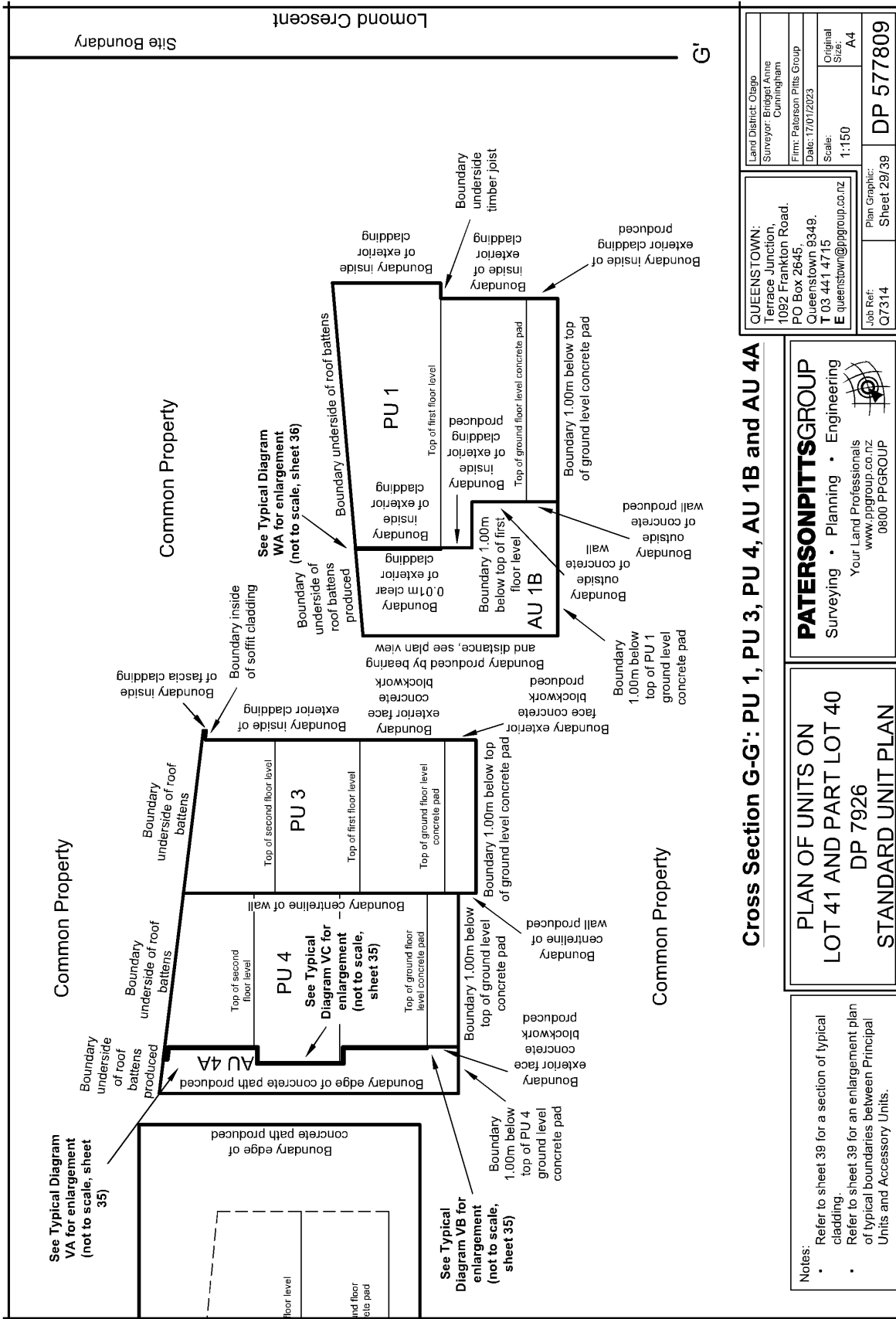
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 28/39  
 DP 577809



**Cross Section G-G': PU 1, PU 3, PU 4, AU 1B and AU 4A**

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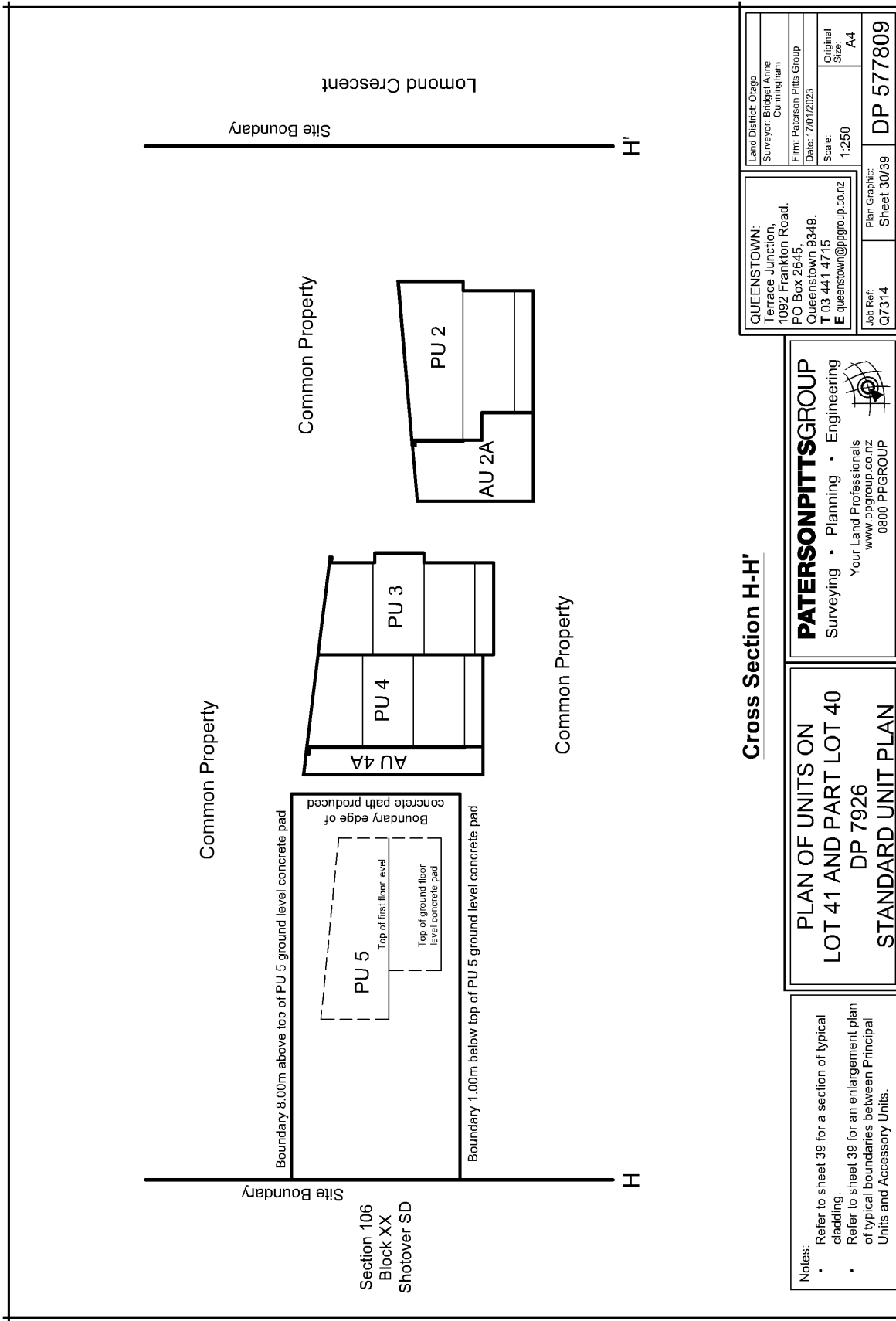
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

- Notes:
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 29/39  
**DP 577809**



**Cross Section H-H'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

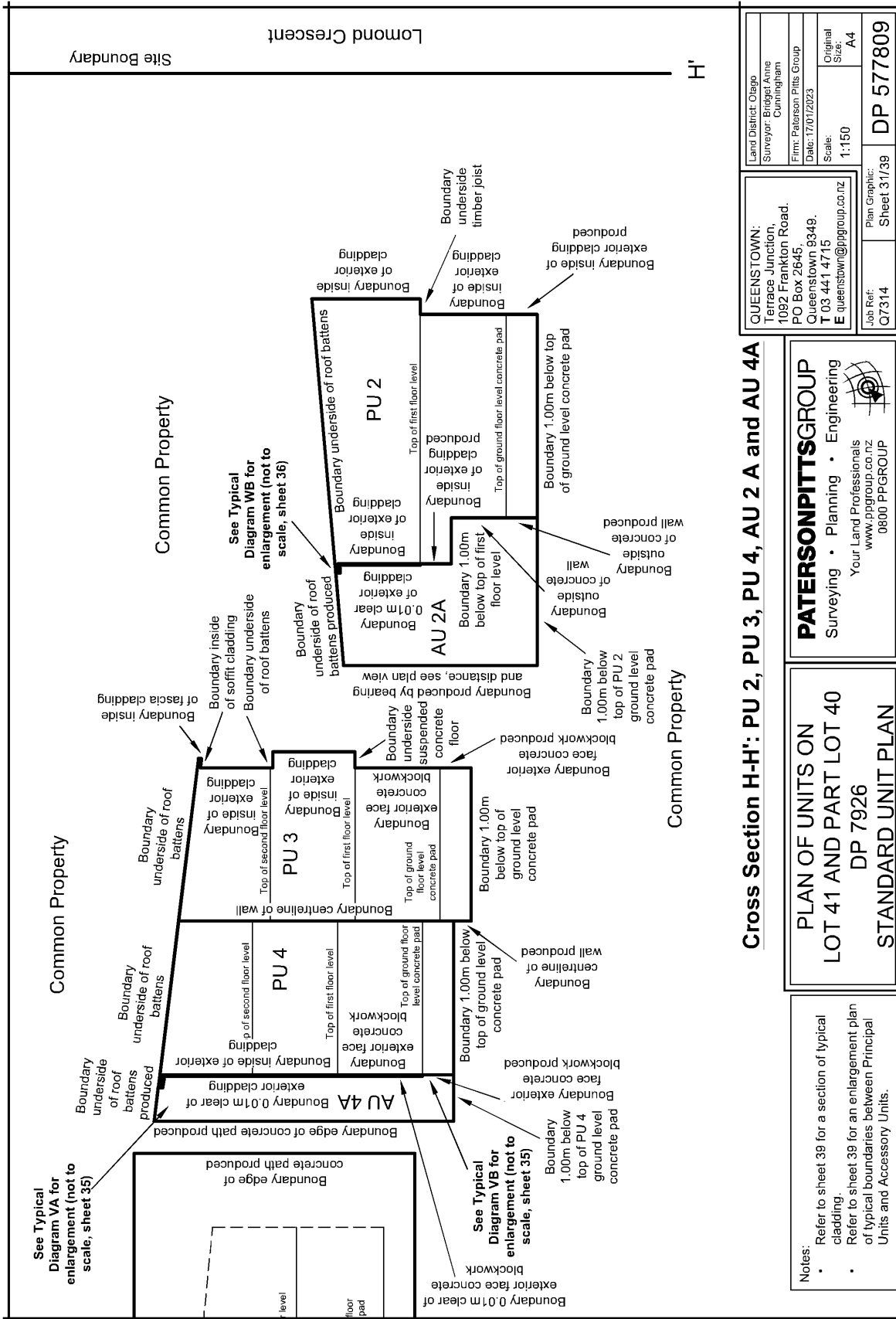
Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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Land District: Otago  
 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 30/39  
 DP 577809



**Cross Section H-H: PU 2, PU 3, PU 4, AU 2 A and AU 4 A**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

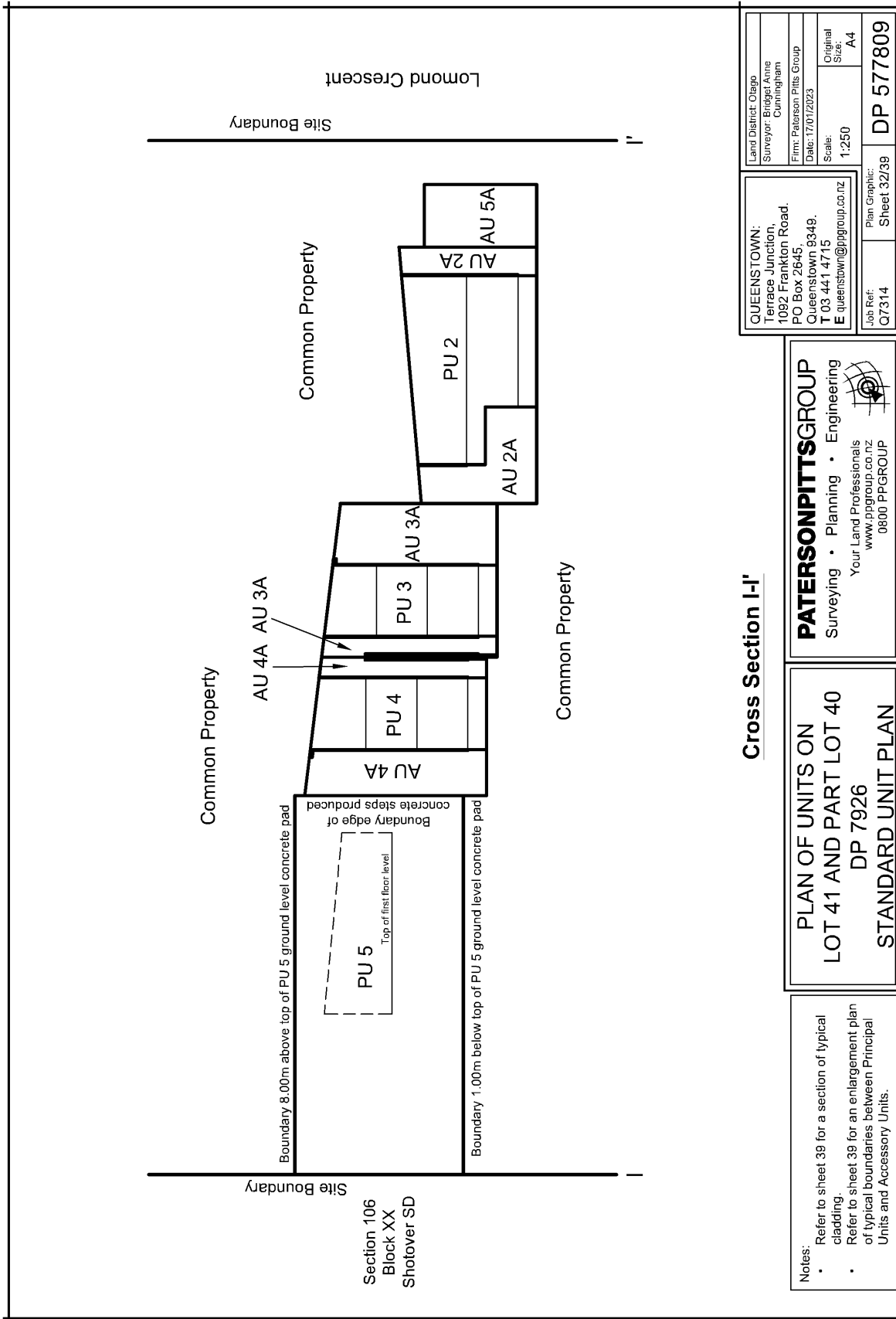
**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 31/39  
 DP 577809



Cross Section I-I'

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

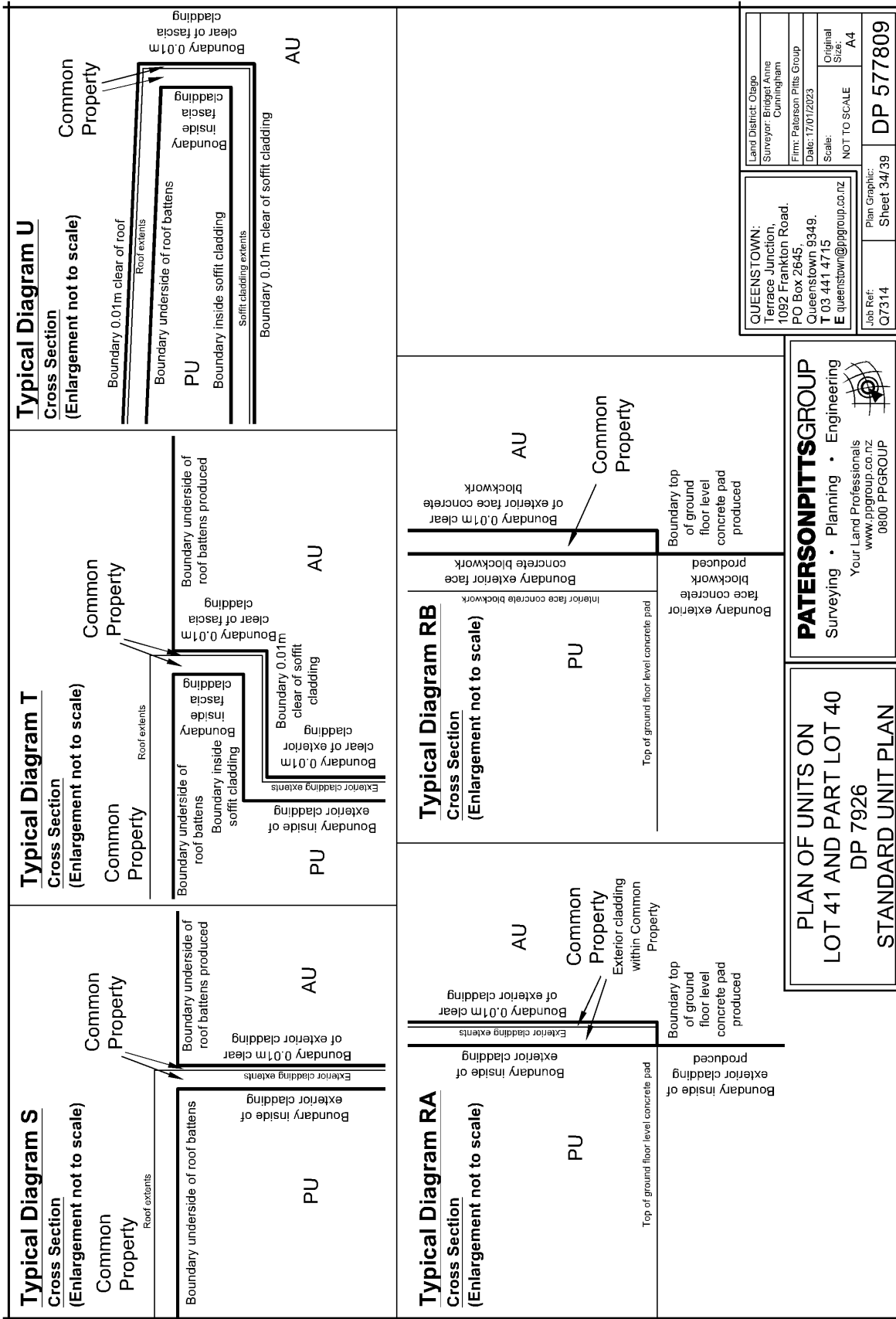
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 E queenstown@ppgroup.co.nz

Land District: Otago  
 Surveyor: Bridget Ahoie  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:250  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 32/39  
 DP 577809







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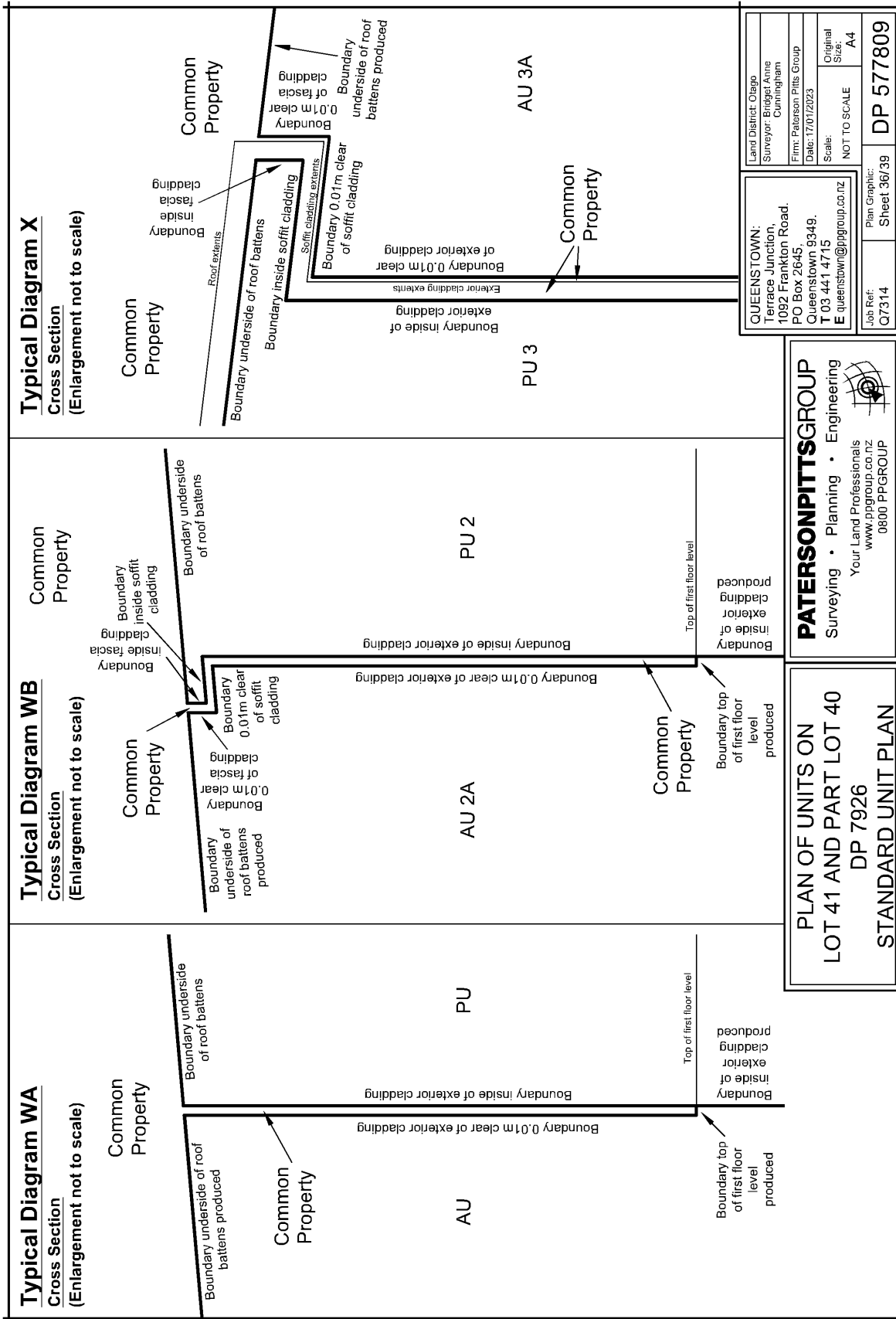
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Surveyor: Bridget Ahoie  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: NOT TO SCALE  
Original Size: A4

Job Ref: Q7314  
Plan Graphic: Sheet 34/39  
DP 577809

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PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN





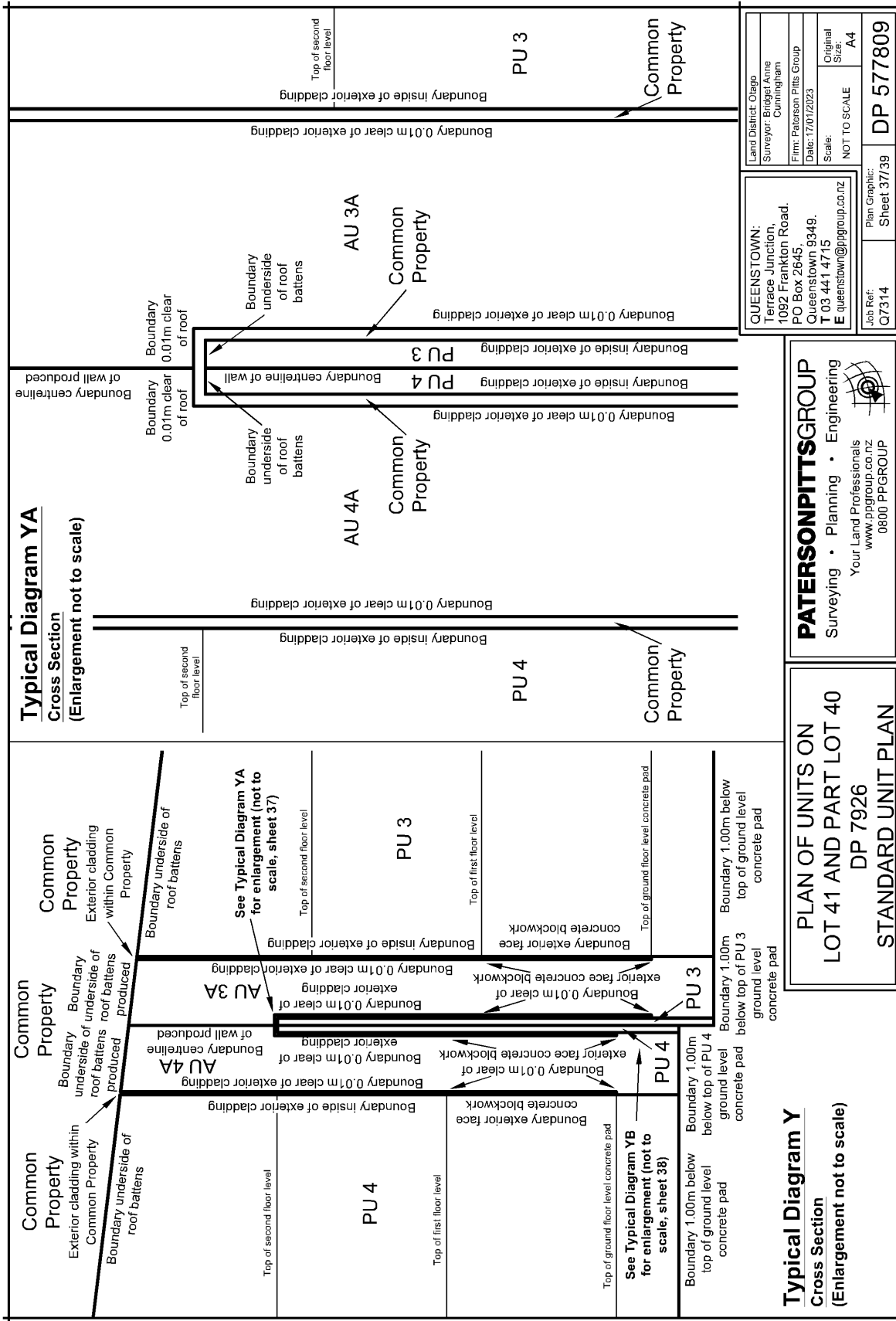
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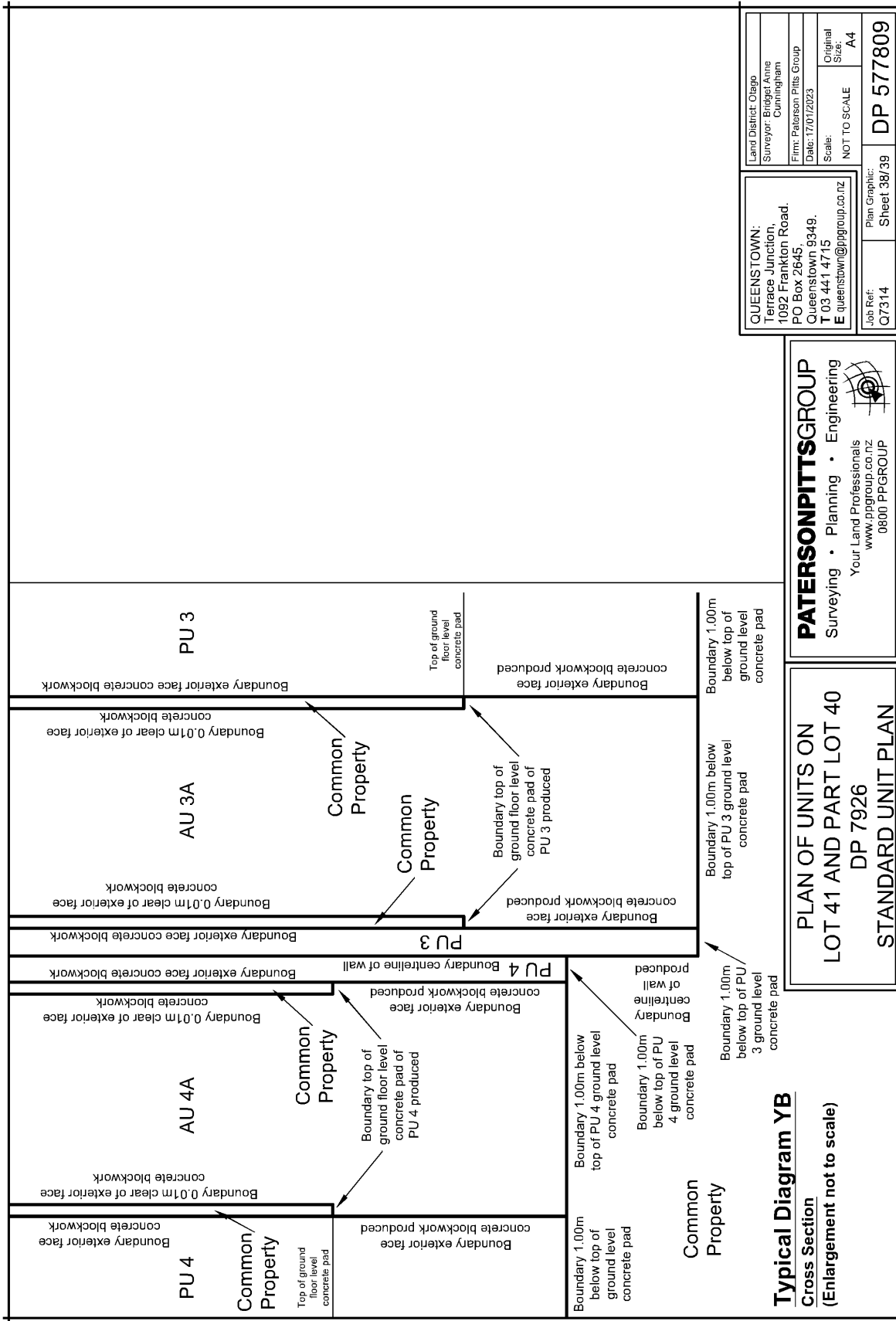
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 Surveyor: Bridget Abne  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 36/39  
 DP 577809

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**





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Surveyor: Bridget Abrahams  
Cunningham  
Firm: Paterson Pitts Group  
Date: 17/01/2023  
Scale: Original Size: A4  
NOT TO SCALE

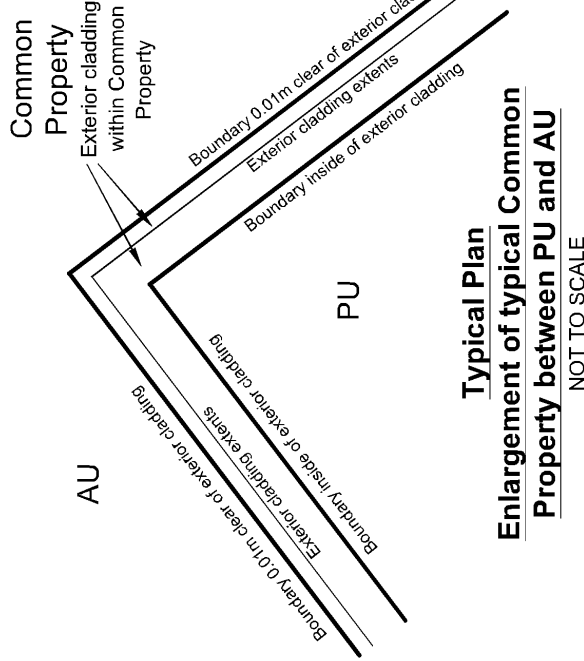
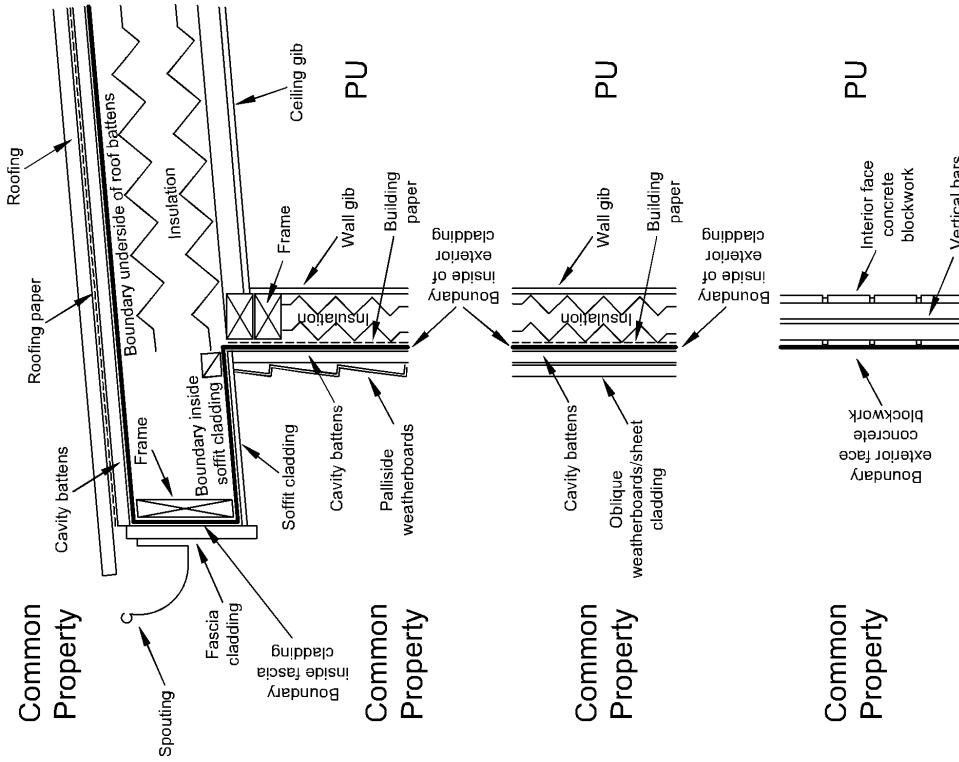
Job Ref: Q7314  
Plan Graphic: Sheet 38/39  
DP 577809

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

**Typical Diagram YB**  
Cross Section  
(Enlargement not to scale)

**Typical Section**  
**Enlargement of typical cladding**  
 NOT TO SCALE  
 Exterior cladding includes, but is not limited to, roofing materials, flashings, weatherboards, soffit boards and fascias



**Typical Plan**  
**Enlargement of typical Common Property between PU and AU**  
 NOT TO SCALE

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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Land District: Otago	Job Ref: Q7314	Plan Graphic: Sheet 39/39	DP 577809
Surveyor: Bridget Abne Cunningham	QUEENSTOWN: Terrace Junction, 1092 Frankton Road, PO Box 2645, Queenstown 9349. T 03 441 4715 E queenstown@ppgroup.co.nz	Scale: NOT TO SCALE	
Firm: Paterson Pitts Group		Original Size: A4	
Date: 17/01/2023			



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier**                   **1067261**

**Land Registration District**   **Otago**

**Date Issued**                   22 December 2022

**Plan Number**                 DP 577809

**Subdivision of**

Lot 41 and Part Lot 40 Deposited Plan 7926

**Prior References**

OT14C/30

**Unit Titles Issued**

1067256	1067257	1067258	1067259
1067260			

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

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

12512238.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

12512238.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1067256**  
**Land Registration District** **Otago**  
**Date Issued** 22 December 2022

**Prior References**  
OT14C/30

**Supplementary Record Sheet**  
1067261

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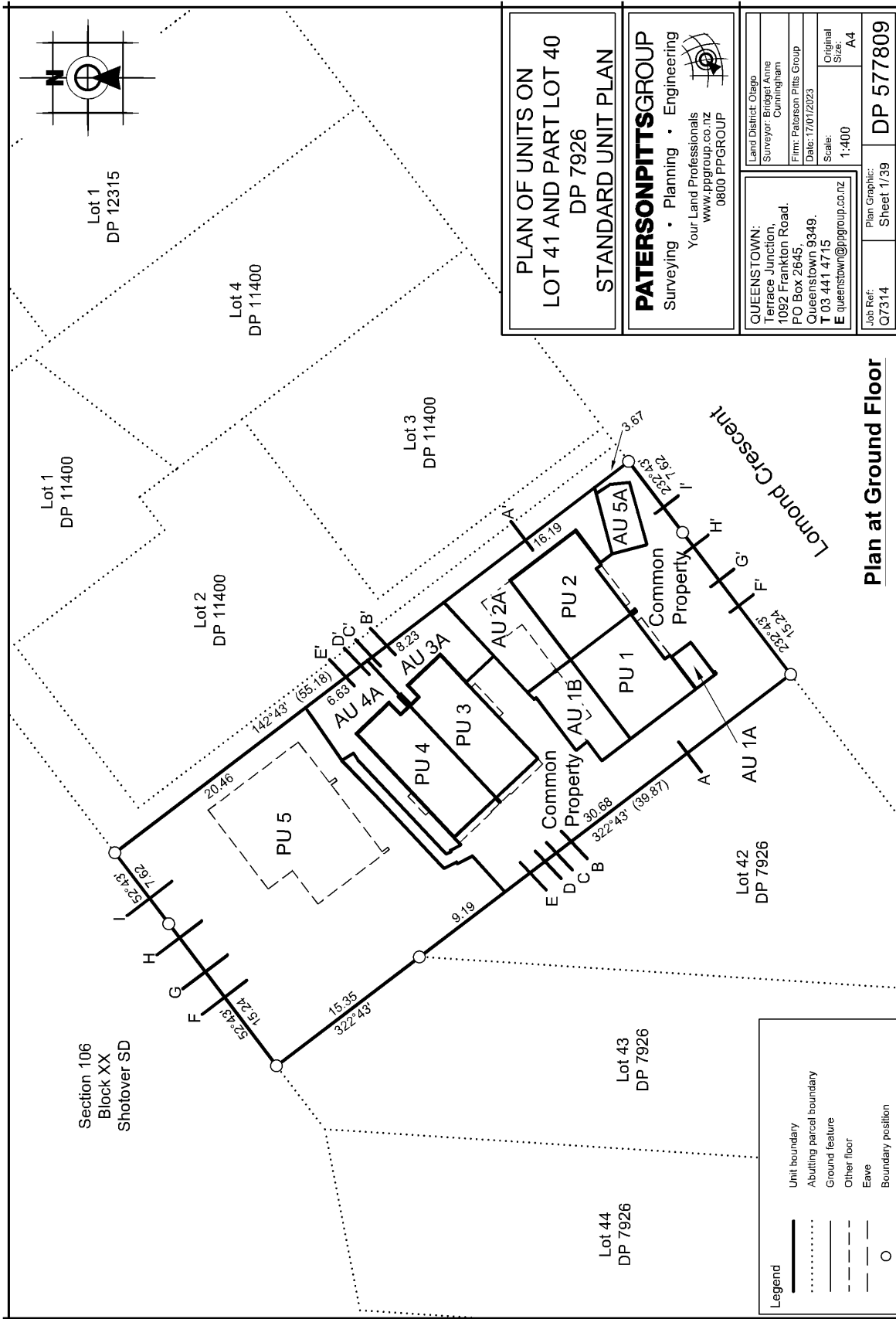
**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 1 Deposited Plan 577809  
and Accessory Unit 1A, 1B Deposited Plan  
577809

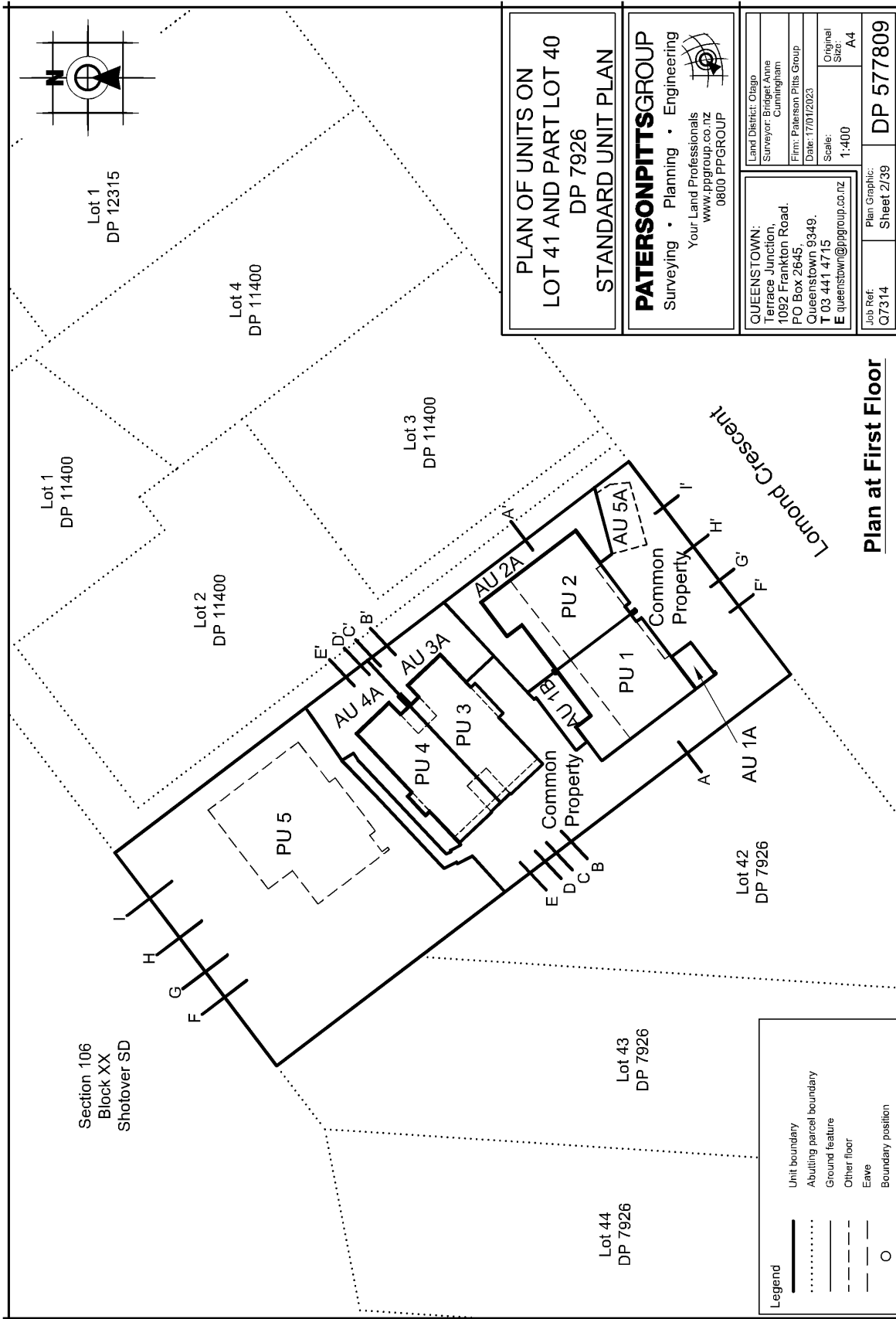
**Registered Owners**  
MAV Holdings Limited

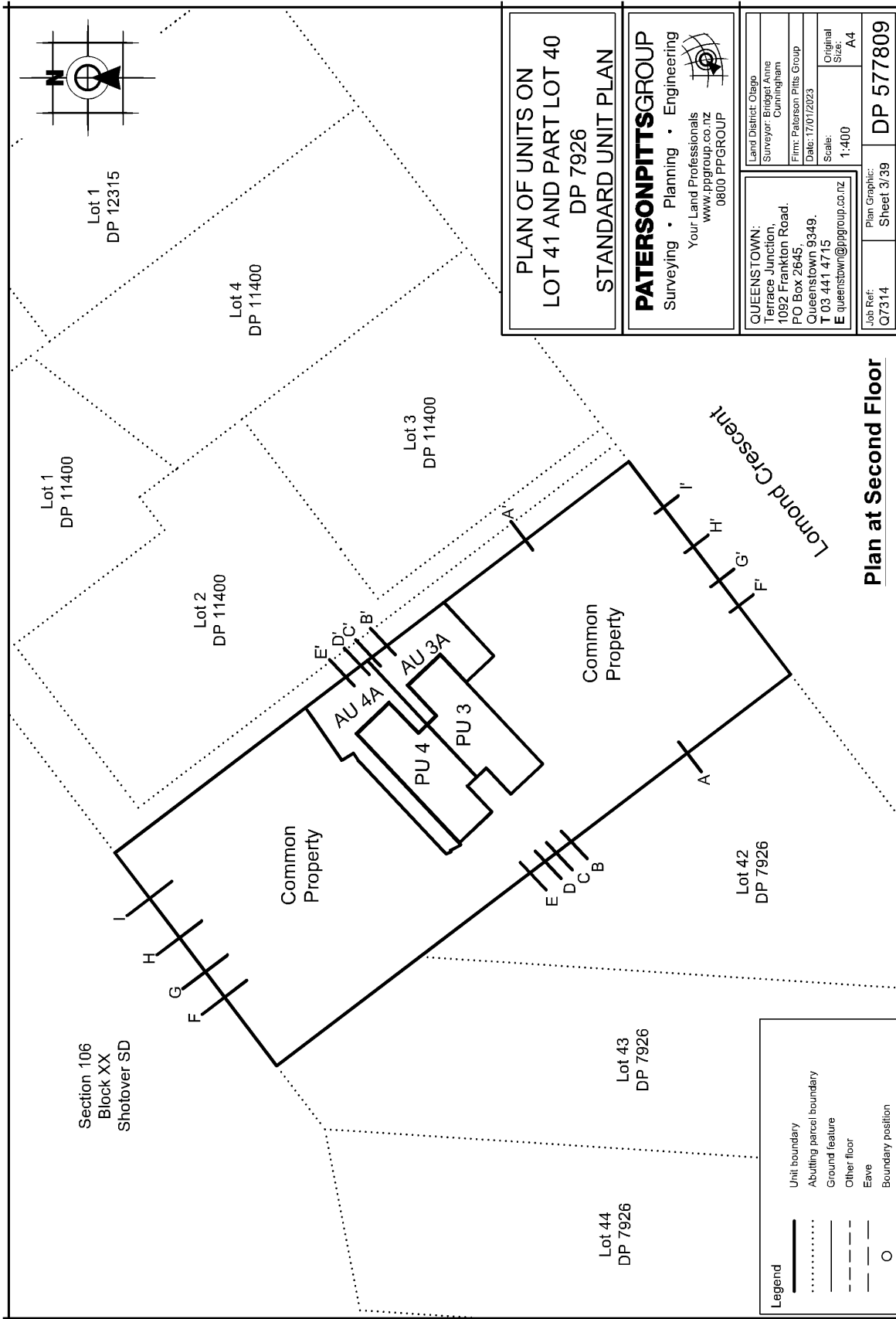
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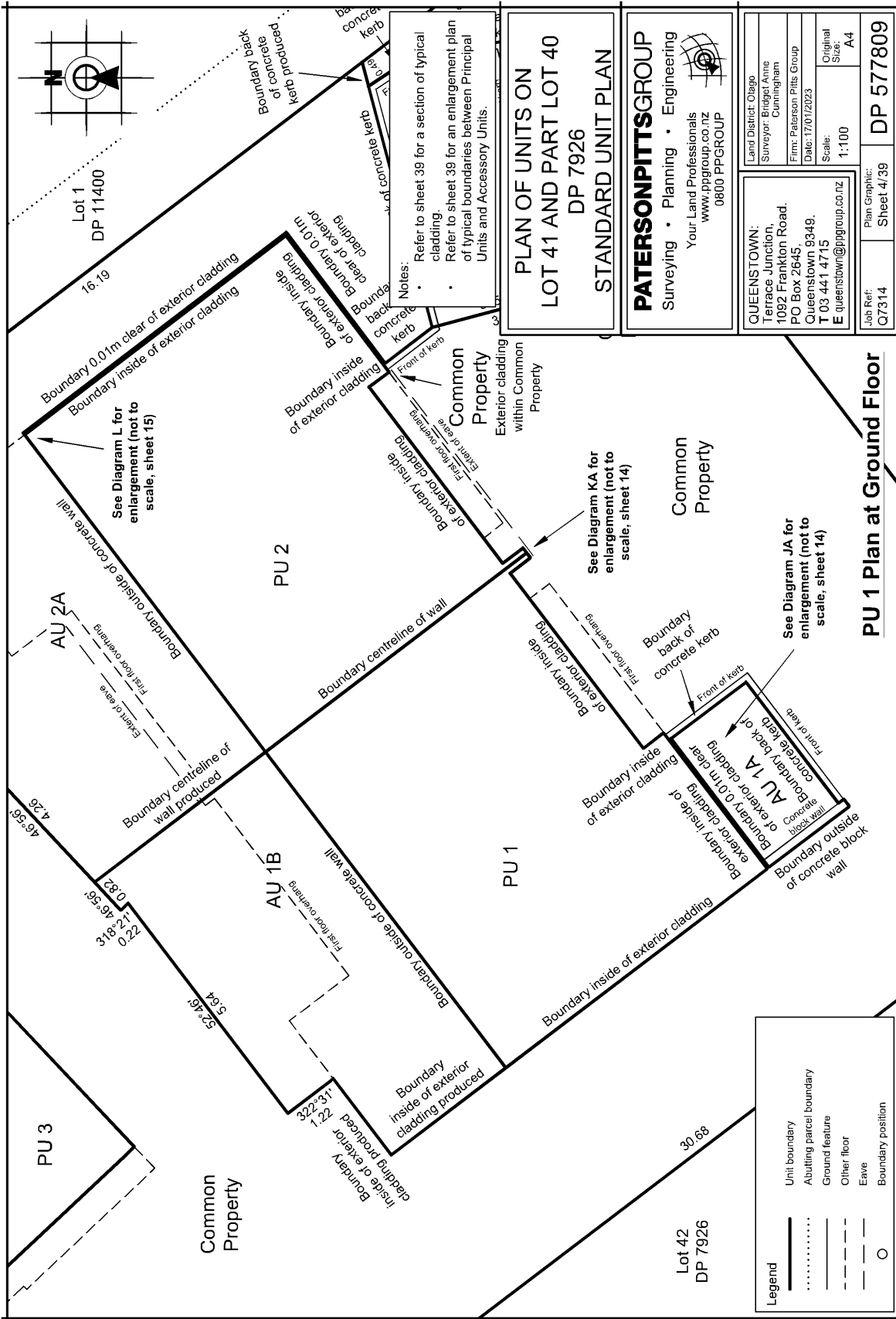
**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

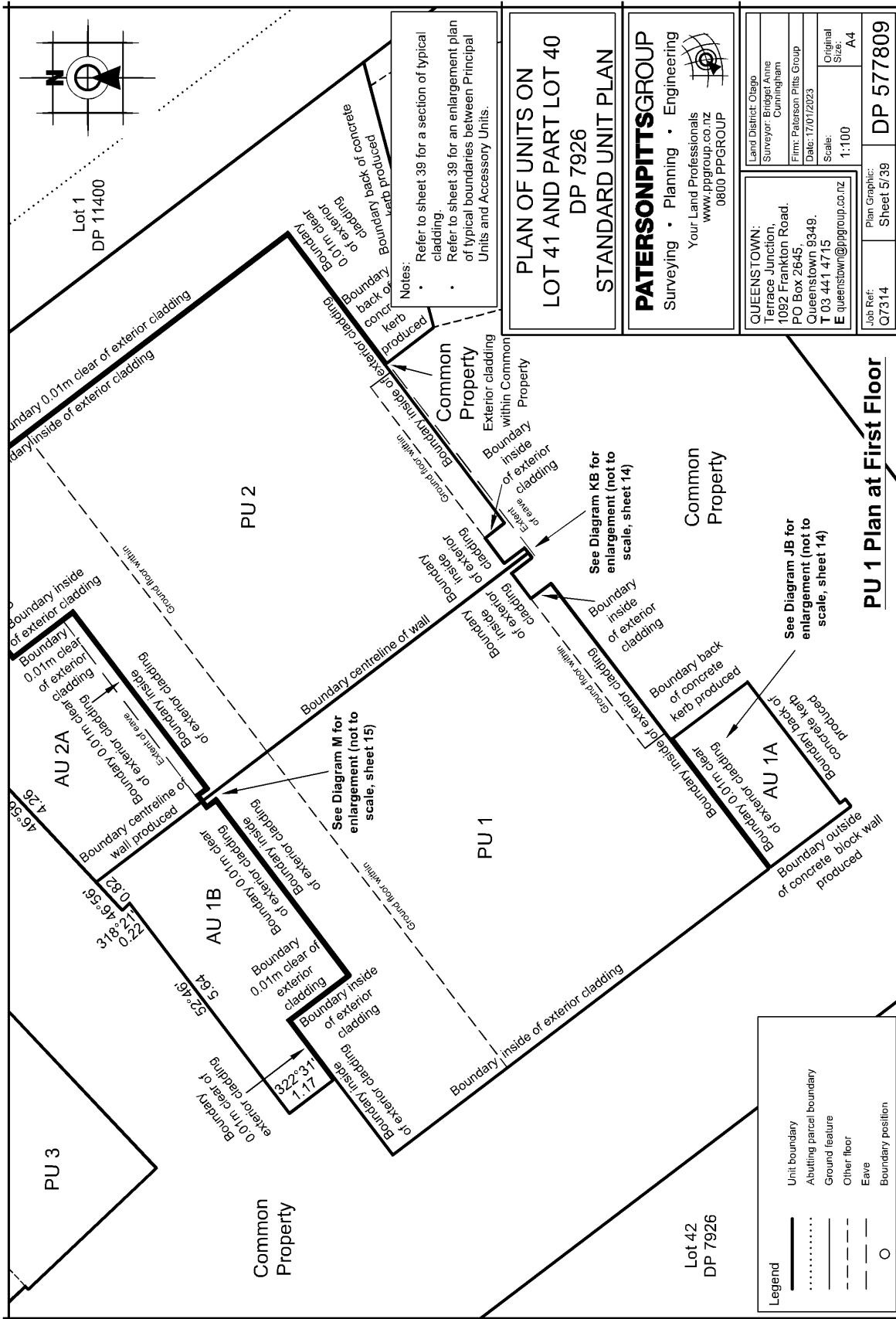
12676418.2 Mortgage to ASB Bank Limited - 2.3.2023 at 1:46 pm











Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

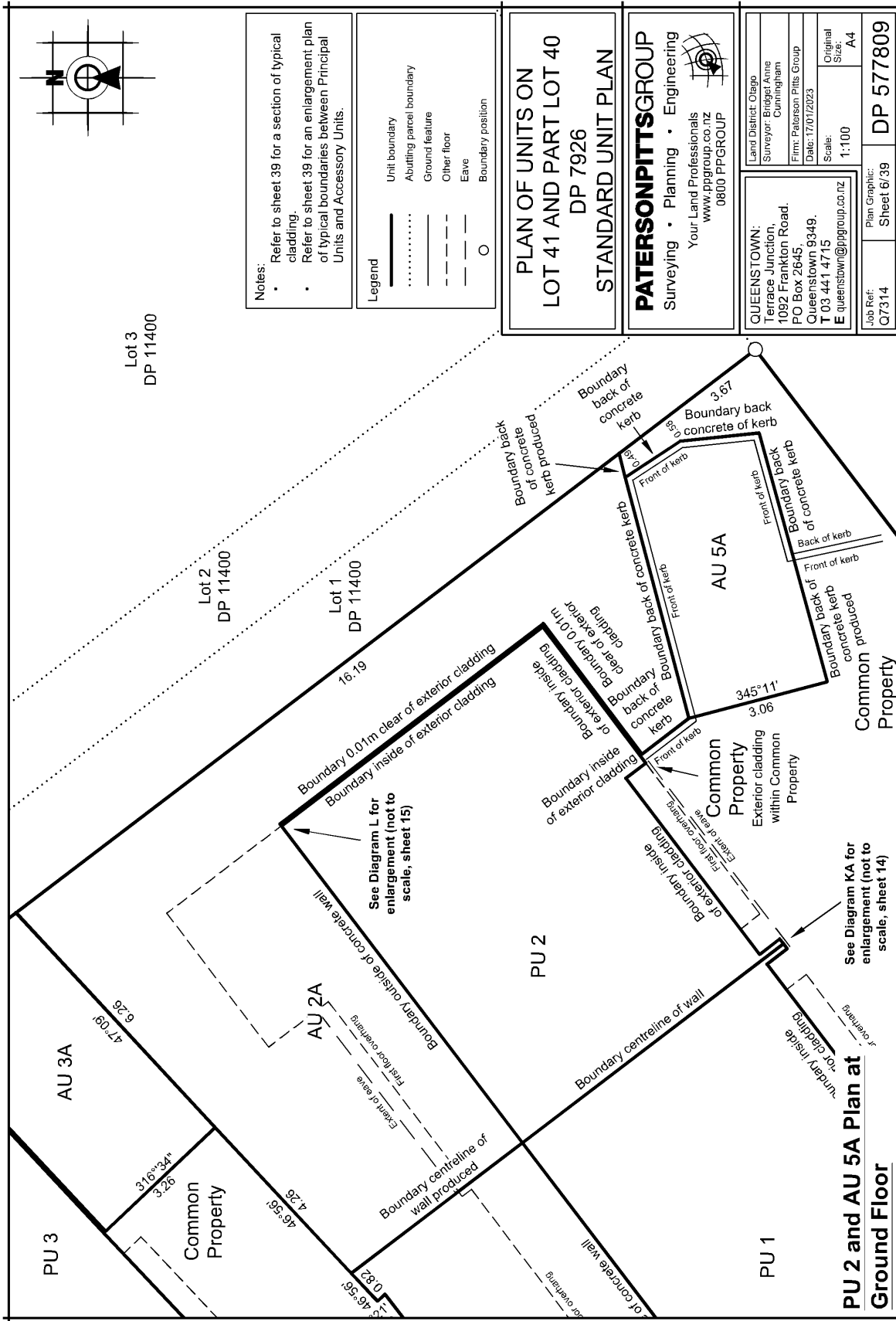
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 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 5/39  
 DP 577809

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position



**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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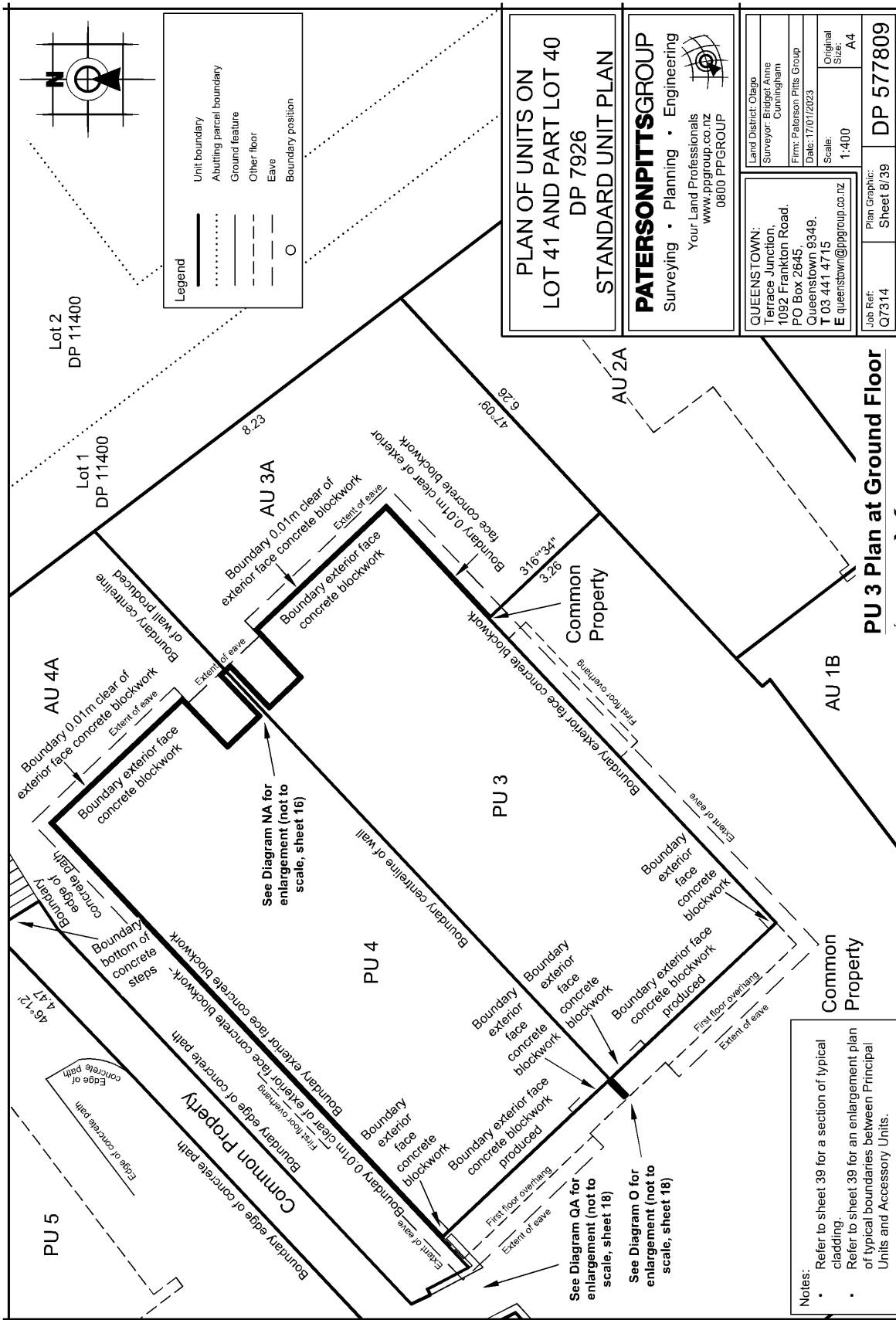
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 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 6/39  
 DP 577809







**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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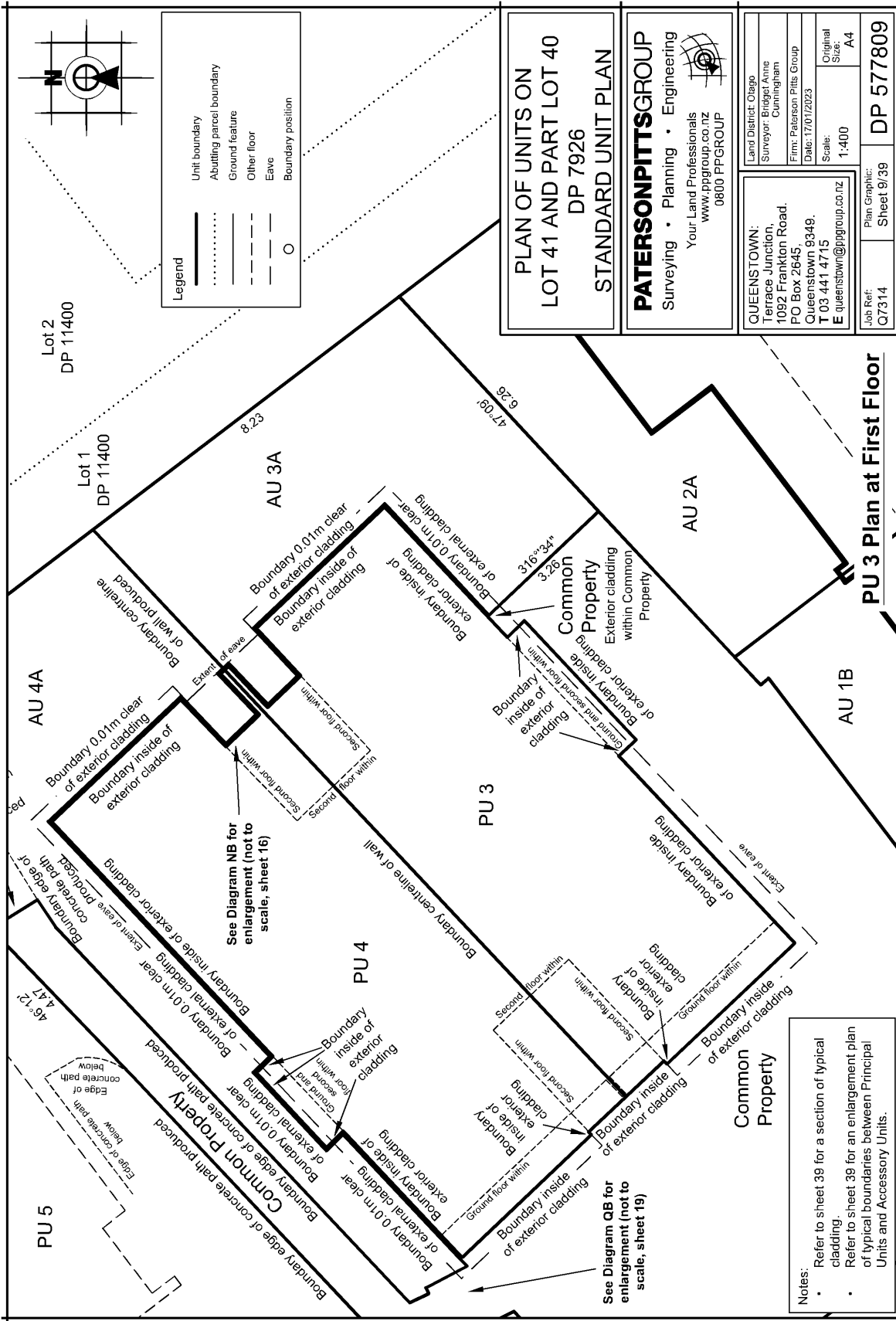
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 Surveyor: Bridget Abme Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:400  
 Original Size: A4

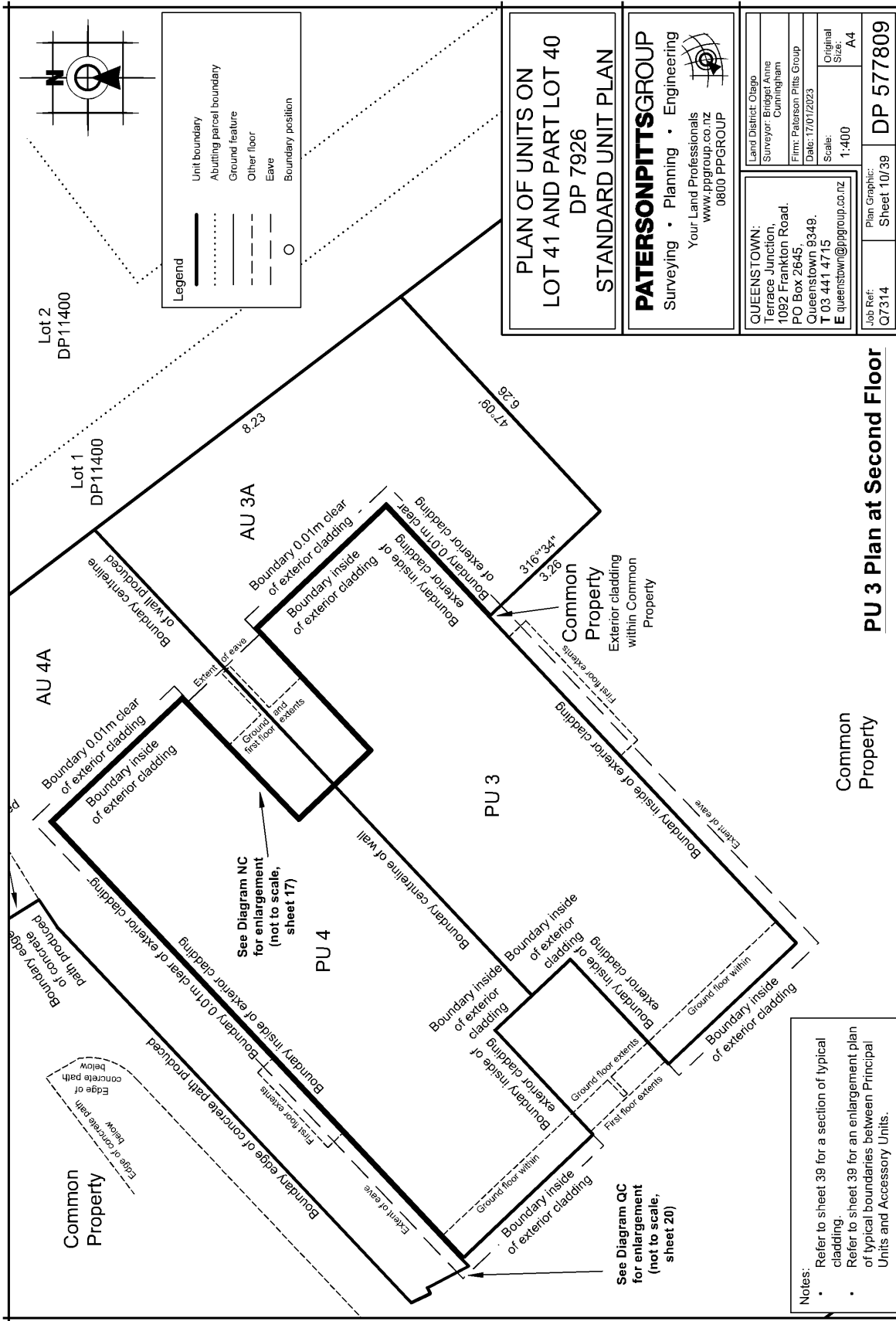
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Job Ref: Q7314  
 Plan Graphic: Sheet 8/39  
 DP 577809

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.





PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN

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 Original Size: A4

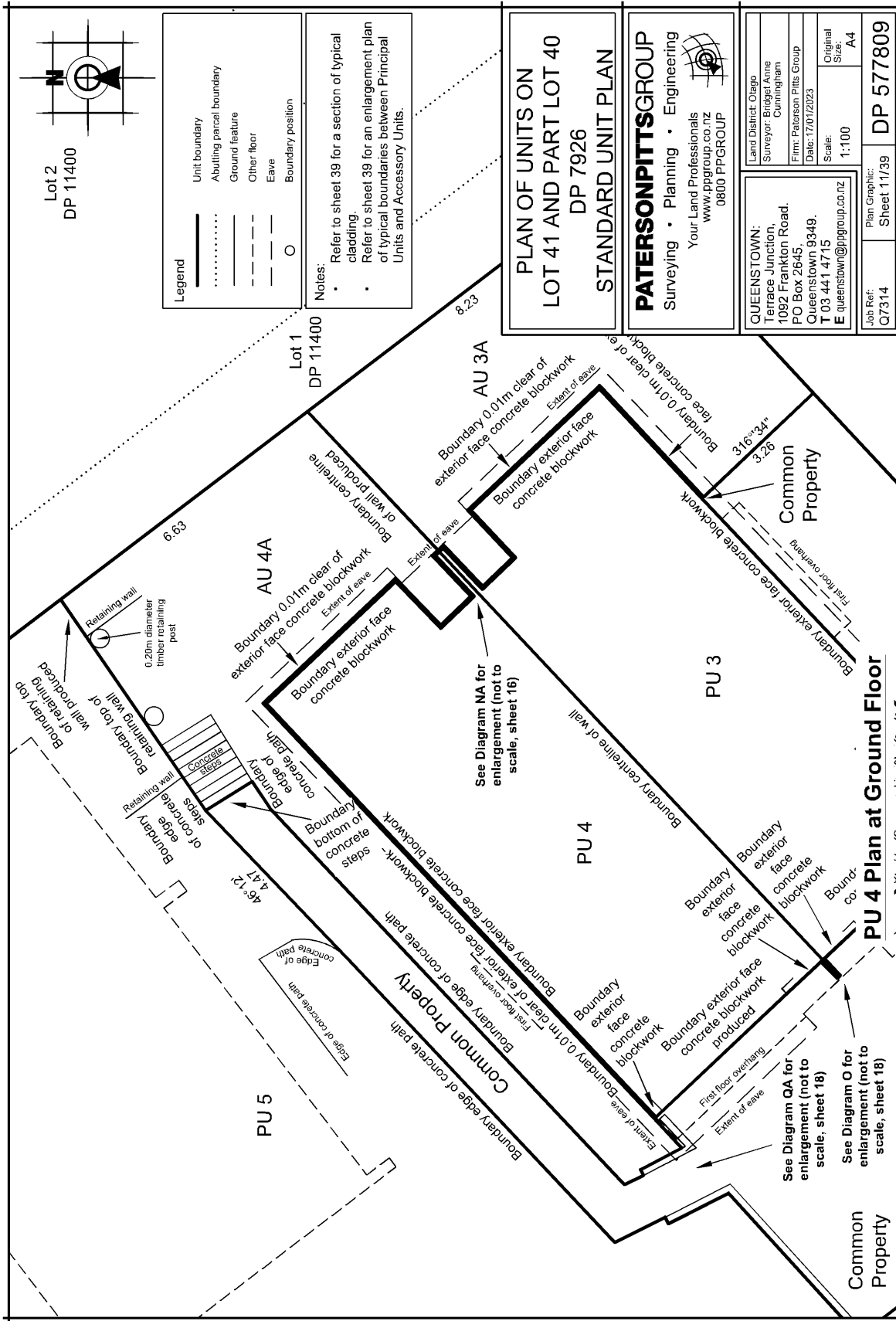
Job Ref: Q7314  
 Plan Graphic: Sheet 10/39  
 DP 577809

**PU 3 Plan at Second Floor**

Common Property

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

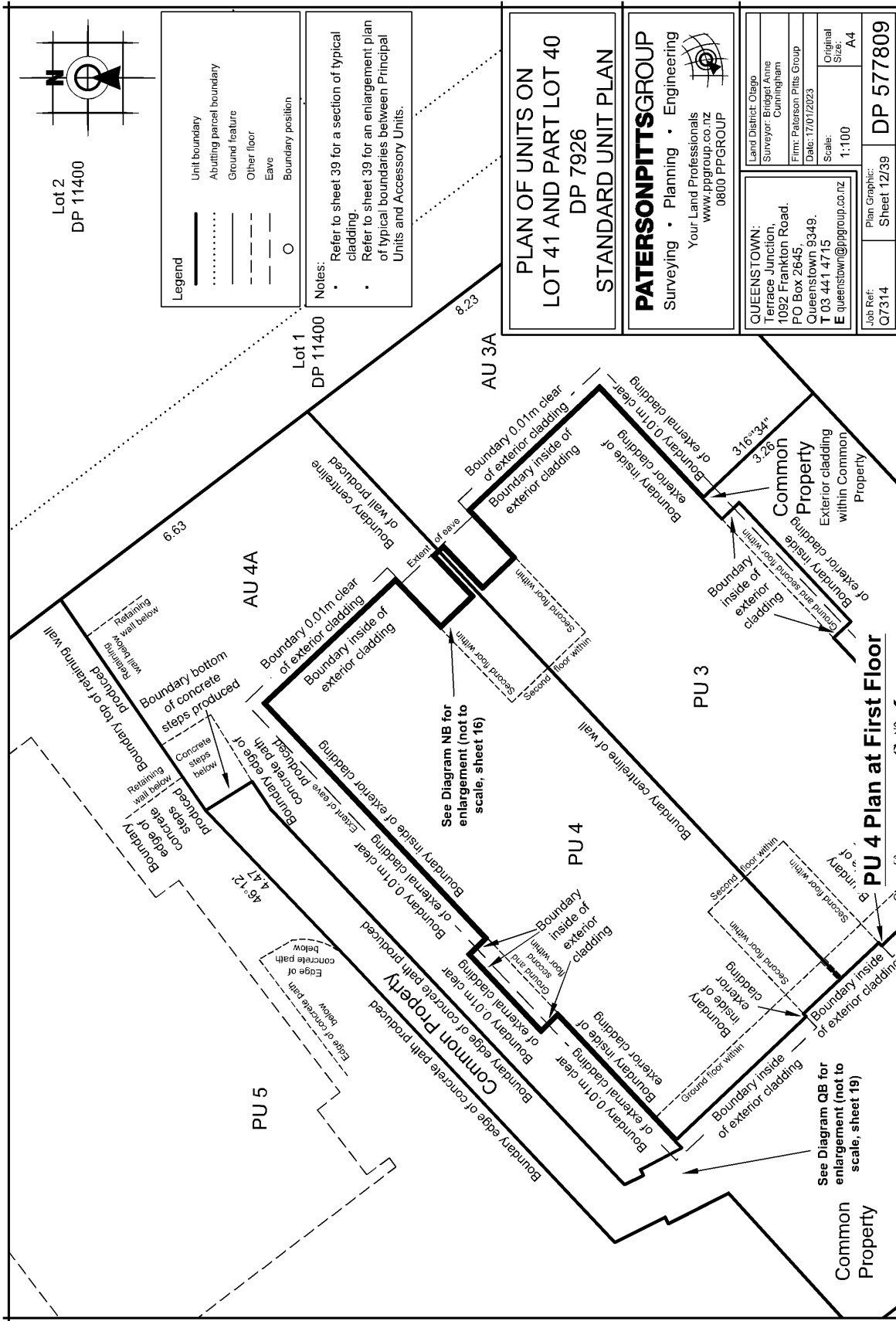
**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

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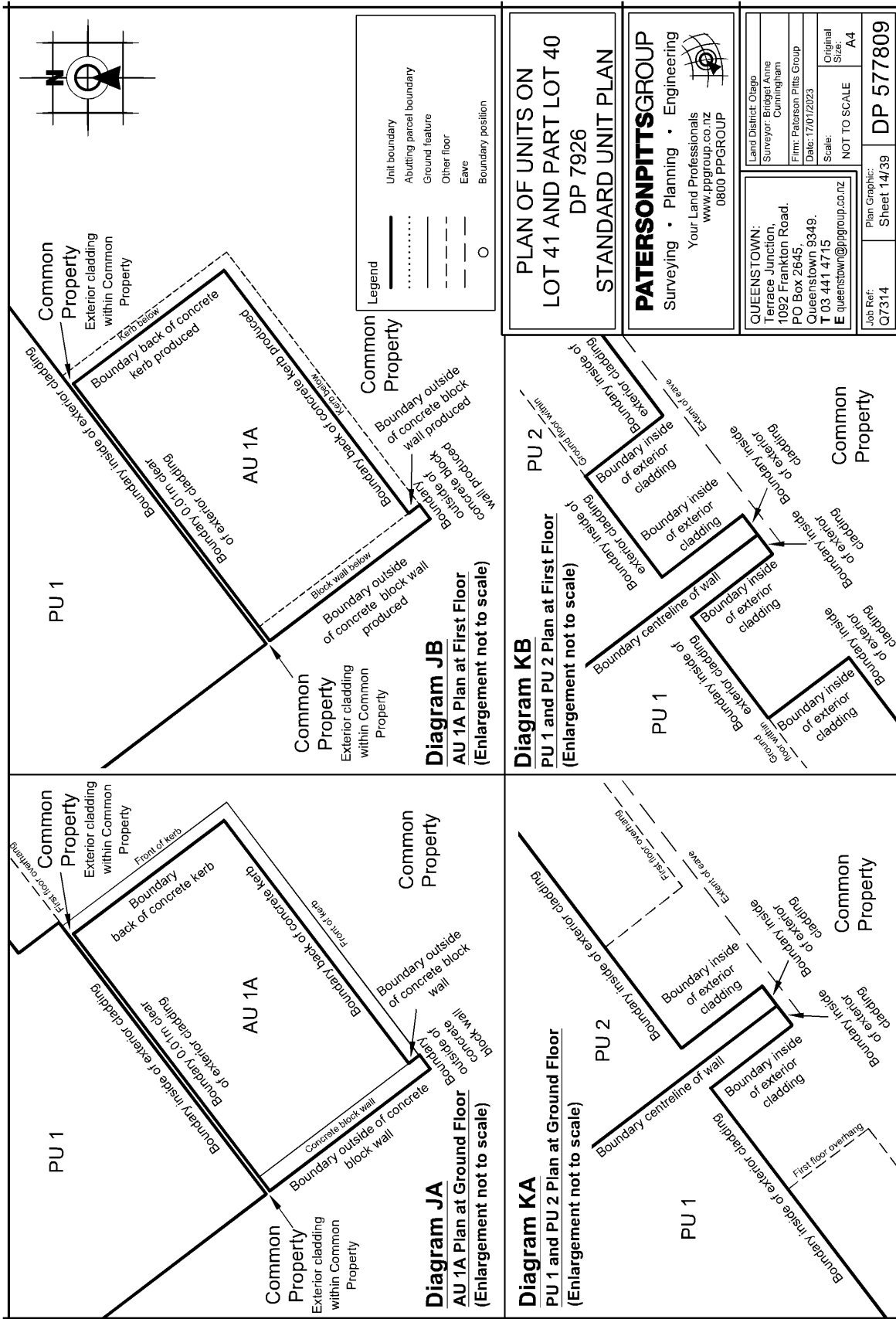
Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4

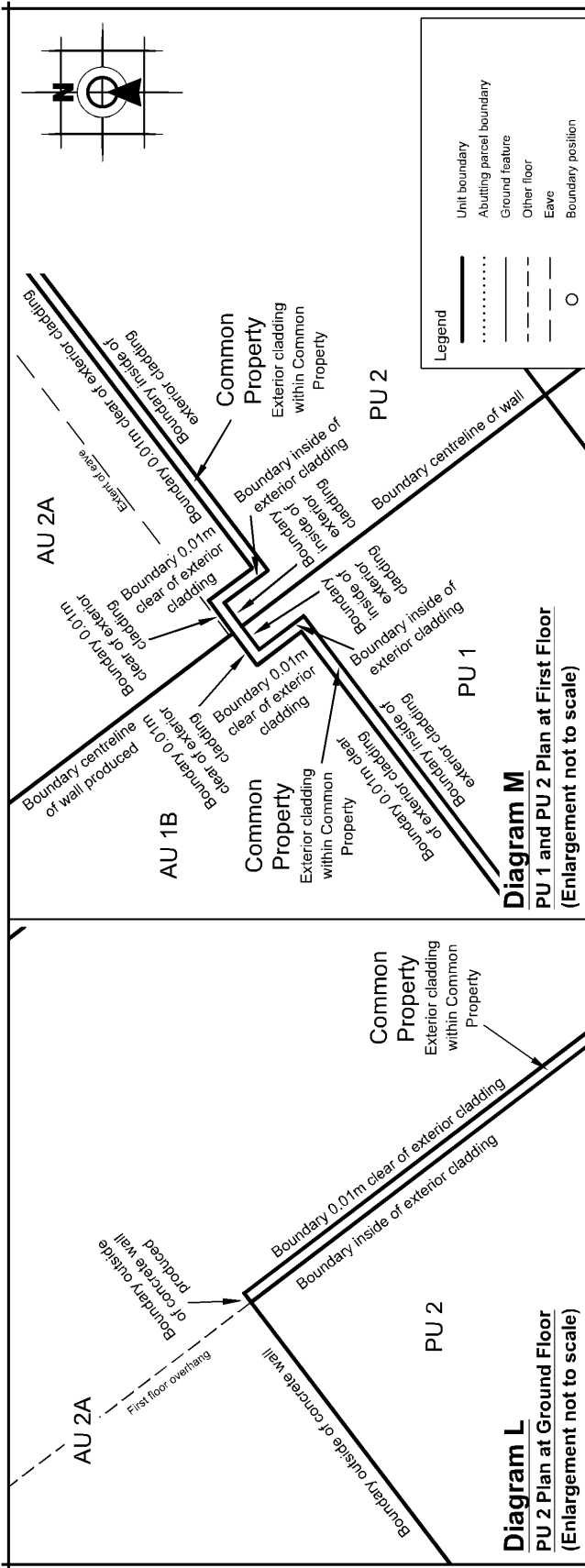
Job Ref: Q7314  
 Plan Graphic: Sheet 11/39  
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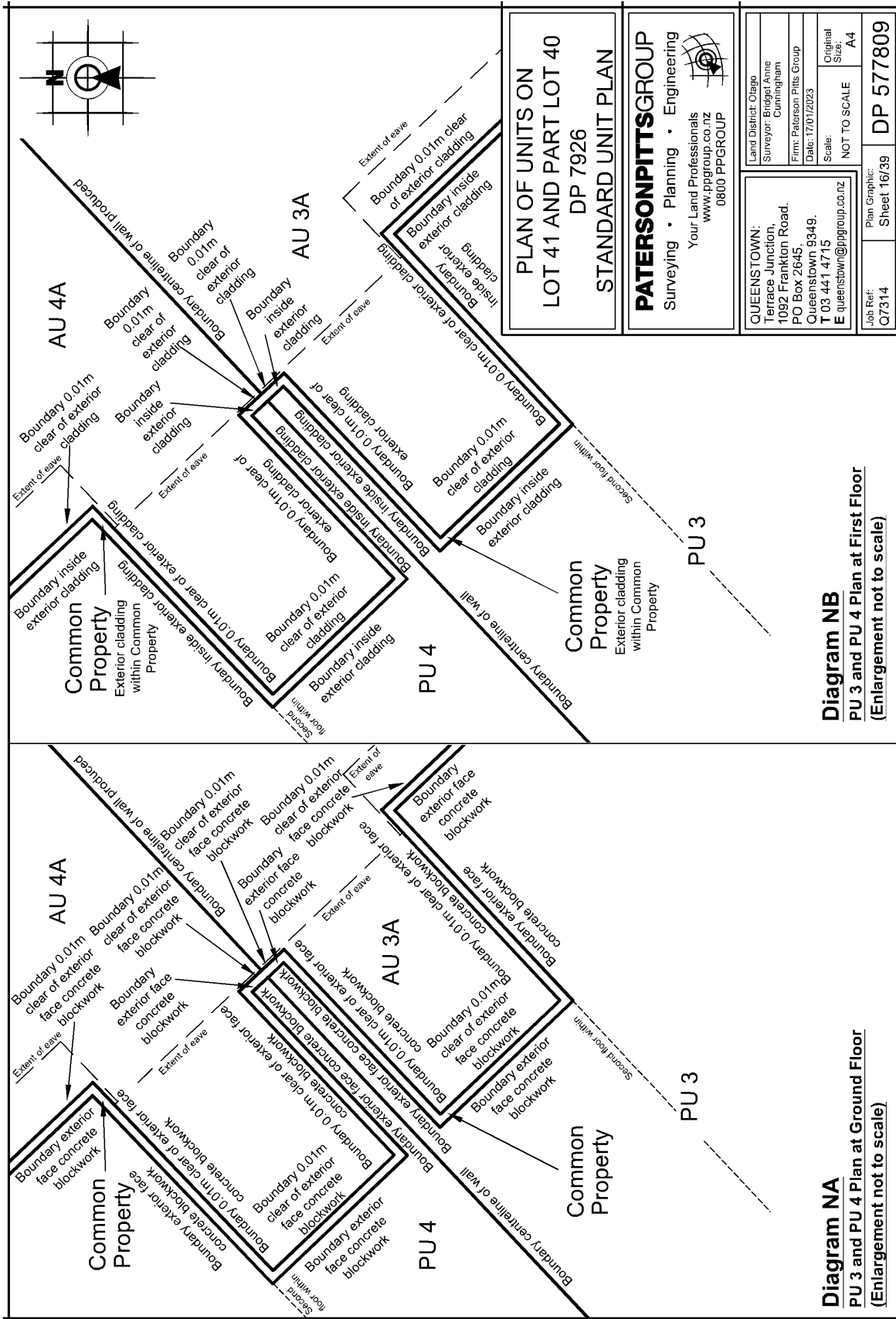


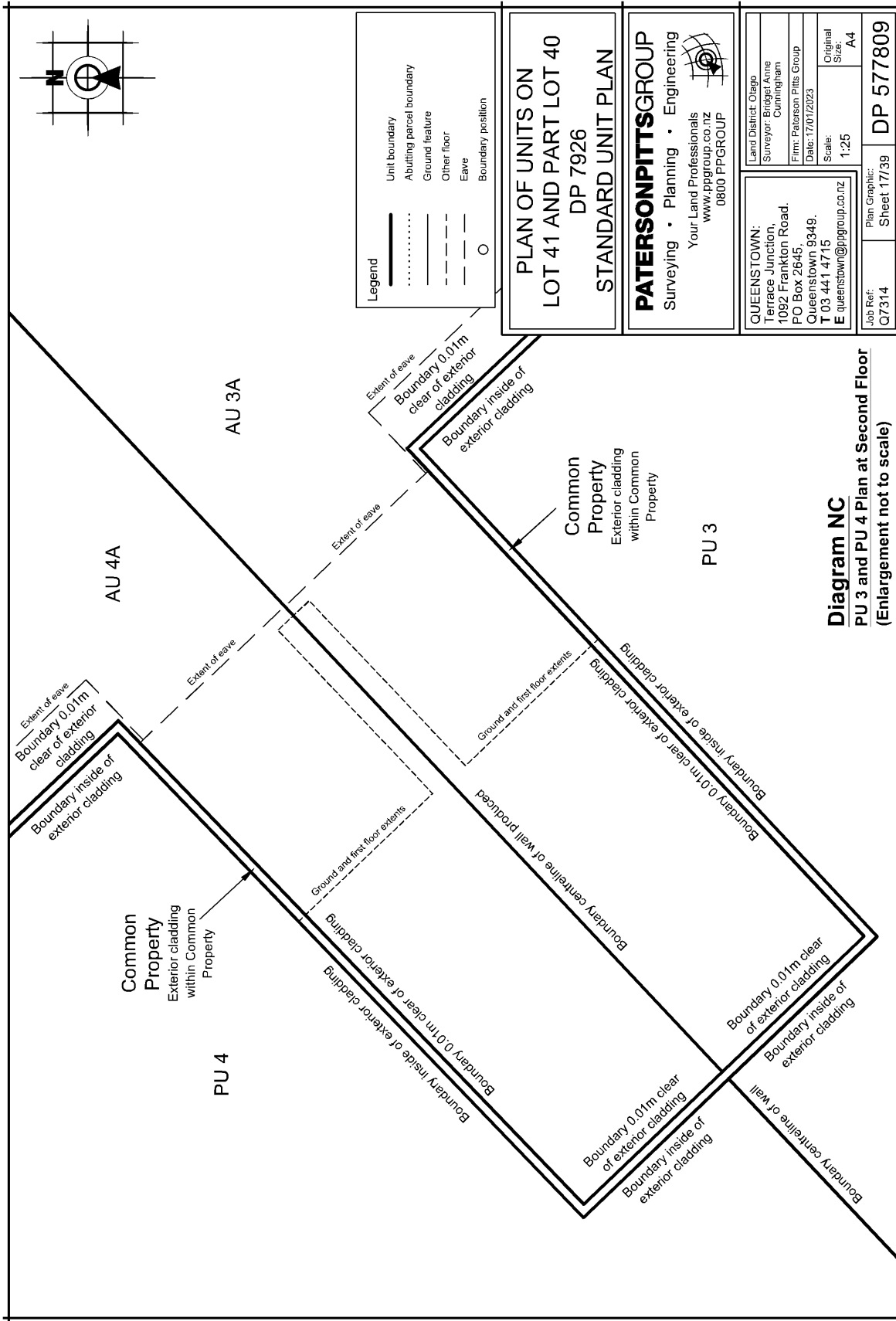
**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**

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Job Ref: Q7314	Plan Graphic: Sheet 15/39
<b>DP 577809</b>	







**Diagram NC**  
**PU 3 and PU 4 Plan at Second Floor**  
 (Enlargement not to scale)

**Legend**

- Unit boundary
- Abutting parcel boundary
- Ground feature
- Other floor
- Eave
- Boundary position

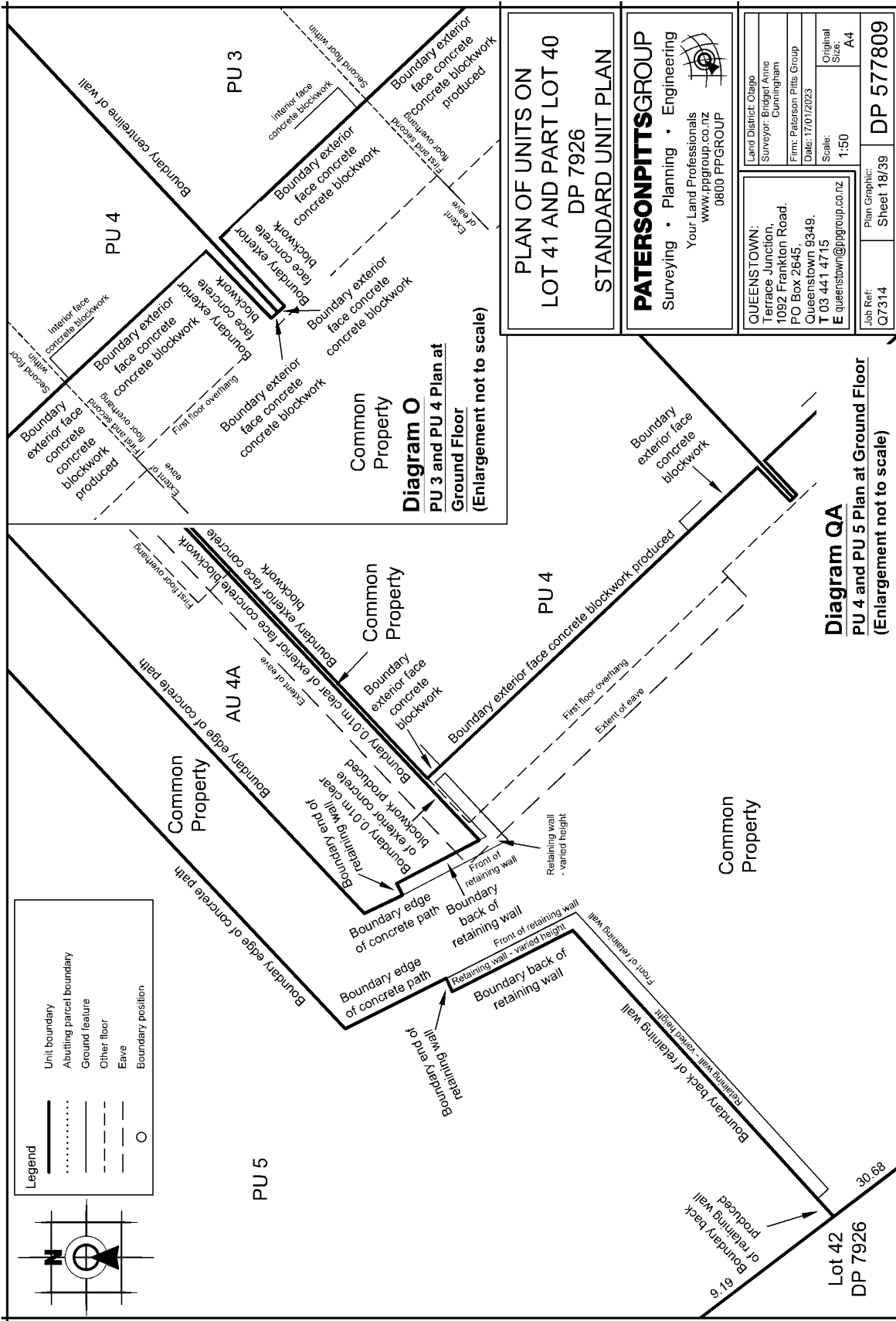
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

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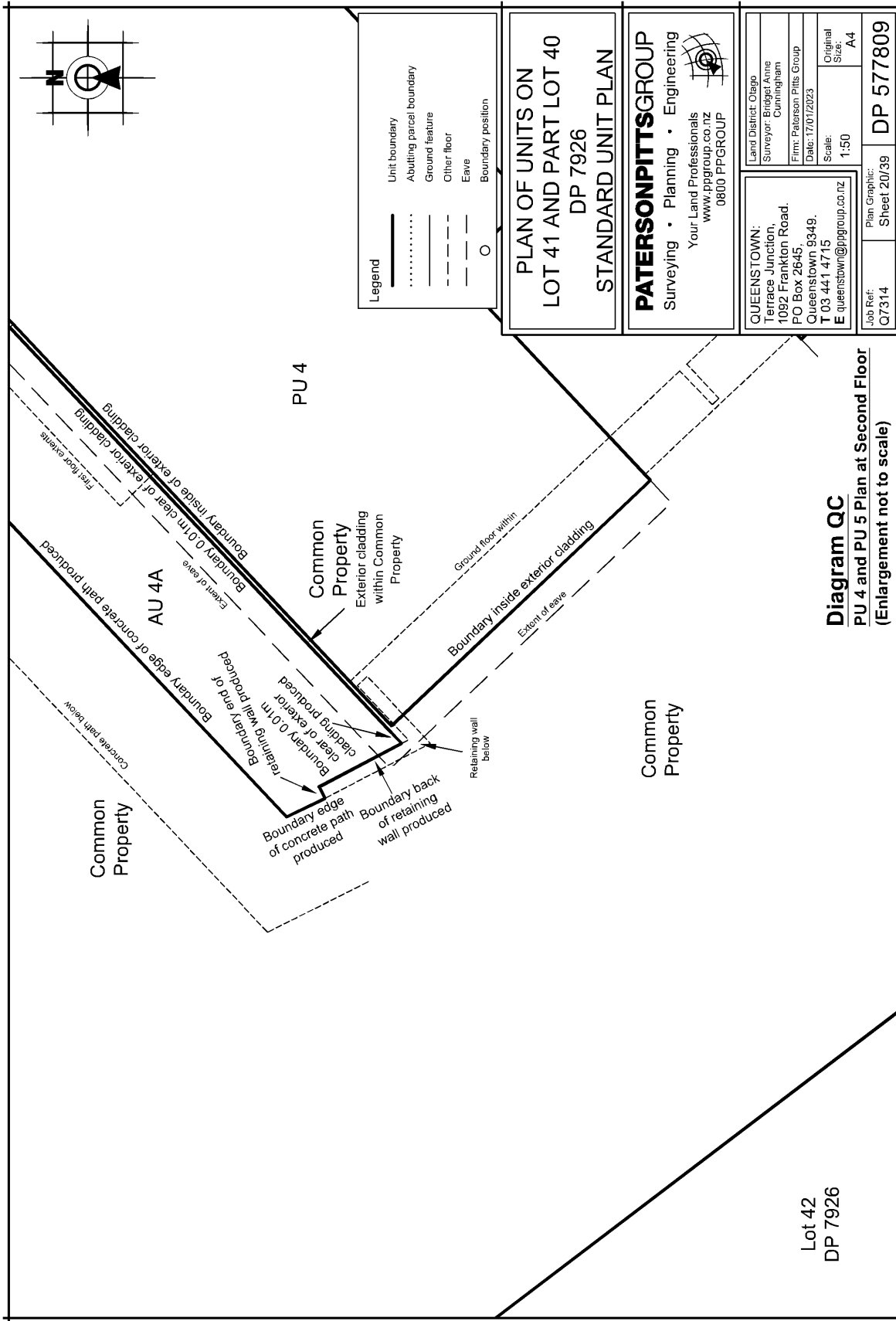
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 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:25  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 17/39  
 DP 577809

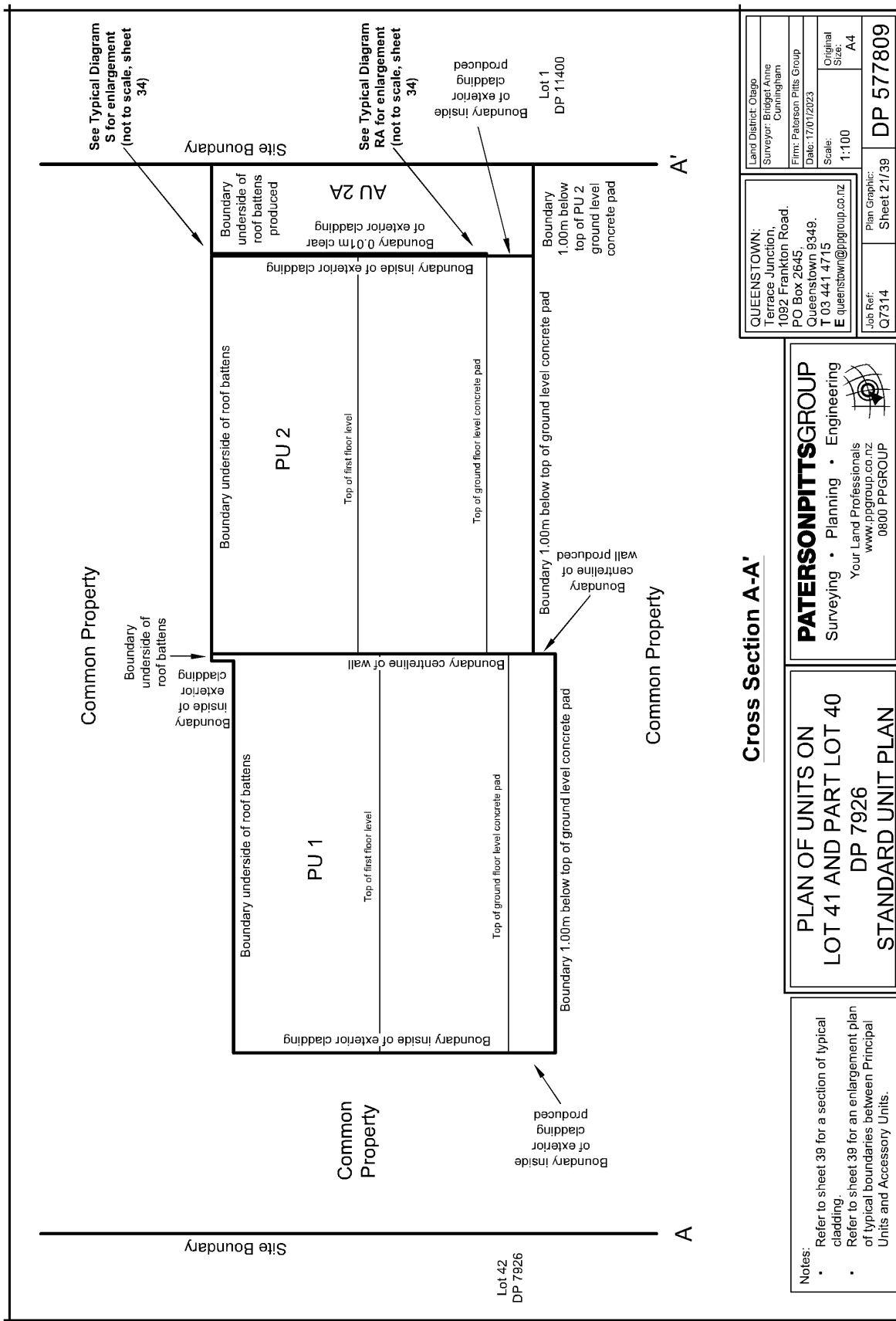






**Diagram QC**  
 PU 4 and PU 5 Plan at Second Floor  
 (Enlargement not to scale)

Lot 42  
 DP 7926



See Typical Diagram S for enlargement (not to scale, sheet 34)

See Typical Diagram RA for enlargement (not to scale, sheet 34)

Land District: Otago	
Surveyor: Bridget Ayles Cunningham	
Firm: Paterson Pitts Group	
Date: 17/01/2023	
Scale: 1:100	Original Size: A4
Job Ref: Q7314	Plan Graphic: Sheet 21/39
<b>DP 577809</b>	

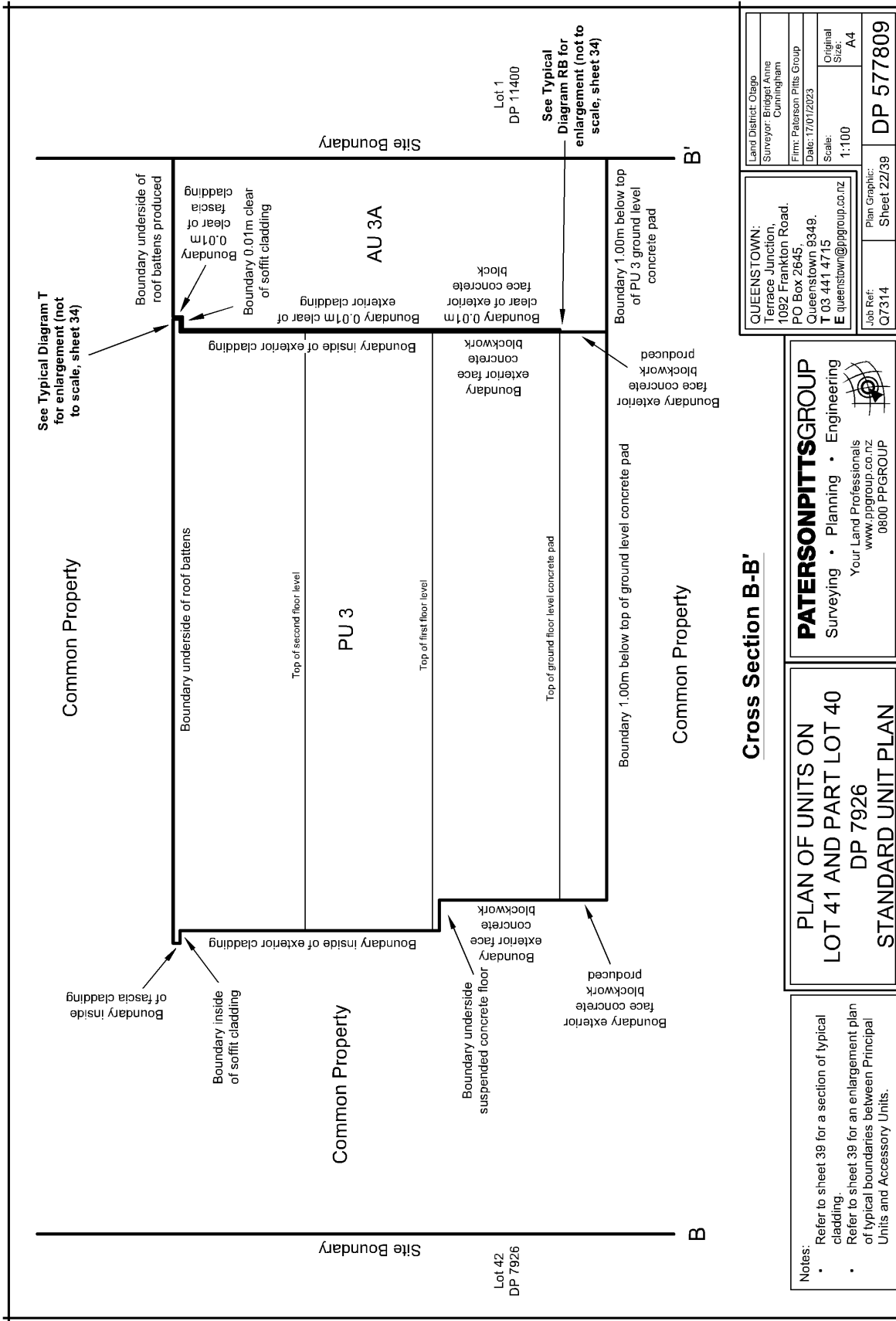
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**PLAN OF UNITS ON LOT 41 AND PART LOT 40 DP 7926 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

Cross Section A-A'



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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

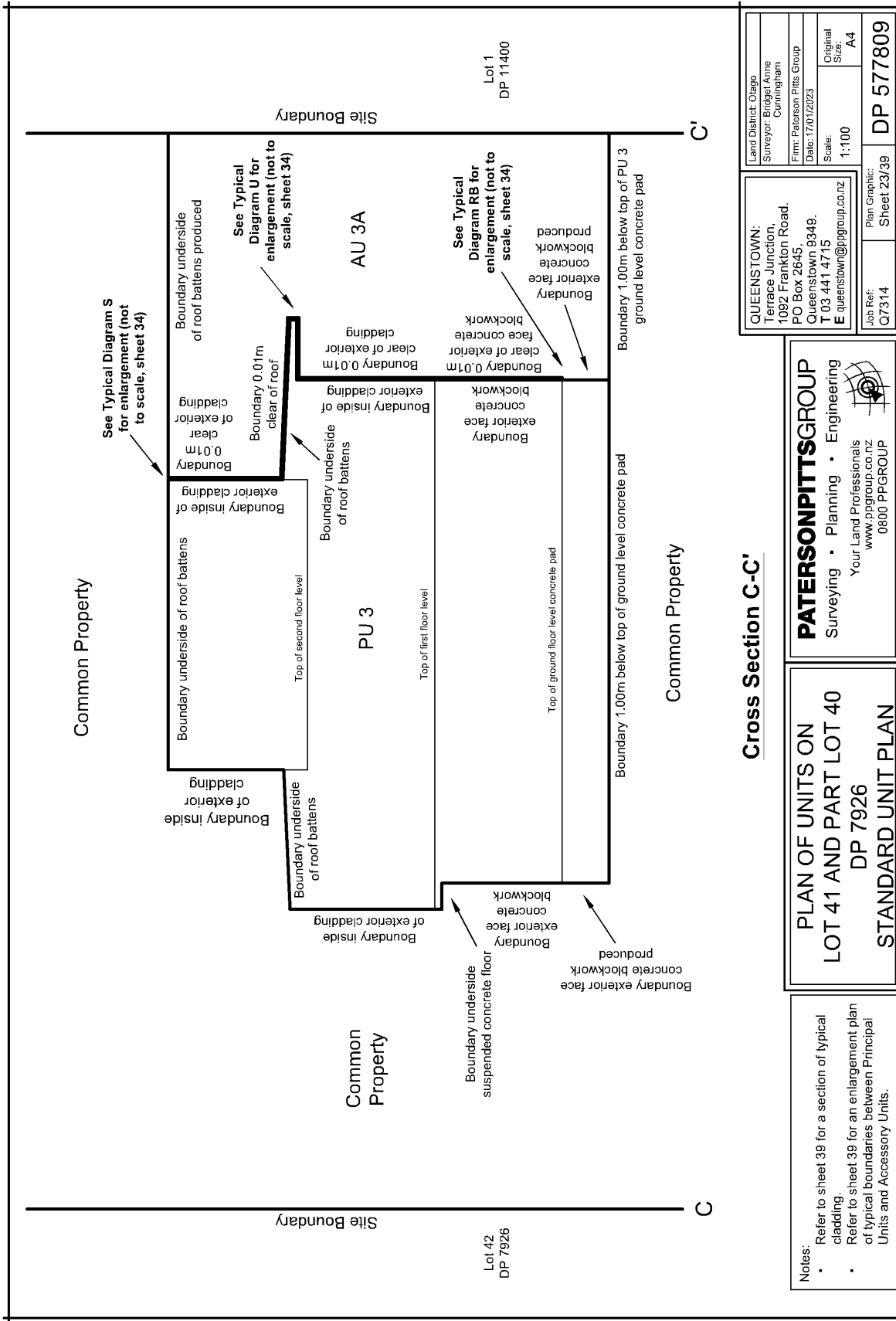
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

**Cross Section B-B'**

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 Surveyor: Bridget Abne  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

Job Ref: Q7314  
 Plan Graphic: Sheet 22/39  
 DP 577809



Land District: Otago  
 Surveyor: Bridget Ahoia Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/07/2023  
 Scale: 1:100  
 Original Size: A4  
 Job Ref: Q7314  
 Plan Graphic: Sheet 23/39  
 DP 577809

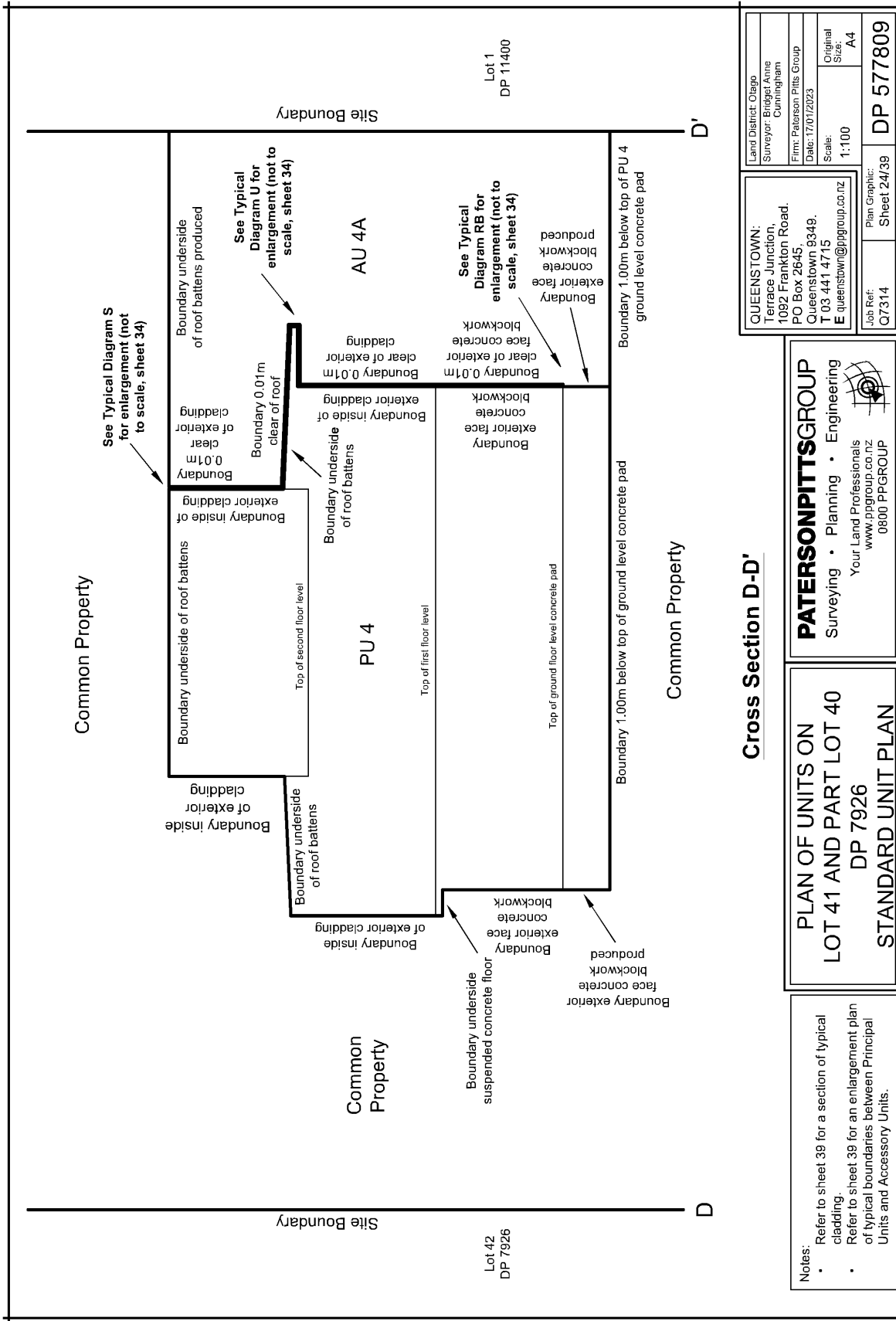
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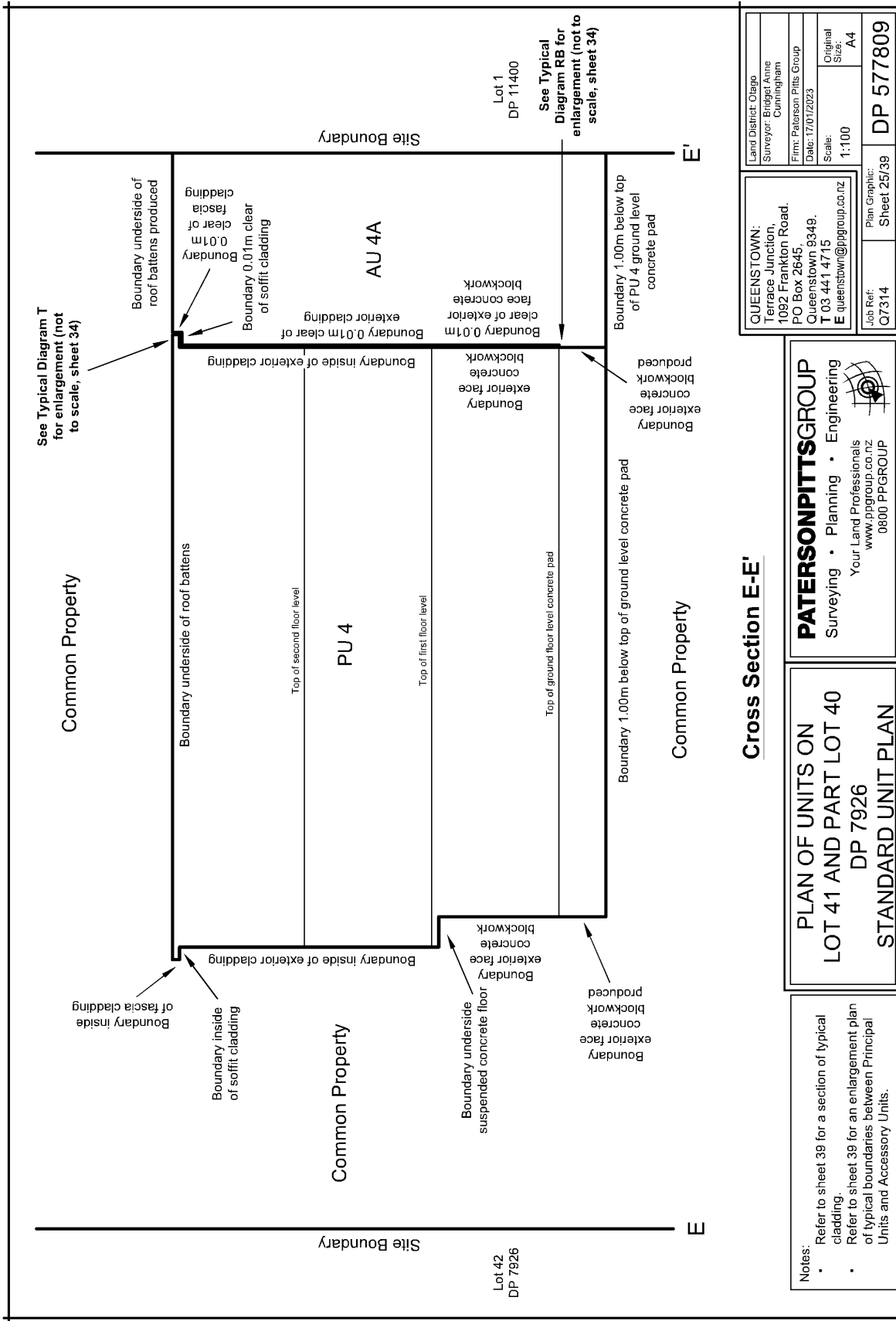
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.







Land District: Otago  
 Surveyor: Bridget Adams  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:100  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 25/39  
 DP 577809

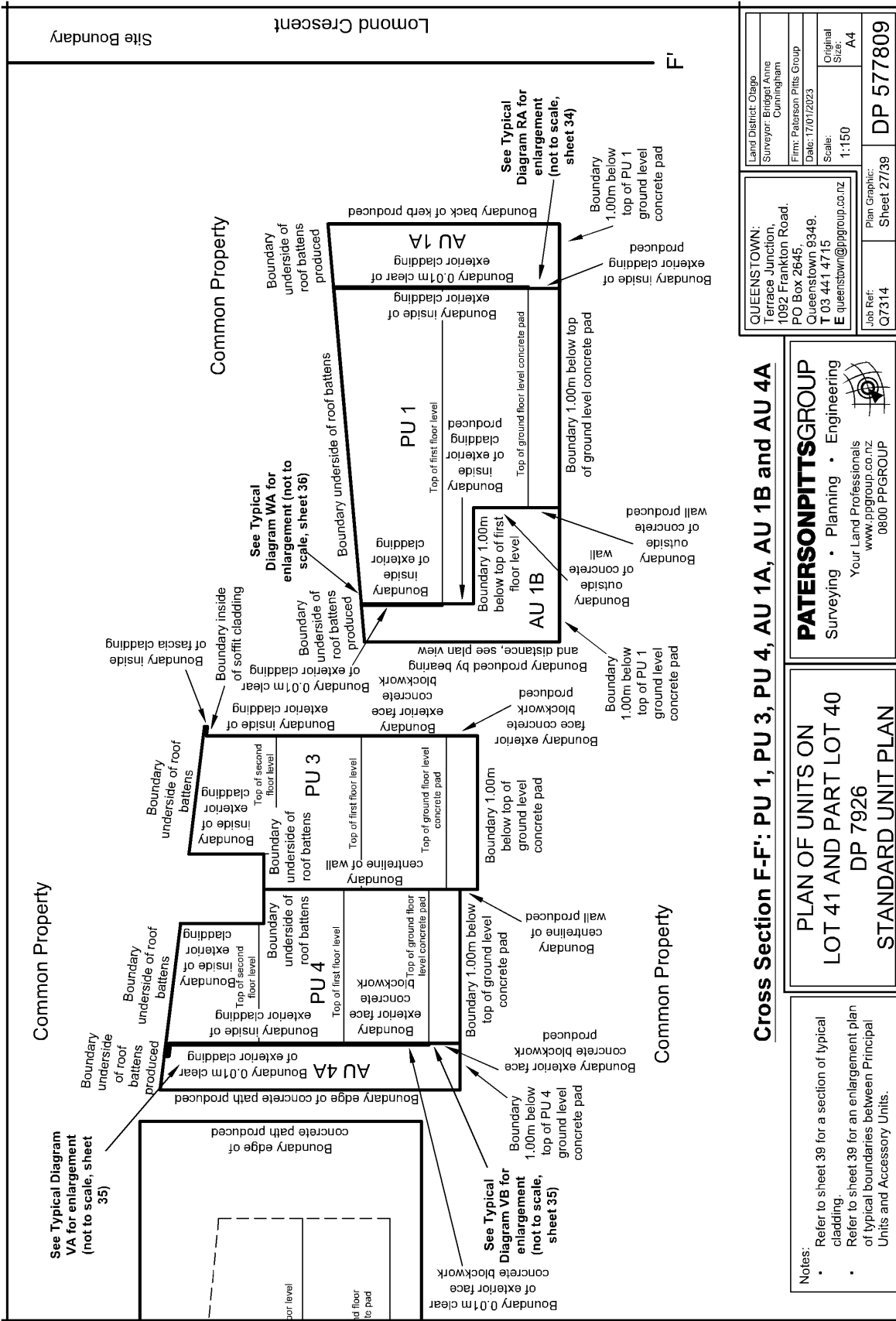
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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.





Land District: Otago  
 Surveyor: Bridget Abrahams  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
 Scale: 1:150  
 Original Size: A4

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Job Ref: Q7314  
 Plan Graphic: Sheet 27/39  
 DP 577809

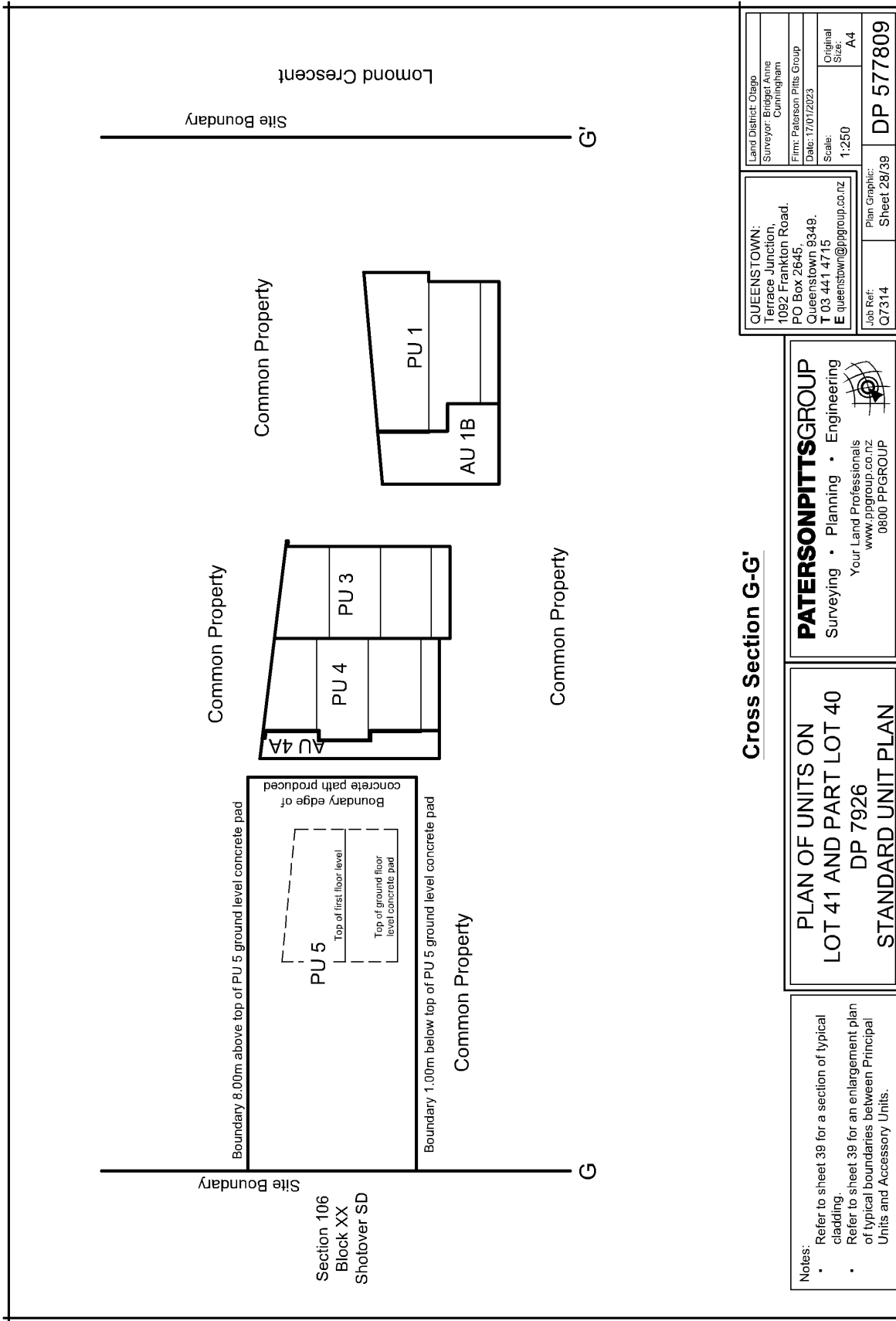
**Cross Section F-F': PU 1, PU 3, PU 4, AU 1A, AU 1B and AU 4A**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.



**Cross Section G-G'**

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**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

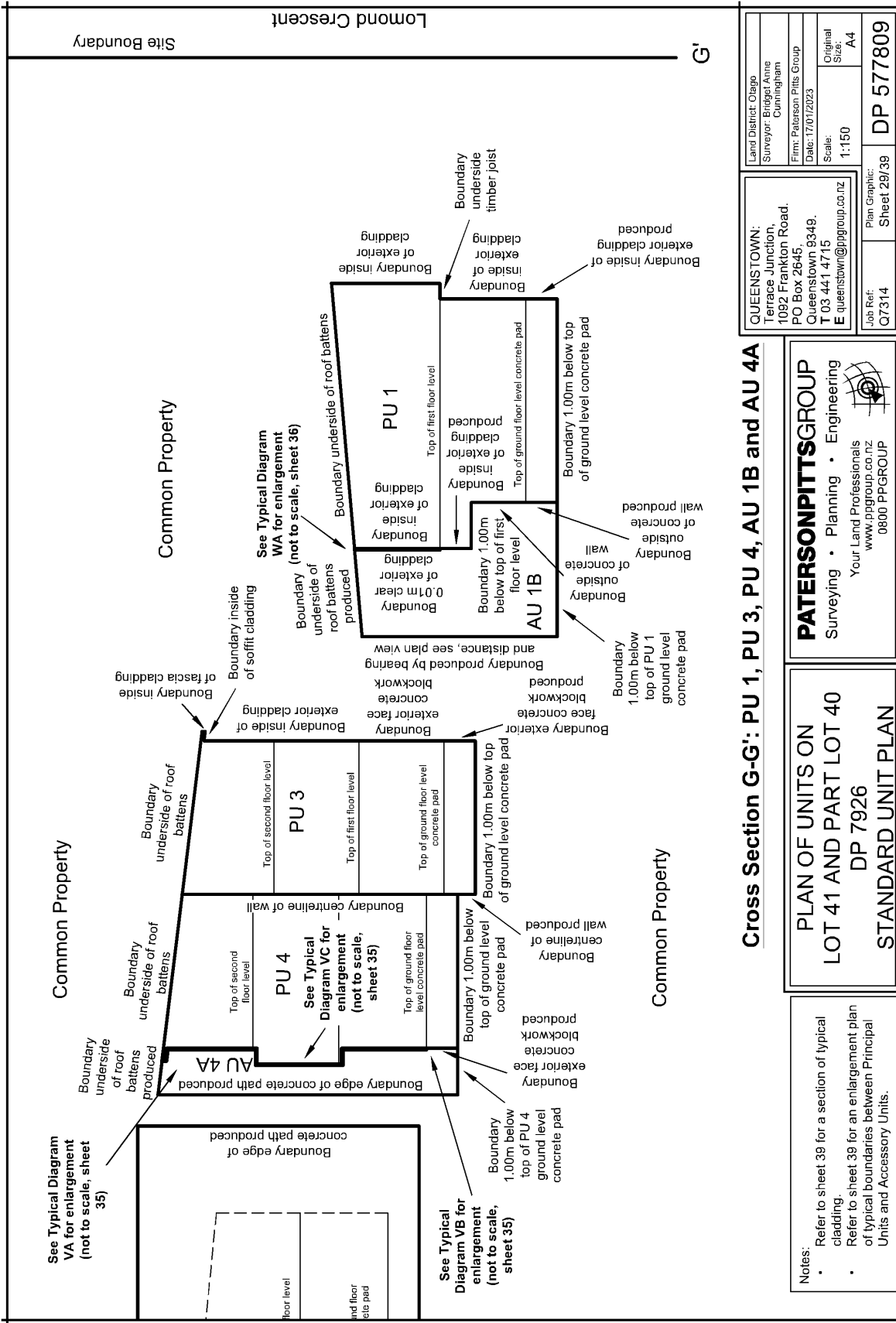
**Notes:**

- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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**Surveyor:** Bridget Ahoia Cunningham  
**Firm:** Paterson Pitts Group  
**Date:** 17/01/2023  
**Scale:** 1:250  
**Original Size:** A4

**Job Ref:** Q7314  
**Plan Graphic:** Sheet 28/39  
**DP 577809**



**Cross Section G-G': PU 1, PU 3, PU 4, AU 1B and AU 4A**

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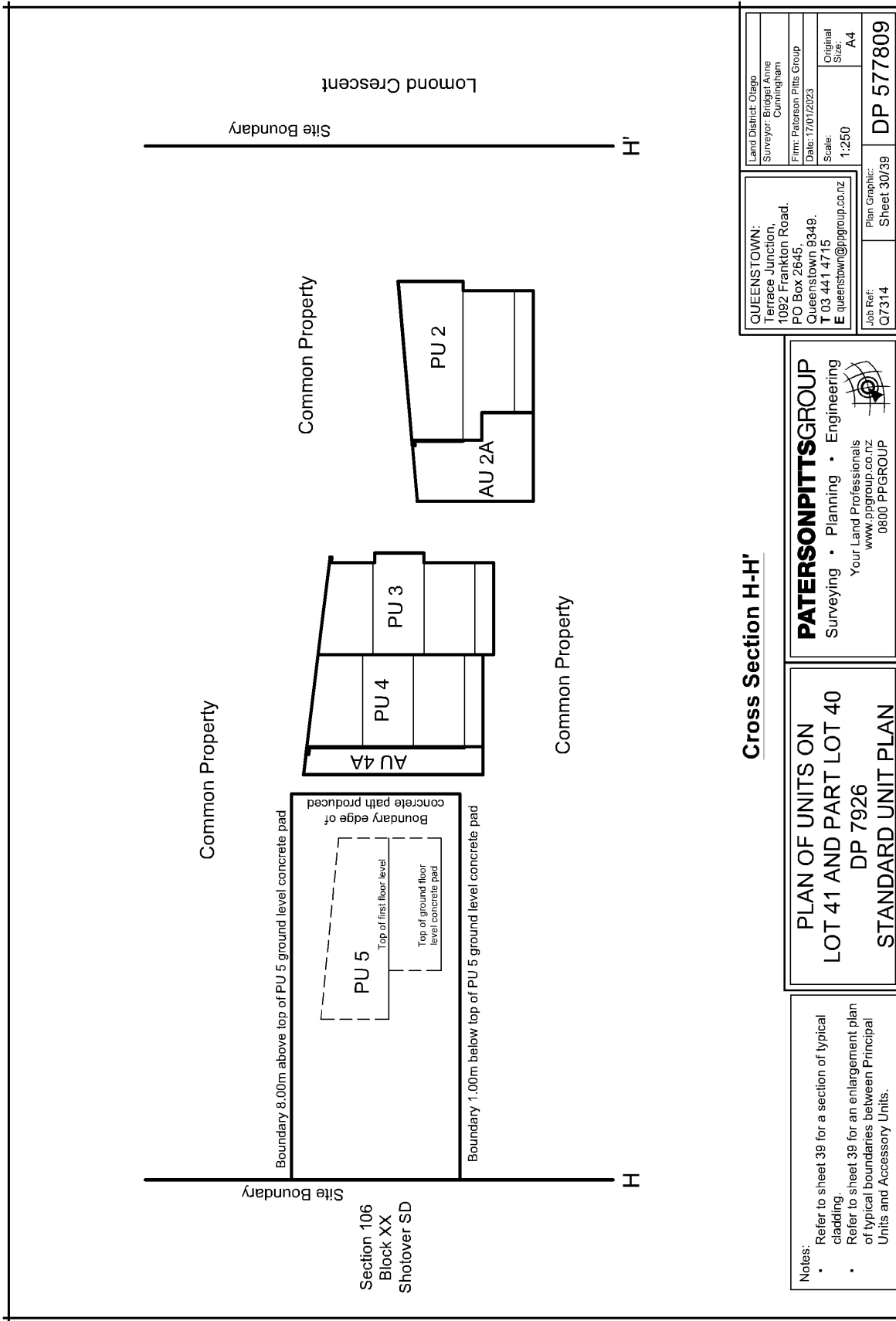
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

- Notes:**
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Original Size: A4

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 Plan Graphic: Sheet 29/39  
**DP 577809**



Cross Section H-H'

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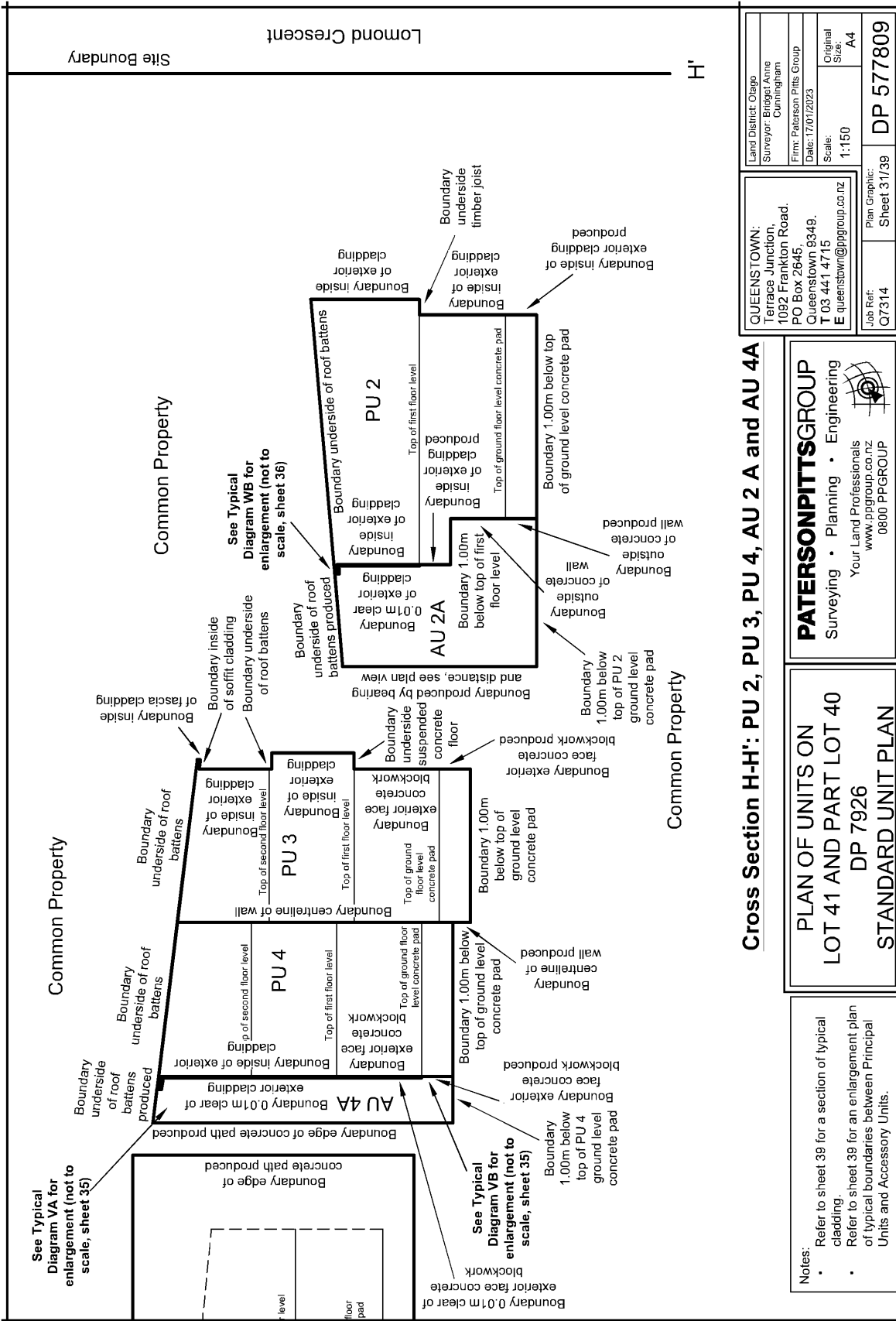
**PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

- Notes:
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Scale: 1:250  
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Cross Section H-H': PU 2, PU 3, PU 4, AU 2 A and AU 4A

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 DP 7926  
 STANDARD UNIT PLAN

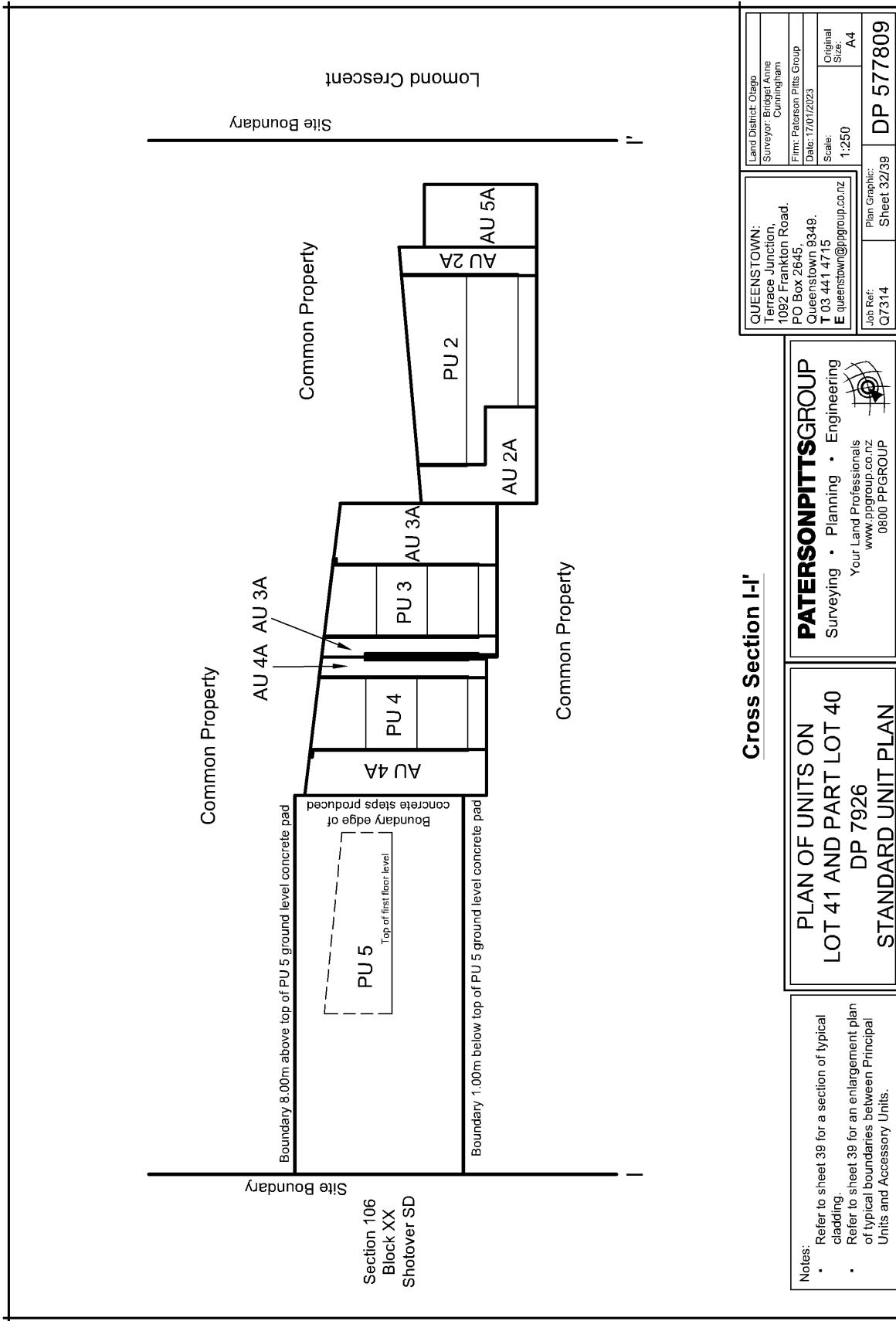
- Notes:
- Refer to sheet 39 for a section of typical cladding.
  - Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Original Size: A4

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Cross Section I-I'

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 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN**

Notes:

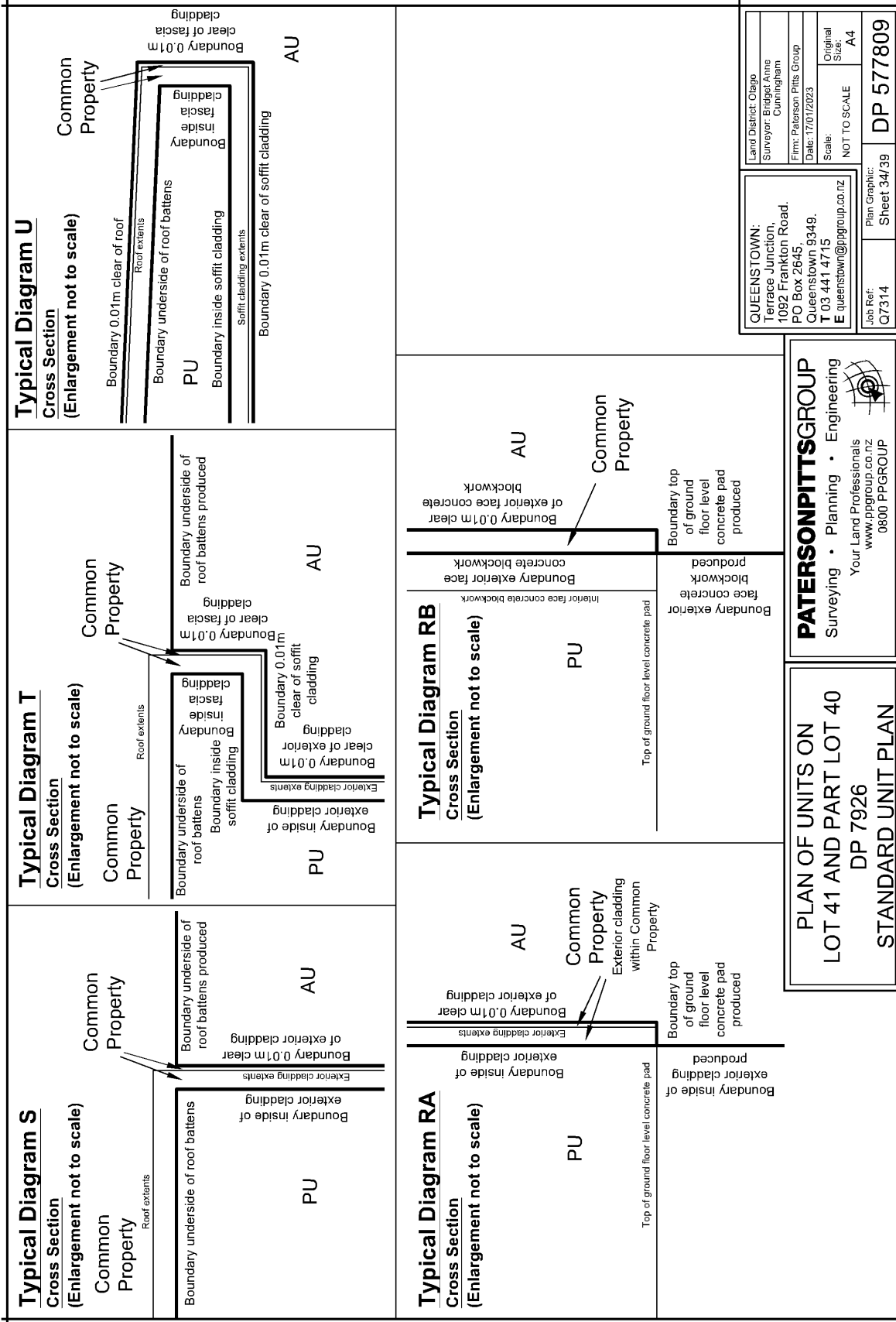
- Refer to sheet 39 for a section of typical cladding.
- Refer to sheet 39 for an enlargement plan of typical boundaries between Principal Units and Accessory Units.

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 Plan Graphic: Sheet 32/39  
 DP 577809





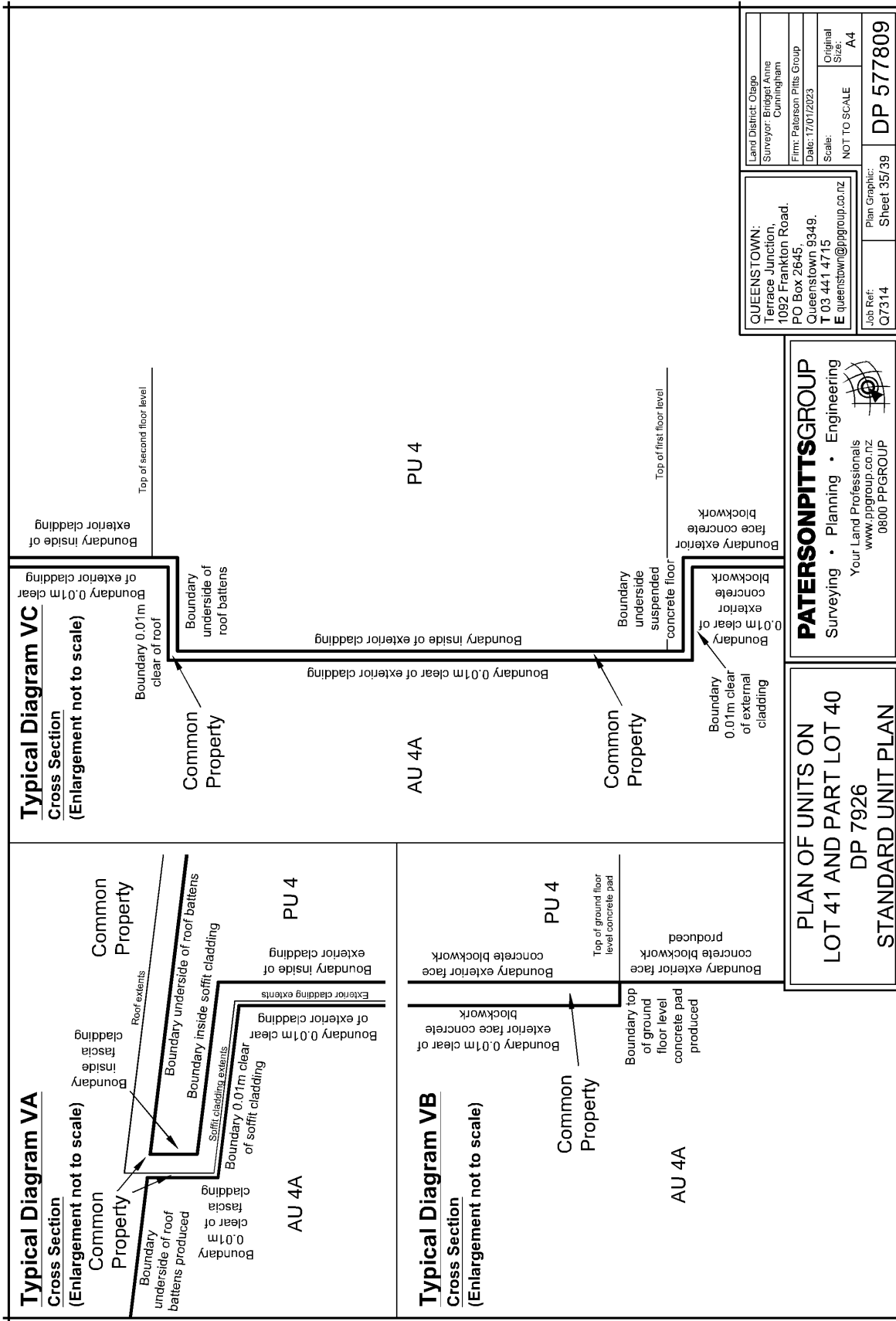
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Surveyor: Bridget Ahoia  
Cunningham  
Firm: Paterson Pitts Group  
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Original Size: A4

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DP 577809

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**



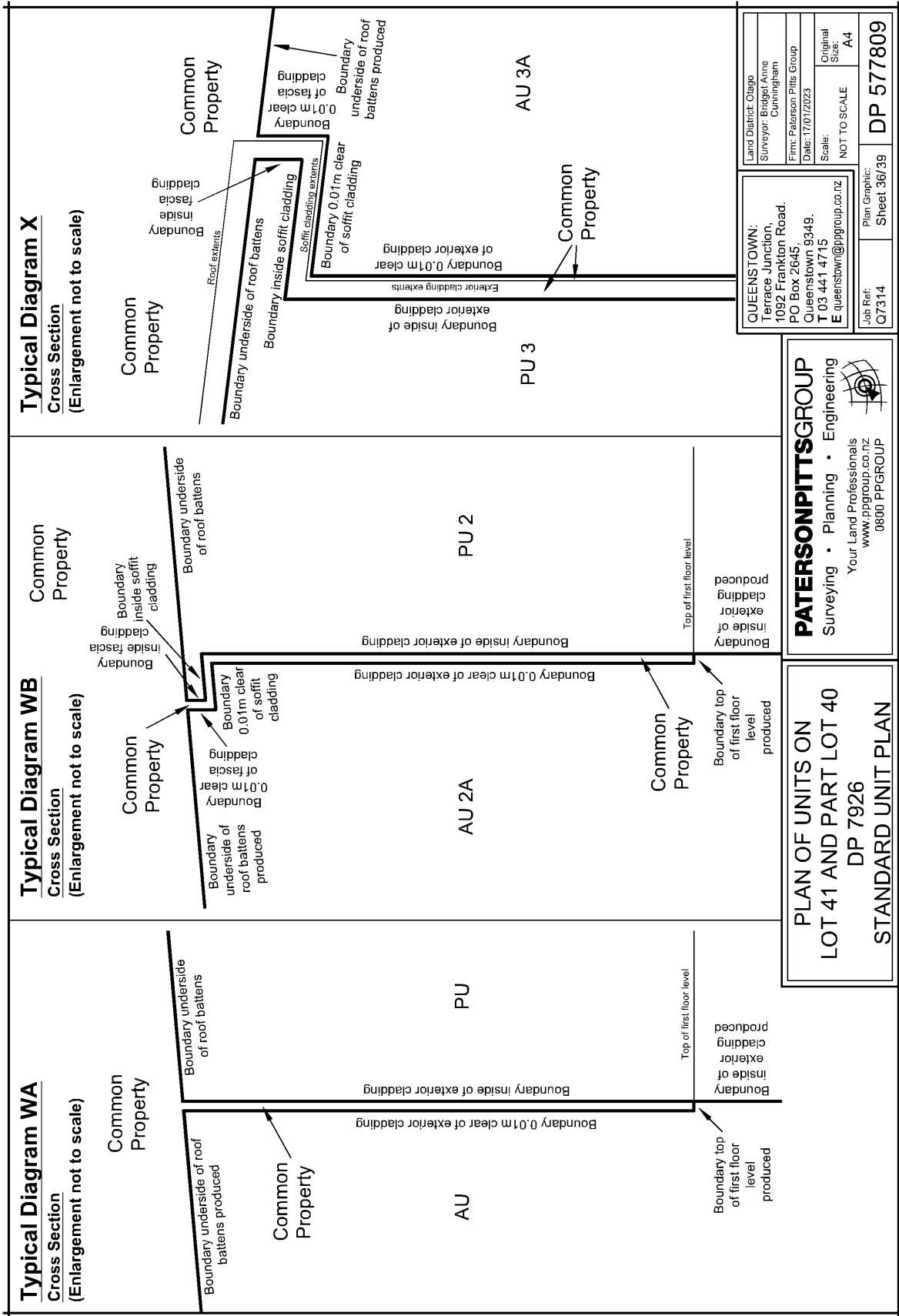
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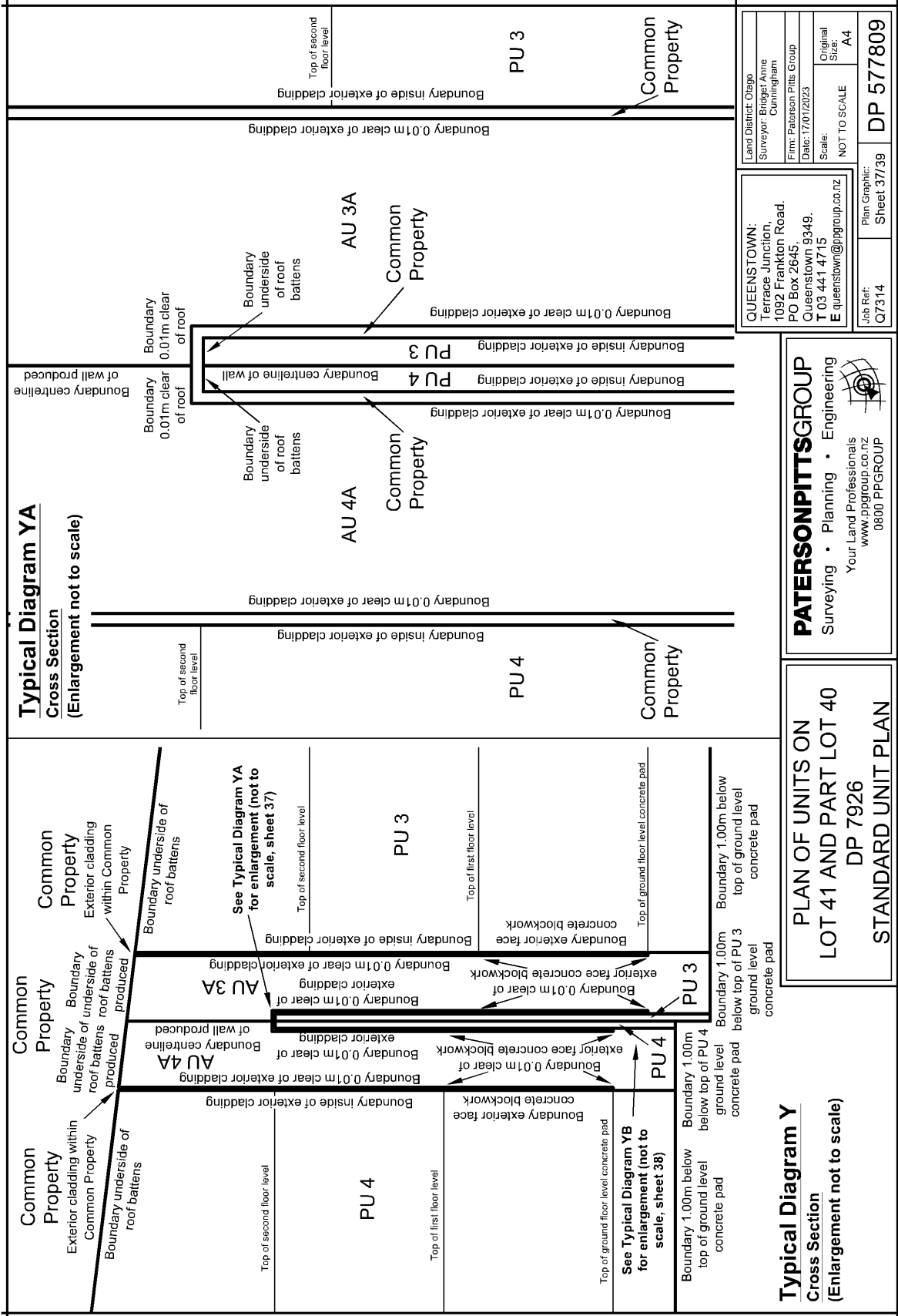
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 Surveyor: Bridget Ahoia  
 Cunningham  
 Firm: Paterson Pitts Group  
 Date: 17/01/2023  
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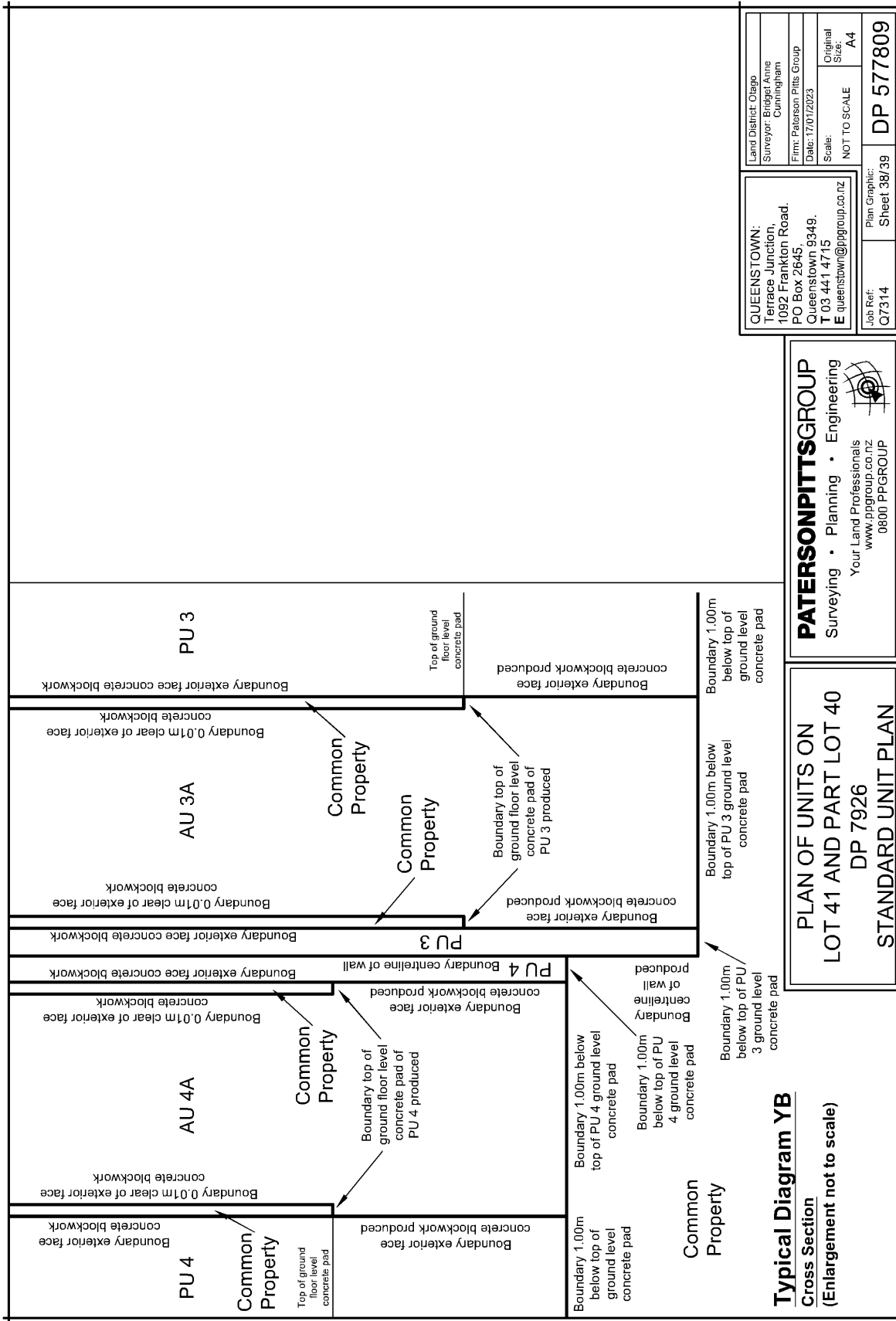
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PLAN OF UNITS ON  
 LOT 41 AND PART LOT 40  
 DP 7926  
 STANDARD UNIT PLAN







**Typical Diagram YB**  
**Cross Section**  
 (Enlargement not to scale)

**PLAN OF UNITS ON**  
**LOT 41 AND PART LOT 40**  
**DP 7926**  
**STANDARD UNIT PLAN**

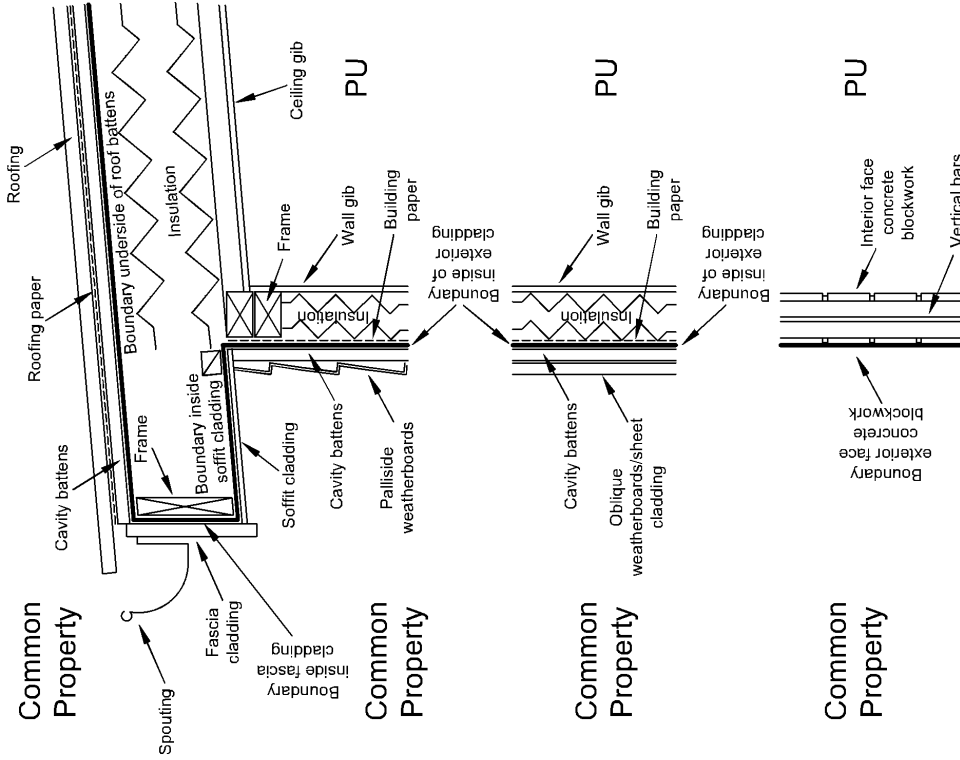
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Job Ref: Q7314	Plan Graphic: Sheet 38/39
<b>DP 577809</b>	

**Typical Section  
Enlargement of typical cladding**

NOT TO SCALE

Exterior cladding includes, but is not limited to, roofing materials, flashings, weatherboards, soffit boards and fascias



**Common Property**

**Exterior cladding within Common Property**

**Boundary 0.01m clear of exterior cladding**

**Boundary inside of exterior cladding**

**PU**

**Typical Plan**

**Enlargement of typical Common Property between PU and AU**

NOT TO SCALE

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**PLAN OF UNITS ON  
LOT 41 AND PART LOT 40  
DP 7926  
STANDARD UNIT PLAN**





**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 2010**

**Search Copy**

**Identifier**                   **1067261**

**Land Registration District**   **Otago**

**Date Issued**               22 December 2022

**Plan Number**              DP 577809

**Subdivision of**

Lot 41 and Part Lot 40 Deposited Plan 7926

**Prior References**

OT14C/30

**Unit Titles Issued**

1067256	1067257	1067258	1067259
1067260			

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

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

12512238.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

12512238.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 22.12.2022 at 3:56 pm

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## Appendix 1 – Existing Site Management Plan

### Visitor Accommodation Management Plan

Units 1-5, 45 Lomond Place, Queenstown for use as residential visitor accommodation.

#### Roles and Responsibilities of the Owner/Property Manager

1. Point of contact for neighbours and others
  - a. To be available to receive communications from neighbours and, where appropriate, address any neighbours' concerns arising from visitor activity.
  - b. To be available for any issues arising while the guests are on site.
2. Check-in of visitors
  - a. To provide a means for guests to unlock and access the premises.
  - b. To provide guests with a copy of the "House Rules" on arrival.
  - c. To check the number of guests does not exceed the agreement of two adults per room.
  - d. To check that the onsite compendium contains a copy of the House Rules.
3. Servicing
  - a. The house will be cleaned after each stay and rubbish and recycling placed in council supplied wheely bins. These shall be taken out weekly and brought in after being emptied.
  - b. To ensure the premises are left secure after visitors leave.
4. Administration
  - a. Ensure that each unit is occupied for a maximum of 90 nights per year for residential visitor accommodation.

#### House Rules

1. The property shall be maintained by the property manager/owner appropriately.
2. The property manager/owner will be able to be contacted at any time when there are guests staying.
3. There shall be no more than two guests per room present at any one time.
4. There shall be no parties or functions by guests using the property for residential visitor accommodation.
5. There shall be no use of outdoor entertainment areas between 10pm and 7am.
6. Vehicles are to be parked in the prescribed park for the unit.
7. Accessways for vehicles and pedestrians are to be kept clear of vehicles, belongings, and rubbish.
8. All rubbish and recycling is to be placed in the council supplied wheely bins.

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## Appendix 2 – Amended Site Management Plan

### Visitor Accommodation Management Plan

Units 1-5, 45 Lomond Place, Queenstown for use as residential visitor accommodation.

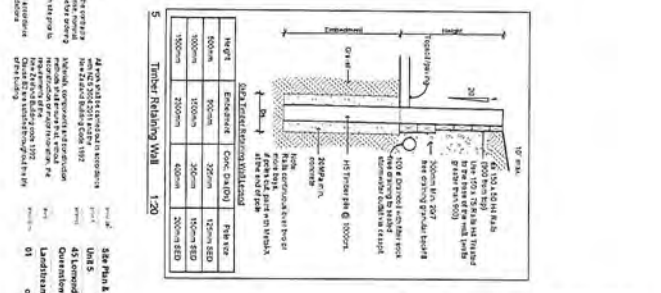
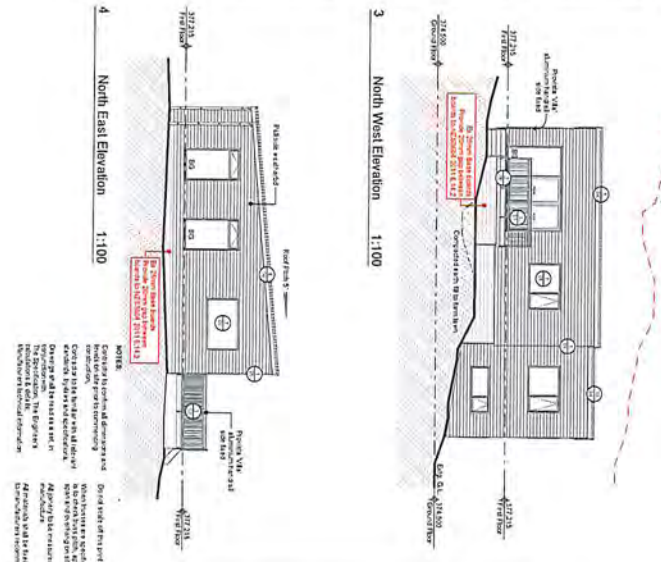
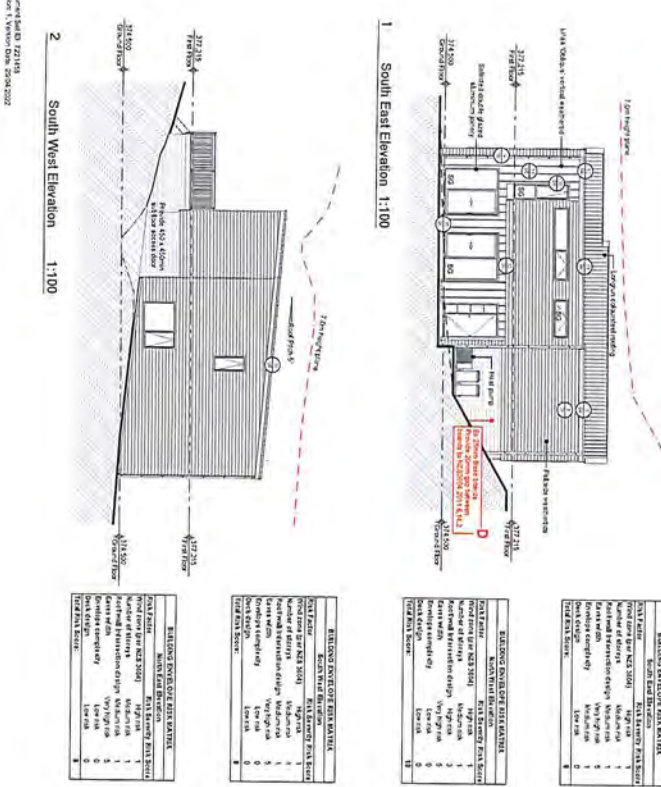
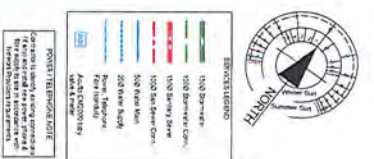
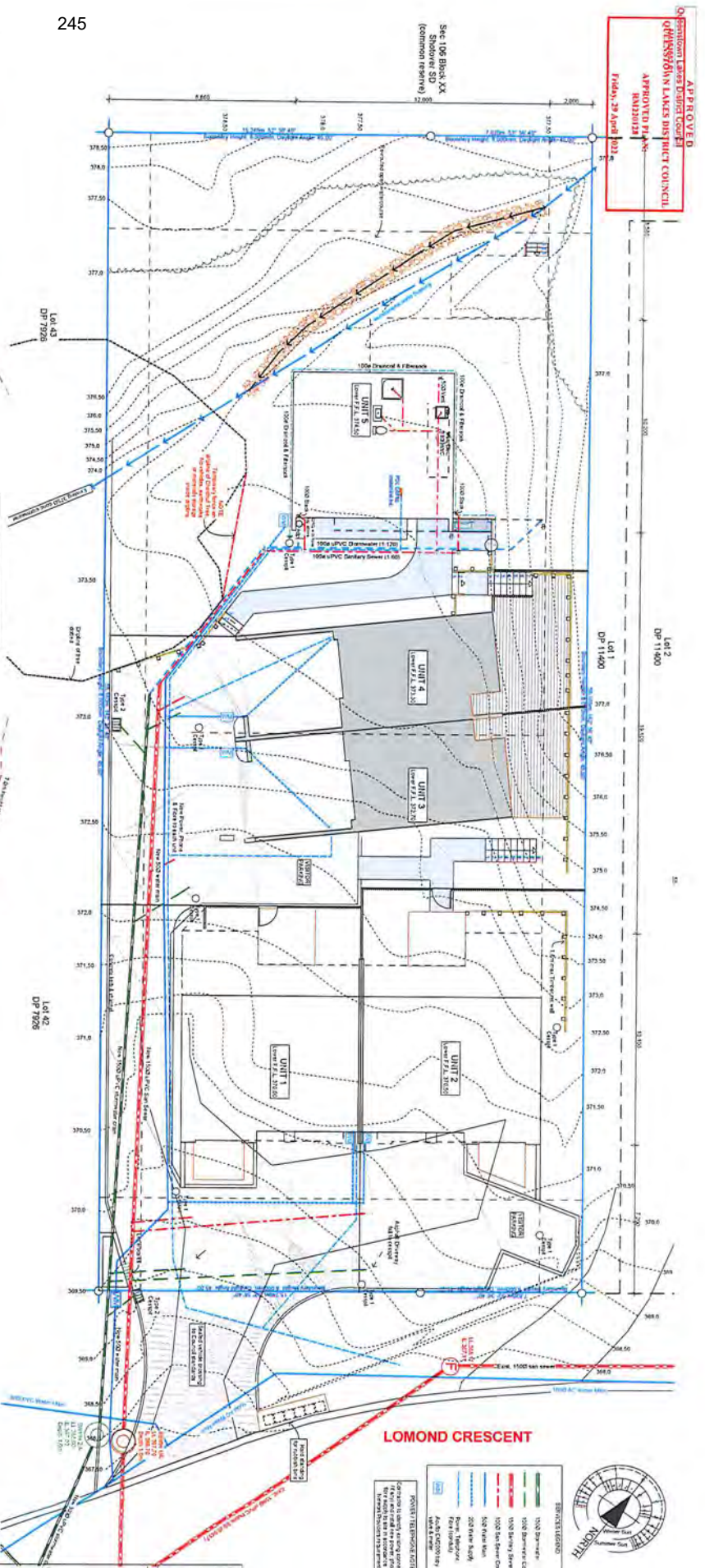
#### Roles and Responsibilities of the Owner/Property Manager

1. Point of contact for neighbours and others
  - a. To be available to receive communications from neighbours and, where appropriate, address any neighbours' concerns arising from visitor activity.
  - b. To be available for any issues arising while the guests are on site.
2. Check-in of visitors
  - a. To provide a means for guests to unlock and access the premises.
  - b. To provide guests with a copy of the "House Rules" on arrival.
  - c. To check the number of guests does not exceed the agreement of two adults per room.
  - d. To check that the onsite compendium contains a copy of the House Rules.
3. Servicing
  - a. The house will be cleaned after each stay and rubbish and recycling placed in council supplied wheely bins. These shall be taken out weekly and brought in after being emptied.
  - b. To ensure the premises are left secure after visitors leave.
4. Administration
  - a. Ensure that unit 4 is occupied for a maximum of 90 nights per year for residential visitor accommodation.
  - b. Ensure that units 1, 2, 3 and 5 are occupied for a maximum of 180 nights per year for residential visitor accommodation.

#### House Rules

1. The property shall be maintained by the property manager/owner appropriately.
2. The property manager/owner will be able to be contacted at any time when there are guests staying.
3. There shall be no more than two guests per room present at any one time.
4. There shall be no parties or functions by guests using the property for residential visitor accommodation.
5. There shall be no use of outdoor entertainment areas between 10pm and 7am.
6. Vehicles are to be parked in the prescribed park for the unit.
7. Accessways for vehicles and pedestrians are to be kept clear of vehicles, belongings, and rubbish.
8. All rubbish and recycling is to be placed in the council supplied wheely bins.





SECTION	DESCRIPTION
01	Site Plans & Elevations
02	Foundation Plan
03	Floor Plans
04	Roof Framing Plan
05	Cladding Details
06	Cross Sections



ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION				
2	GROUND FLOOR				
3	FIRST FLOOR				
4	ROOF				
5	MECHANICAL				
6	ELECTRICAL				
7	PLUMBING				
8	PAINT				
9	FINISHES				
10	LANDSCAPE				
11	CONTINGENT				
12	TOTAL				

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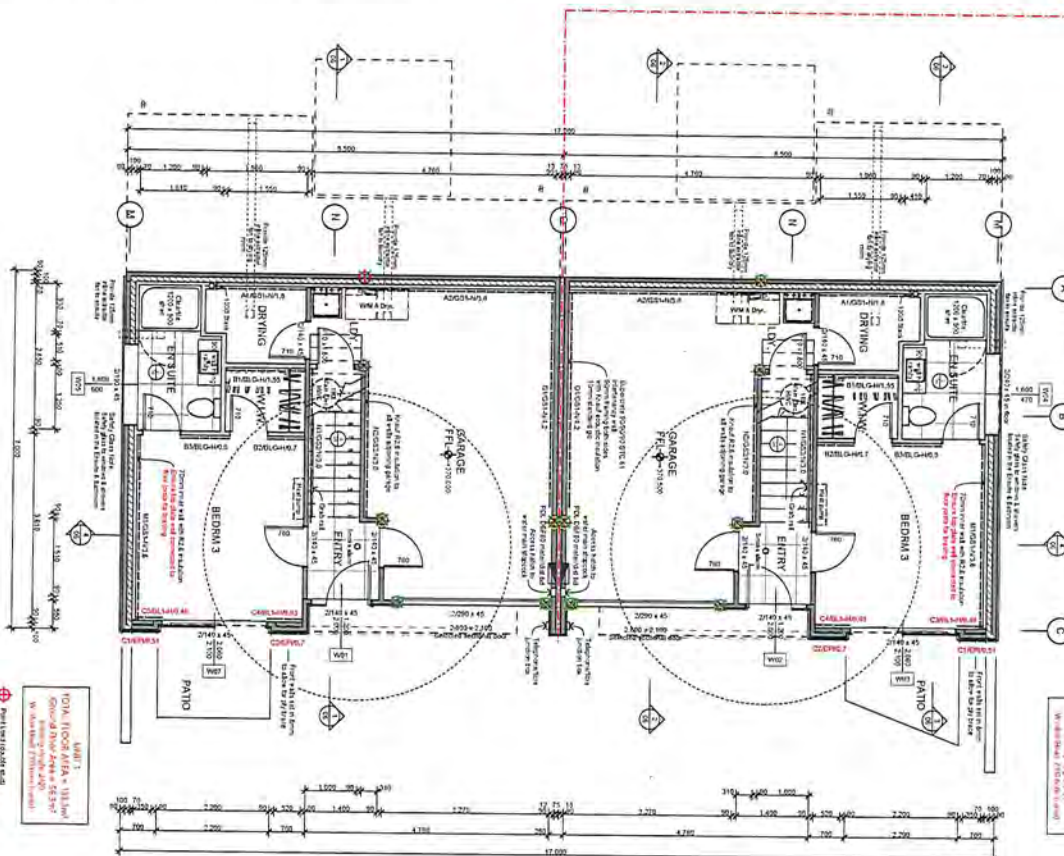
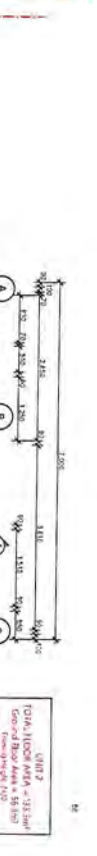
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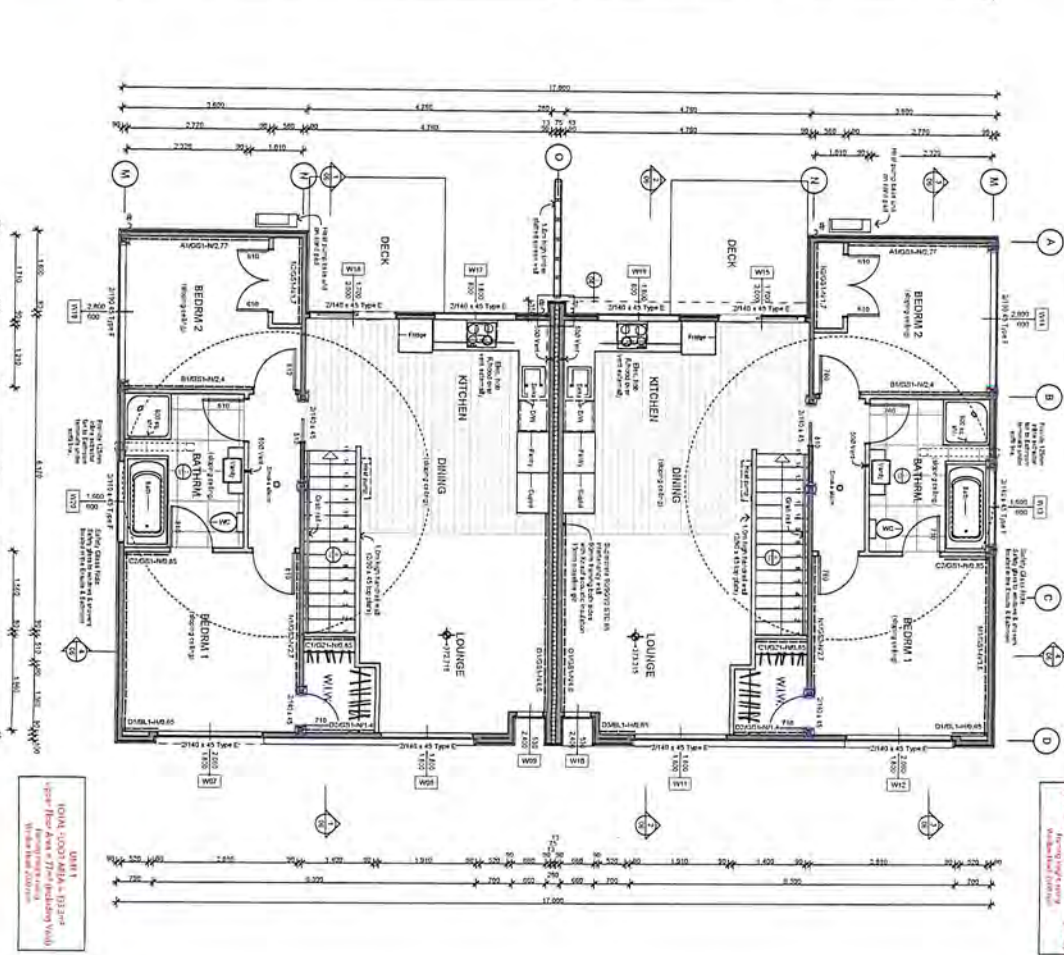
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8	PAINT				
9	FINISHES				
10	LANDSCAPE				
11	CONTINGENT				
12	TOTAL				



1 Ground Floor Plan 1:50



2 First Floor Plan 1:50

**NOTES:**

1. All dimensions are in millimeters unless otherwise stated.

2. All work shall be in accordance with the relevant Australian Standards.

3. All materials shall be of a quality and grade suitable for the intended use.

4. All work shall be completed in accordance with the relevant Australian Standards.

5. All work shall be completed in accordance with the relevant Australian Standards.

**CLIENT:** Mr. & Mrs. J. Smith

**PROJECT:** New Residential Development

**LOCATION:** 123 Main Street, Sydney, NSW

**DATE:** 15/10/2024

**DESIGNER:** Kelvin Cooper Architects

**DATE:** 15/10/2024

**PROJECT NO.:** KCA/2024/001

**CLIENT NO.:** MS/2024/001

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	Issue for Client Review	15/10/2024
2	Issue for Construction	20/10/2024

**SCALE:** 1:50

**DATE:** 15/10/2024

**ARCHITECT:** Kelvin Cooper Architects

**ADDRESS:** 123 Main Street, Sydney, NSW

**PHONE:** (02) 1234 5678

**WEBSITE:** www.kelvincoper.com.au

**CLIENT:** Mr. & Mrs. J. Smith

**ADDRESS:** 123 Main Street, Sydney, NSW

**PHONE:** (02) 1234 5678

**WEBSITE:** www.jsmith.com.au















# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95



### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM220128

### PERSON AFFECTED PERSON'S DETAILS

I/We *SF Waller Family Trust*  
Are the owners/occupiers of  
*91 Thompson street,  
Queenstown.*

### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Increase the residential visitor accomodation at Units 1,2, 3 & 5 from 90 nights to 180 nights/annnum

at the following subject site(s):  
45 Lomond Crescent, Unit holders 1,2,3 & 5



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

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

### WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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





## APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT)	Stanley Frank Waller	
	Contact Phone / Email address	0272275459	
	Signature	<i>[Signature]</i>	Date 12.10.2024
B	Name (PRINT)	Suzanne Jane Waller	
	Contact Phone / Email address	0274415917	
	Signature	<i>[Signature]</i>	Date 12.10.2024
C	Name (PRINT)	Ailen Jason Waller	
	Contact Phone / Email address	0211128571	
	Signature	<i>[Signature]</i>	Date 12.10.2024
D	Name (PRINT)		
	Contact Phone / Email address		
	Signature		Date

### Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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





# AFFECTED PERSON'S APPROVAL

## FORM 8A

Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM220128

### PERSON AFFECTED PERSON'S DETAILS

I/We Eion and Megan Kemp

Are the owners/occupiers of

Unit 4 , 45 Lomond Crescent

### DETAILS OF PROPOSAL

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

Increase the residential visitor accomodation at Units 1,2, 3 & 5 from 90 nights to 180 nights/annnum

at the following subject site(s):

45 Lomond Crescent, Unit holders 1,2,3 &amp; 5



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.

25/7/24



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) <b>Eion Kemp</b>	
	Contact Phone / Email address <b>0274557776 eion@horsebreaker.co.nz</b>	
	Signature 	Date <b>25/07/24</b>

B	Name (PRINT) <b>Megan Kemp</b>	
	Contact Phone / Email address <b>0272303466 megan@horsebreaker.co.nz</b>	
	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.

**Jennifer Green**

**From:** Georgie Hadfield <georgie.hadfield@qldc.govt.nz>  
**Sent:** Wednesday, 20 September 2023 4:11 pm  
**To:** Melissa Washbourne  
**Subject:** Pre-application meeting notes - PA230066

Hi Melissa,

Thanks for attending today's pre-application meeting in regard to a residential visitor accommodation at 5/45 Lomond Crescent, Queenstown.

I've summarised what was discussed below, but do let me know if you have any follow up questions.

<b>Pre-application meeting for a 15-lot subdivision at 63 Manse Road, Arrowtown</b>	
<b>Council Ref</b>	PA230066
<b>Date</b>	20/09/2023
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Melissa Washbourne – Senior Environmental Planner, WM Environmental</li> <li>• Georgie Hadfield – Planner, QLDC</li> </ul>
<b>Proposal</b>	<p>Undertake a variation to RM220128 to increase the scale of residential visitor accommodation for all 5 units from 90 nights per unit, to 180 per unit per annum.</p> <p>OR</p> <p>Undertake a variation to RM220128 to increase the scale of residential visitor accommodation at unit 5/45 Lomond Crescent, from 90 nights, to 180 nights per annum.</p>
<b>Site</b>	5/45 Lomond Crescent, Queenstown (Application is for all units 1-5).
<b>Zoning and site notations</b>	Operative District Plan – High Density Residential Zone Proposed District Plan – Medium Density Residential Zone
<b>Matters Discussed</b>	<p><u>Planning matters</u></p> <ul style="list-style-type: none"> <li>• Activity can be applied for as a s127 variation, since the proposal will be within scope of the original consent RM220128.</li> <li>• Units 1-5 are individually owned. Application will need to be from all owners (may be tricky since high number of owners), or written approval must be provided from all owners. Discussed that if 180 nights RVA is sought only for 5/45 Lomond, that written approval will still likely be required from the other units since they share an access.</li> <li>• Residential Visitor Accommodation for more than 90 nights per annum is Restricted Discretionary activity under rule 8.5.16. It will be helpful for the AEE to assess the matters of discretion under this rule (though note that overall activity status for a variation will be Discretionary).</li> <li>• Discussed the purpose of the Medium Density Residential Zone includes that commercial letting of residential properties is restricted where it would result in loss of residential character, cohesion and amenity values.</li> </ul>

- While written approvals from neighbours were not sought for original consent, the scale of the activity is doubling and there may be effects on persons on adjacent properties. Recommend that written approvals are sought from persons on adjacent properties.
- Visitor Accommodation Management Plan was prepared for original consent. Can be updated if necessary and supplied with variation application.

#### Engineering

- Once application is submitted, will likely seek assessment from Council engineer since there will be reverse manoeuvring from a single access for 5 units (rule 29.5.6), and proposal may double the number of vehicles entering/exiting site. Noted that Lomond Crescent is a quiet road. Make sure AEE assesses effects on access and parking.

*Please note that this pre-application feedback is based on the information provided by the applicant and the knowledge of the site at the time of the pre-application meeting. It is not a full and comprehensive assessment of the proposal, which will be undertaken after resource consent is submitted.*

Kind regards,

**Georgie Hadfield** | Planner | Planning & Development

Queenstown Lakes District Council  
 DD: +64 3 450 2386 | P: +64 3 441 0499  
 E: [Georgie.Hadfield@qldc.govt.nz](mailto:Georgie.Hadfield@qldc.govt.nz)



**Formal submissions are now open on QLDC's proposed Urban Intensification Variation**

[CLICK HERE TO FIND OUT MORE OR MAKE A SUBMISSION](#)



**DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104**

**OF THE RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	Woodside 45 Limited
<b>RM reference:</b>	RM220128
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to undertake a Unit Title subdivision of five existing units; and  Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to undertake residential visitor accommodation from each unit.
<b>Location:</b>	45 Lomond Crescent, Queenstown
<b>Legal Description:</b>	Lot 41 and Part Lot 40 Deposited Plan 7926, held in Record of Title OT14C/30
<b>Zoning:</b>	ODP: High Density Residential PDP: Medium Density Residential
<b>Activity Status:</b>	Non-complying
<b>Decision Date</b>	29 April 2022

**SUMMARY OF DECISIONS**

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (RMA) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Jacob Neaves, Senior Planner, Resource Consents, on 29 April 2022 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, subdivision consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the decision imposed pursuant to Section 220 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Jacob Neaves, Senior Planner, Resource Consents, as delegate for Council.
3. Pursuant to Section 104 of the RMA, land use consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 2** of this decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 2 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Jacob Neaves, Senior Planner, as delegate for the Council.

## 1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a Unit Title subdivision of five existing units and to undertake residential visitor accommodation (RVA) for a maximum of 90 nights per unit. Retrospective consent is also sought for a breach to the reverse manoeuvring standard that was not assessed under the previous resource consent which approved the buildings on site, RM160837 as varied by RM170254.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section(s) 1.0-5.0 of the report entitled "*Woodside 45 Limited Resource Consent Application for Subdivision*", prepared by Emma Turner of Paterson Pitts Group, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 3). This description is considered accurate and is adopted for the purpose of this report with the following addition.

- On 5 April 2022 the applicant confirmed they were seeking to house 2 guests in each bedroom across the 5 units, with the exception of unit 5 which is seeking to contain 2 additional guests in a *family room* in addition to the guests in the bedrooms.

## 2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and a Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, notified its decisions on Stage 2 of the PDP on 21 March 2019 and notified its decisions on Stages 3 and 3B of the PDP on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

### 2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned High Density Residential in the ODP and the proposed activity requires resource consent for the following reason:

- A **controlled** activity resource consent pursuant to Rule 7.5.3.2 for visitor accommodation within the High Density Residential zone. Council's control is with respect of:
  - The location, external appearance and design of buildings;
  - The location, nature and scale of activities on site;
  - The location of parking and buses and access;
  - Noise, and
  - Hours of operation.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) as the proposal breaches site standard 14.2.4.1(i) which requires one coach park for visitor accommodation in the HDR Zone. No coach parks are proposed. Council's discretion is restricted to this matter.

### 2.2 PROPOSED DISTRICT PLAN

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

*Rules that are treated as operative under s86F:*

- A **restricted discretionary** activity pursuant to Rule 29.5.6 in regard to reverse manoeuvring onto a local road where five residential units share a single access way. The required on-site manoeuvring is not provided. Council's discretion is restricted to the following:
  - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.



- b. The design and location of required parking spaces, loading spaces, and onsite manoeuvring areas.
- A **discretionary** activity resource consent pursuant to Rule 27.5.17 for the proposed Unit Titles Act subdivision lodged concurrently with an application for land use consent.

*Rules with legal effect, that are not yet treated as operative under s.86F are:*

- A **non-complying** activity resource consent pursuant to Rule 8.5.16 for the proposed residential visitor accommodation where the cumulative number of nights exceeds 180 per year. It is proposed to undertake 90 nights of residential visitor accommodation from five units on site resulting in a cumulative total of 365 nights per 12 month period.

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

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

### 2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- a **restricted discretionary** activity under the ODP;
- a **non-complying** activity under the PDP; and

Overall, the application is being considered and processed as a **non-complying** activity.

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

### 3. SECTION 95A – PUBLIC NOTIFICATION

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

#### **3.1 Step 1 – Mandatory public notification**

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

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

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

Therefore, public notification is not required by Step 1.

#### **3.2 Step 2 – Public notification precluded**

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

The proposal is not:

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

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

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

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

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

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

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

Effects that must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- Trade competition and the effects of trade competition (s95D(d)).

Effects that may be disregarded:

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

### 3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. The relevant permitted baseline is outlined below:

#### *Subdivision*

Consent is required for any unit title subdivision and therefore there is no permitted baseline relevant to this aspect of the proposal.

#### *Manoeuvring*

It is permitted for site containing 4 residential units sharing a shared accessway to reverse on to a local road. This a relevant permitted base line that is taken into consideration in the assessment below.

#### *Use of Buildings*

Under the ODP and PDP, the permitted baseline includes residential occupation of a residential unit, and associated effects such as car parking demand, traffic generation, noise and impact on privacy from residential occupation.

Under the ODP similar uses including short stay accommodation as a registered holiday home could be carried out as a permitted activity provided the following requirements are met:

- Have a minimum stay of three nights;
- Not have more than two people in the same bedroom;
- Not be letting the site over 90 days throughout the whole year (multiple visits totalling 90 days).

Under the PDP, residential visitor accommodation in the Medium Density Suburban Residential zone requires a controlled activity consent at a minimum. As such, there is no permitted baseline under the PDP.

The adverse effects generated from residential occupation of the unit as outlined above may be similar, however they are not the same as the commercial letting of the residential unit for visitor accommodation. On this basis, the permitted baseline is relevant in relation to scale of the activity, but it is not relevant in relation to the nature of the activity and is relied on in part below.

### 3.3.3 Assessment: Effects On The Environment

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

The Assessment of Effects provided at section 9.0 of the applicant's AEE, is considered accurate. It is therefore adopted for the purposes of this report with the following additional assessment:

#### **Unit Title Subdivision**

**The application proposes to carry out a Unit Title subdivision of the existing five residential units. The proposed subdivision will have no associated physical effects above that assessed under the land use and subsequent variations which were concluded to be no more than minor.**

The proposal will only involve the creation of new titles and associated easements for access, party walls and services supply. There will be no changes to existing access, drainage or sewer arrangements and each Principal Unit will therefore be appropriately serviced, with a body corporation being established.

Council's Consultant Land Development Engineer, Mr Stephen Hewland has assessed the proposal and has raised no concerns from an engineering perspective.



On this basis, the effects of the proposed subdivision upon the surrounding environment would be no more than minor.

### Parking and Access

Retrospective consent is also sought in regards to reverse manoeuvring. Either multiple reverse manoeuvres are required for a vehicle to exist from PU4 or traverse slightly into road reserve. This is an existing situation which was not assessed by RM17025. For completeness, consent is now sought to trigger this rule. Mr Hewland has assessed the parking design and is satisfied that the area of road reserve required for manoeuvring is well clear of the carriageway and therefore would not result in significant adverse effects upon other road users or pedestrians.

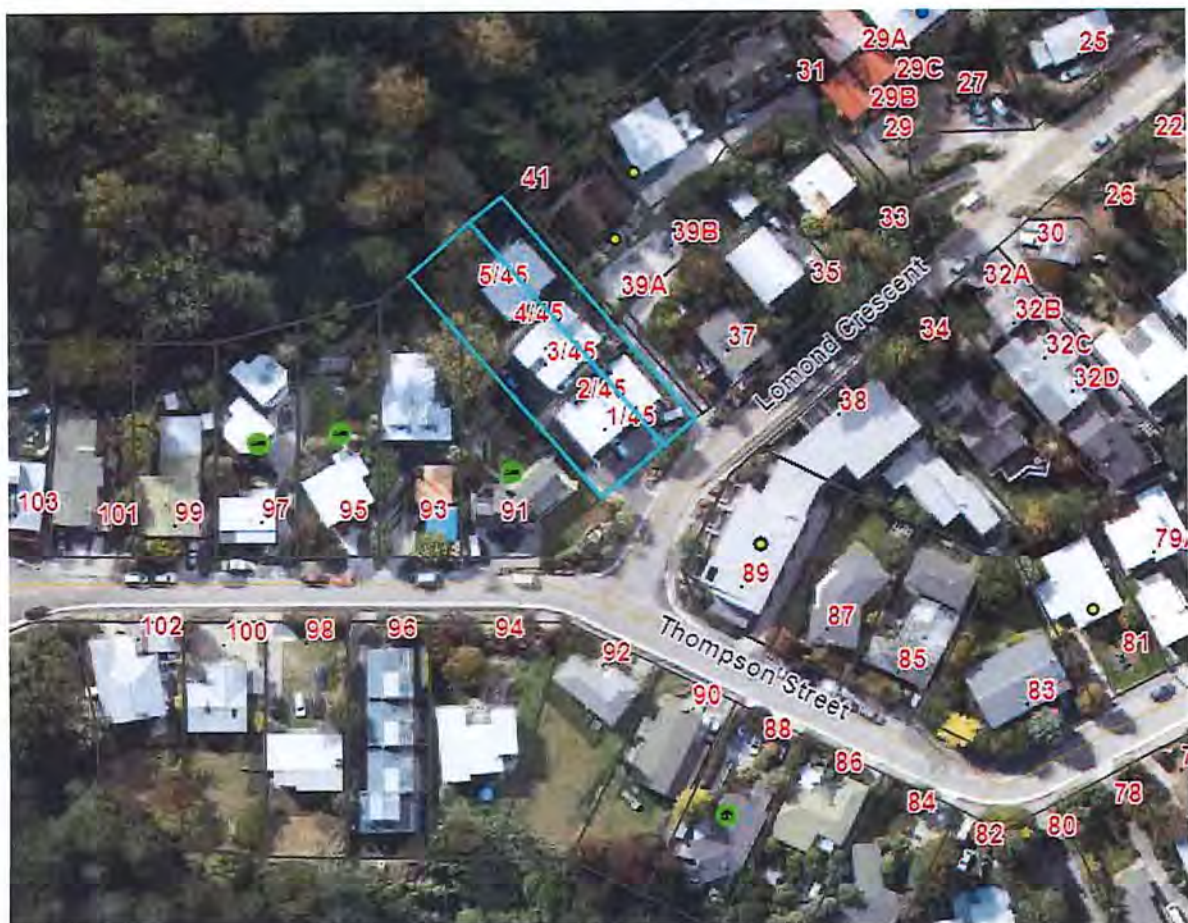
Furthermore, no coach park is provided as required by the ODP. The nature and scale of the proposed activity does not necessitate any coaches and the volunteered condition will ensure no coaches attempt to access the site, thereby avoiding any potential adverse transport effects.

As such, it is considered that this parking and access design does not have adverse effects upon the environment that are more than minor.





### Residential Visitor Accommodation

#### *Residential Character and Cohesion*

The application site is located within an area which is characterised by a mix of residential activity, and visitor accommodation comprising of registered holiday homes, homestays and consented visitor accommodation. Figure 1 below shows the location of current visitor accommodation activities within the surrounding area as identified by Council's GIS. It is acknowledged there are additional properties undertaking forms of short term accommodation which are not captured by this GIS layer.





-  Registered - Holiday Home
-  Registered - Homestay
-  Registered - Other
-  Resource Consented

**Figure 1:** *Location of subject site and surrounding visitor accommodation activities*

As outlined above, the subject site is surrounded by visitor accommodation activities with 39A, 39B and 41 Lomond Crescent to the northeast and 89 (Lot 18 and 19 DP 7926) to the southeast being used for 365-day visitor accommodation activities and 91, 95 and 97 Thompson Street to the west registered as holiday homes. Other visitor accommodation activities in the wider area include 88 Thompson Street as a registered homestay and 81 Thompson Street used for 365-day visitor accommodation activities.

It is considered that the area is currently generally characterised by residential activity however with an emerging commercial character resulting from number and scale of visitor accommodation activities character that threatens to compete with the established suburban character. The proposed visitor accommodation when viewed in isolation is not considered to result in a detrimental negative effect upon the character of the area. However, the cumulative effect of the proposed activity when viewed in context of the established visitor accommodation activities outlined in figure 1 has the potential to result in adverse effects upon the character of the surrounding area. However, considering the size of the site, the proposed district plan anticipates up to three fee simple lots which could each include a residential unit that would could apply for a controlled activity resource consent for the use of RVA for 90 nights. Considering this enabled use, the proposed 90 nights RVA from the established five residential units is not considered to cross a threshold whereby the cumulative effects on the neighbourhood character are considered to be more than minor.

Furthermore, the reduction in residential activity resulting from RVA activity has the potential to result in adverse effects from a loss of residential cohesion. In this case, whilst the cumulative number of nights to be used for visitor accommodation would be up to 365 nights per 12 month period across the whole site, this would be spread across five individual, independent units operating with a maximum of 90 nights per year. As such, each unit will retain a predominately residential use throughout the year which would limit the effects upon the social cohesion of the area. Therefore, the effects of the proposal upon the environment in regard to social cohesion are considered to be no more than minor.

#### *Scale and Frequency*

Further to the above, there is potential for adverse effects related to the scale and frequency of the proposed RVA activity from the number of guests on site and number of comings and goings. As outlined above, the proposed RVA activity would result in the site being used for RVA activities for up to 365 nights per year. However, this is to be distributed across the five residential units with each unit being limited to 90 nights per year.

As discussed above, the given the size the site, district plan anticipates up to three fee simple lots which could each include a residential unit that would could apply for a controlled activity resource consent for the use of residential visitor accommodation for 90 nights. Therefore, it is considered that this frequency generally aligned with what the district plan enables.

In addition, each three bedroom unit is to be used by a single group with two persons per bedroom, with the exemption of unit 5 which is to accommodate 8 persons. While there are only 3 formal bedrooms identified on the floor plans for unit 5, there are additional rooms (utility room and family room) on the lower level which could be utilised as a bedroom(s) to house additional guests without compromising the use of the main lounge area. This scale of RVA activity with more than two guests per bedroom is over what is generally anticipated. However, given the additional rooms and the limited number of nights proposed for this unit, it is not considered that this increase in scale would result in adverse effects upon the surrounding environment that is more than minor.

#### *Noise, Nuisance, Waste Management and Parking*



In order to avoid adverse effects associated with the residential visitor accommodation activity from noise, use of outdoor areas and the management of rubbish and recycling bins, the applicant has provided an Visitor Management Plan (VAMP) with specified house rules to control guest behaviours. This includes rules restricting loud music and the outdoor areas past 10pm and appropriate use of rubbish and recycling bins. As such, it is considered that the VAMP would sufficiently mitigate any adverse effects from noise, nuisance and waste management.

In addition to this, the application proposes to make all existing parking spaces to be available for guests. Units 1 and 2 each have a single parking space within the ground floor garage, Units 2 and 3 have one space within the garage and a second within the carport and Unit 5 having an external space to the front of Unit 2. As such, each unit to have at least one parking space available for the use of guests. Given the location to the Queenstown Town Centre, it is considered that number of allocated parking spaces is acceptable. Mr Hewland has provided comment in regards to the proposed parking and access design for unfamiliar users. Mr Hewland is satisfied that the proposed design is suitable for unfamiliar users.

Mr Hewland acknowledges that the required 30m reversing manoeuvre required from from Unit 4 could be challenging for unfamiliar users, however does not believe this would result in adverse effects upon the surrounding road network. There is also concern in regards to the required manoeuvring partially outside of the site boundary in order to exit the site in a forward direction and the possibility of guests instead reversing directly onto Lomond Crescent. Mr Hewland has not raised concern in regards to this, however it is considered that a condition requiring guests to be provided with instructions on how to manoeuvre in and out of the site would sufficiently mitigate any impact of this. The applicant has reviewed and accepted this condition and it is therefore considered to form part of the proposal. On this basis, the effects of the proposed residential visitor accommodation activity upon the wider environment in regard to parking and access would be no more than minor.

Overall, it is considered that the effects of the proposed residential visitor accommodation activity upon the surrounding environment would be no more than minor.

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

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

#### 3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

### **4. LIMITED NOTIFICATION (s95B)**

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

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

##### *Determination under s95B(2)*

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

##### *Determination under s95B(3)*

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

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



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

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

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

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

##### *Boundary activity*

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

##### *Any other activity*

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

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

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

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

No persons have provided their written approval for the proposed activity.

#### **4.3.2 Assessment: Effects on Persons**

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





Figure 2: Location of subject site (red) and surrounding neighbours (blue)

### Subdivision

As outlined above, the proposed subdivision will have no associated physical effects above that assessed under the land use and subsequent variations which were concluded to be less than minor. The subdivision will simply provide for individual ownership of the existing units via a unit title configuration. The size of the proposed units are of an appropriate area and dimension to provide for future land use and development as anticipated by the underlying land use.

The proposal will only involve the creation of new unit titles and associated easements for access, party walls and services supply. There will be no changes to the existing shared access, drainage or sewer arrangements and each Principal Unit will therefore be appropriately serviced and supported by a body corporation as required under the Unit Titles Act. Overall, for the reasons detailed above, any effects on persons as a result of the subdivision proposal will be less than minor.

No other persons are assessed as being potentially affected by the proposal.

### Parking and Access

As discussed in section 3.3.3 above, Mr Hewland is satisfied that the reverse manoeuvring from PU4 and required manoeuvring within road reserve would not result in unsafe outcomes for other road users or pedestrians. As such, it is considered that any effects of the required manoeuvring upon surrounding neighbours would be less than minor.

### Residential Visitor Accommodation

The use of buildings for residential visitor accommodation has the potential to result in adverse effects upon residential amenity and privacy of neighbouring properties from overlooking from unfamiliar persons. In this case, the proposed buildings are existing and have been designed with habitable spaces



and windows located internally within the site and suitable distanced from the boundaries of the site. As such, it is considered that the any adverse privacy effects of the residential visitor accommodation activity upon surrounding neighbours would be less than minor.

Further to the above, there is potential for adverse effects related to the scale and frequency of the proposed RVA activity from the number of guests on site and number of comings and goings. As outlined above, the proposed RVA activity would result in the site used for RVA activities for up to 365 nights per year. However, this is to be distributed across the five residential units with each unit being limited to 90 nights per year. As discussed above, the given the size the site, district plan enables up to three fee simple lots which could each include a residential unit that would could apply for a controlled activity resource consent for the use of residential visitor accommodation for 90 nights. Therefore, it is considered that this frequency generally aligned with what the district plan provides for. In addition, each three bedroom unit is to be used by a single group with two persons per bedroom, with the exemption of unit 5 which is to accommodate 8 persons with the family room being utilised as a 4th bedroom. This scale of RVA activity with more than two guests per bedroom is over what is generally anticipated. However, given the additional rooms and the limited number of nights proposed for this unit, it is not considered that this increase in scale would result in adverse effects upon the surrounding neighbours that is minor or more than minor.

There is also potential for adverse effects from noise and nuisance from guests using the outdoor living spaces and the general from disturbance from guests behaviours. However, the proposed conditions of the applicant's visitor management plan which prevents the use of outdoor areas after 10pm and restrict the units being used for parties and functions which would sufficiently avoid adverse effects from noise and nuisance. Furthermore, the management plan also requires guests to park on-site and ensures refuse bins are appropriately managed to prevent them from being left kerbside for extended periods. Therefore, it is considered that the implementation proposed in the Visitor Accommodation Management Plan would suitably manage adverse effects upon surrounding neighbours from noise and nuisance such that any effects would be less than minor.

Finally, visitor accommodation activities have the potential for adverse effects upon surrounding neighbours due to a reduction of the long-term residential use. This inconsistency of persons occupying the site can lead to a reduction in residential cohesion with limited opportunities for neighbours to interact. In this instance, whilst the proposal would result in a cumulative 365 nights of residential visitor accommodation, this would be distributed across the five existing individual units, with each unit being restricted to 90 nights per year. As such, this would each unit to retain a predominately residential use and will provide sufficient opportunity for social cohesion to be established and retained between the long-term occupants of the units and surrounding neighbours. On this basis, it is considered that the effects of the proposed RVA activity upon surrounding neighbours would be less than minor.

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

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

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

Special circumstances do not apply that require limited notification.

**5. NOTIFICATION DETERMINATION**

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

Prepared by

Decision made by



Neil Harkin  
**PLANNER**

Jacob Neaves  
**SENIOR PLANNER**



## DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

### 6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from 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.

#### 6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

##### 6.1.1 Consideration of applications under s104(1)(a)

A: A consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s104(2)); a permitted baseline assessment is undertaken (if applicable) in the s95 report, section 3.3.2.

B: A consent authority **must not** have regard to:

- (i) Trade competition and the effects of trade competition (s104(3)(a)(i)); and
- (ii) Any effect on a person who has given **written approval** to the application (s104(3)(a)(ii)). The persons who have provided written approval are identified in the s95 report, section 4.3.3.

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 and s220 of the RMA as required to avoid, remedy or mitigate adverse effects (s104(1)(a)).

#### 6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

##### Operative District Plan

The relevant operative objectives and policies are contained within Part(s) 7 (Residential Areas), 14 (Transport) and 15 (Subdivision, Development and Financial Contributions) of the ODP.

The relevant objectives and policies of Part 7 of the ODP seek amongst other things to provide for visitor accommodation activities where the scale does not compromise residential amenity values or character. As discussed above, the proposed visitor accommodation, whilst resulting in large number of cumulative

number of nights across the site, the activity is distributed across through five existing residential units, allowing for residential activities to be retained on site which contributes to the character of the area. Furthermore, the submitted VAMP will control guest behaviours such that the amenity values of the zone are retained. As such, it is considered that the proposal is consistent with the relevant objectives and policies of the part 7 of the ODP.

The relevant objectives and policies of Part 14 (Transport) of the ODP seeks to maintain and improve the access, ease and safety of pedestrians and vehicle movements. As outlined in the above assessment, the proposed access, associated manoeuvring and lack of coach park is considered appropriate and maintains the safety of pedestrians and other vehicles. As such, the proposal is considered consistent with the objectives and policies of Part 14 of the ODP.

Finally, the relevant objectives and policies of Part 15 (Subdivision Development and Financial Contributions) seek to there is provision of necessary services for land use activities on the subdivided lots and seeks to maintain or enhance the amenities of the built environment. In this case, the proposal is a Unit Title subdivision of existing buildings with all necessary services in place. No discernible adverse effects will result. As such, the proposal is consistent with the objectives and policies of Part 15 of the ODP.

As such, it is considered that the proposal is consistent with the Operative District Plan as a whole.

#### Proposed District Plan

The relevant operative objectives and policies are contained within Chapters 3 (Strategic Direction), 4 (Urban Development), 8 (Medium Density), 27 (Subdivision and Development) and 29 (Transport) of the PDP.

The applicant has provided an assessment of the relevant objectives and policies of the Proposed District Plan within section 8.0 of the applicants AEE. This assessment is considered accurate and is therefore adopted for the purpose of this report with the following additional assessment:

The objectives and policies of the chapter 8 (Medium Density Residential) seeks to ensure residential visitor accommodation are enabled at locations and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone. As discussed in the assessment above, the proposed residential visitor accommodation, whilst resulting in large number of cumulative number of nights of RVA across the site, the activity is distributed across through five existing residential units, allowing for residential activities to be retained on site which contributes to the character of the area. Furthermore, the submitted VAMP will control guest behaviours such that the amenity values of the zone are retained. As such, it is considered that the proposal is consistent with the relevant objectives and policies of the PDP.

#### Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

### **6.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))**

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity

#### 6.4 SECTION 106 FOR SUBDIVISIONS

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In the proposal involves a Unit Title of existing buildings. No additional buildings are proposed and no further development right is created. As such, any risk of material damage from natural hazards are not exacerbated by the proposal.

Given the above, there is no reason to refuse to grant this subdivision consent under section 106 of the RMA.

#### 6.5 PART 2 OF THE RMA

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of natural and physical resources. The development would enable the applicant to provide for their economic wellbeing, and through providing opportunities for residential development, would contribute to the social, economic and cultural wellbeing of other people in the community. The life supporting capacity of air, water, soil and ecosystems of the surrounding area is not affected by the proposed activity.

It is considered that the proposal will sustain the potential of natural and physical resources to meet the reasonably foreseeable need of future generations, appropriately avoids and mitigates adverse effects of the proposed activity on the environment as directed by Section 5. The proposal also represents efficient use of resources in a manner that maintains amenity values and the quality of the environment as directed by Part 7.

Overall, the proposal promotes sustainable management and therefore assists in promoting the purpose of the RMA

#### 7.0 DECISION ONE ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to undertake a Unit Title subdivision of the existing 5 buildings subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 220 of the RMA.

Prepared by

Decision made by



Neil Harkin  
**PLANNER**

Jacob Neaves  
**SENIOR PLANNER**



## 7.0 DECISION TWO ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to for the access design and to undertake residential visitor accommodation activities for up to 90 nights from each unit subject to the conditions outlined in *Appendix 2* of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by



Neil Harkin  
**PLANNER**

Decision made by



Jacob Neaves  
**SENIOR PLANNER**

## 8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

### *Local Government Act 2002: Development Contributions*

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution may be required. Any Payment will be due prior to any application for certification pursuant to section 224(c) of the RMA.

Please contact the Council if you require a Development Contribution Estimate.

### *Administrative Matters*

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact us at [resourceconsent@qldc.govt.nz](mailto:resourceconsent@qldc.govt.nz).

## 9.0 APPENDICIES LIST

- APPENDIX 1 – Subdivision Consent Conditions
- APPENDIX 2 – Land Use Consent Conditions
- APPENDIX 3 – Applicant's AEE
- APPENDIX 4 – Visitor Accommodation Management Plan
- APPENDIX 5 – Engineering Report

## **APPENDIX 1 – SUBDIVISION CONSENT CONDITIONS**

### ***General Conditions***

1. That the development must be undertaken/carried out in accordance with the plans referenced as "Woodside 45 Limited – 45 Lomond Crescent, Queenstown" prepared by Patterson Pitts Group and dated 24/02/2022:
  - Ground Floor Aerial Overlay
  - Ground Floor
  - First Floor
  - Second Floor
  - PU 1/2 Ground & First Floor
  - PU 3/4 Ground Floor & First Floor
  - PU 3/4 Second Floor
  - Cross Sections B, C & D
  - Cross Sections E & F
  - Cross Sections G
  - Hard Surfaces / Permeable Areas
  - Services
  - Unit 1 Swept Path Analysis
  - Unit 2 Swept Path Analysis
  - Unit 3 Swept Path Analysis
  - Unit 4 Swept Path Analysis
  - Unit 5 Swept Path Analysis

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:  
<http://www.qldc.govt.nz>

### ***To be completed before Council approval of the Survey Plan***

4. Prior to the Council signing the Title Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - (a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

### ***To be completed before issue of the s224(c) certificate***

5. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:

- (a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- (b) Provision of water, wastewater and stormwater reticulated services to each Principal Unit within the development in accordance with the Engineering Acceptance for RM160837 (and any subsequent variations). This shall include the provision of a bulk flow water meter on the 50mm lateral that services the development. The costs of making these connections shall be borne by the consent holder.
- (c) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.
- (d) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
- (e) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***To be completed before issue of the s32(2)(a) certificate***

6. Where a Section 224(c) has been issued on the Proposed Unit Development Plan, which shall only occur once all development contributions are paid and the conditions of consent have been met, bonded or shown within a consent notice, no application shall be made or granted for certification pursuant to section 32(2)a of the Unit Title Act 2010 on any of the additional stages or the complete unit plan until the required units are measurable as per the Unit Title Act 2010 definition.

**Advice Notes:**

1. Prior to certification pursuant to 32(2)a of the Unit Titles Act, every building (if any) that is shown on the plan shall be erected, and all other development work shall be completed, the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
2. Prior to certification pursuant to 224(f) of the Act, every existing building or part of an existing building (including any building or part thereof under construction) to which the unit title plan relates complies with or will comply with the provisions of the building code described in section 116A of the Building Act 2004
3. This consent may trigger a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
4. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
5. Ongoing conditions from previous resource consent decisions on site shall continue to apply to future landowner(s), such as the landscaping maintenance requirements from RM160837 as varied by RM170254.



## **APPENDIX 2 – LAND USE CONSENT CONDITIONS**

### **General Conditions**

1. That the activity must be undertaken/carried out in accordance with the following plans:
  - Master Plan Architectural – Site Plan and Elevations Unit 5 – 01/05/2017
  - Master Plan Architectural – Foundation Plan Unit 5 – 01/05/2017
  - Master Plan Architectural – Floor Plans Unit 5 – 1/05/2017
  - Master Plan Architectural – Floor Plans Unit 1 & 2 – 24/01/2017
  - Master Plan Architectural – Foundation & Ground Floor Plan Proposed Townhouses Unit 3 & 4 – 24/01/2017
  - Master Plan Architectural – Susp Conc. & First Floor Plan Unit 3 & 4 – 18/11/2016
  - Master Plan Architectural – Midfloor Joist & Second Floor Plan Unit 3 & 4 – 18/11/2016
  
  - Patterson Pitts Group - Woodside 45 Limited – 45 Lomond Crescent, Queenstown - Unit 1 Swept Path Analysis - dated 24/02/2022
  - Patterson Pitts Group - Woodside 45 Limited – 45 Lomond Crescent, Queenstown - Unit 2 Swept Path Analysis - dated 24/02/2022
  - Patterson Pitts Group - Woodside 45 Limited – 45 Lomond Crescent, Queenstown - Unit 3 Swept Path Analysis - dated 24/02/2022
  - Patterson Pitts Group - Woodside 45 Limited – 45 Lomond Crescent, Queenstown - Unit 4 Swept Path Analysis - dated 24/02/2022
  - Patterson Pitts Group - Woodside 45 Limited – 45 Lomond Crescent, Queenstown - Unit 5 Swept Path Analysis - dated 24/02/2022

**stamped as approved on 29 April 2022**

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

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

### **Operational Conditions**

4. The consent holder shall ensure the visitor accommodation activity is undertaken in accordance with the approved site management plan (Visitor Accommodation Management Plan, Appendix 4), and the following conditions (5 – 16).

The objective of the site management plan is to outline the management techniques that will be used to ensure conditions (5 – 16) are met, and shall include the contact details of the property manager available for any complaints.

*Advice Note: The management plan may be updated from time to time, which shall be certified by Council's Planning and Development department prior to implementation and shall demonstrate the management techniques that will be used to ensure conditions (5 – 16) are met, and shall include the contact details of the property manager available for any complaints.*

5. Each unit may be used for visitor accommodation for no more than 90 nights per calendar year.
6. Each unit shall be rented to a maximum of one (1) group at any one time.

7. The maximum number of persons within each unit in association with the residential visitor accommodation use shall be restricted to the following:

Unit 1: 6 persons  
 Unit 2: 6 persons  
 Unit 3: 6 persons  
 Unit 4: 6 persons  
 Unit 5: 8 persons

8. Regarding the use of outdoor space:

- a) The use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
- b) At least two (2) signs (minimum A4 size) shall be erected within each unit to remind guests that they are in a residential area, and that the use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am. One sign shall be installed in the kitchen of each unit and weatherproof signs (e.g. laminated) shall be installed within each outdoor area.
- c) Upon installation, and prior to the use of the property for visitor accommodation, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.

9. The consent holder for each unit shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding 5 years shall be continually maintained. This register shall be made available for inspection by the Council at all times.

Please note: While the consent holder is responsible for there being an up to date register, the register may be completed by a letting agent / property manager.

10. The consent holder for each unit shall ensure that no coaches are to service the authorised activity.
11. Prior to the arrival of each group, the guests shall be provided with details of where to park on site and how to manoeuvre vehicles such that no guests are required to reverse directly on the carriage way of Lomond Crescent.
12. All rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection utilised, rubbish and recycling shall only be placed on the street the day of or day prior to collection.

Should Council kerbside collection of rubbish and recycling not be available to the consent holder (see Advice Note 1 below), the consent holder for each unit must submit details of an alternate private collection service to Council for certification prior to such a service being utilised. Details shall include but not necessarily be limited to, the location of rubbish and recycling areas on site, collection method and day of collection.

*Note: The management plan may be required to be updated to address a change in rubbish and recycling services.*

13. Within three (3) months of the unit(s) changing ownership, the consent holder shall provide to the Council's Monitoring department, in writing, confirmation of whether or not they intend to continue operating the Residential Visitor Accommodation, and the nature of the residential use, and also (if required) update the visitor accommodation management plan required under Condition (4) of RM220128.
14. Prior to the use of the units for visitor accommodation activities authorised by this consent, and within ten working days of each anniversary of the date of this decision (and within 10 days of a change in property manager contact details), the consent holder for each unit shall undertake a letter drop to the owners/occupiers of neighbouring adjacent sites below:

- 91 Thompson Street, Queenstown
- 93 Thompson Street Queenstown
- 37 Lomond Crescent Queenstown
- 39a Lomond Crescent Queenstown
- 39b Lomond Crescent Queenstown
- 41 Lomond Crescent Queenstown
- 38i Lomond Crescent Queenstown 9300 (all units)

The consent holder for each unit shall ensure that all adjacent properties are served with a copy of the conditions of RM220128, approved plans, approved visitor management plan (which contains contact details of the property manager) and a cover letter. The cover letter shall outline the consented activity and the property managers contact details for receiving any complaints. The cover letter shall direct owners and occupiers to direct all complaints to be conveyed to the property manager in the first instance. The consent holder shall submit a list of documentation including the covering letter to the Council Monitoring Department for monitoring purposes within 10 working days of each letter drop.

15. The consent holder for each unit shall maintain a record of all complaints received during the operation of the visitor accommodation activity in the form of a register containing the complaint details and any remedial actions undertaken. Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding 5 years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within 48 hours of the complaint being received. The complaint register shall be made available for inspection by the Council at all times.
16. Staff (i.e. cleaners) must only access the property when the unit/s are not being let, to ensure all cars associated with the activity can park on site.

#### Review

17. Within six months of the date of this decision; and/or upon the receipt of information identifying non-compliance with the conditions of this consent, and/or within ten working days of each anniversary of the date of this decision, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of the relevant unit of its intention to review the conditions of this resource consent for any of the following purposes:
  - a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
  - b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
  - c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.
  - d) The purpose of this review is in relation to effects on any person in relation to nuisance (including but not limited to noise and rubbish/recycling).
18. As part of the review clause stated in Condition 17 of this consent, the Council may have the visitor accommodation management plan audited at the relevant unit's consent holder's expense.

#### Advice Notes

1. The consent holders are advised that this consent may have implications which lead to the withdrawal of Council's kerbside waste and recycling collection service to this property. A property that is rated as Commercial or Accommodation is not entitled to Council's waste collection service



and this typically applies to Visitor Accommodation / Residential Visitor Accommodation activities for more than 180 nights per unit per year. In the event that Council waste collection is not available, the consent holder should refer to Condition (12) above. For further information contact the Council Rates department.

2. No further signs, such as window signs or sandwich boards, are permitted by this resource consent.
3. The consent holders are advised that there may be ongoing implications for alternative rating of the property from the use of the property for visitor accommodation. As of the time this consent was granted, increased rates from a residential use are generated for visitor accommodation use over 180 days in any one calendar year. For further information contact the Council Rates department.
4. An additional development contribution will be required for the change in use from residential to visitor accommodation. It is recommended the applicant contact the Council DCN officer for an estimate.
5. The consent holders are advised that there may be further requirements to using a residential unit for visitor accommodation, including but not limited to health and safety, income tax and GST.
6. Prior to the use of the building for visitor accommodation activities authorised by this consent, the consent holder's should ensure the smoke alarms are provided and maintained in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.

#### For Your Information

##### Monitoring

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the ["Notice of Works Starting Form"](#) and email to the Monitoring Planner at [RCMonitoring@qldc.govt.nz](mailto:RCMonitoring@qldc.govt.nz)

##### Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

##### Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to [engineeringapprovals@qldc.govt.nz](mailto:engineeringapprovals@qldc.govt.nz). Further information regarding Engineering Acceptance can be found [here](#).

##### Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

## **Visitor Accommodation Management Plan**

Units 1-5, 45 Lomond Place, Queenstown for use as residential visitor accommodation.

### **Roles and Responsibilities of the Owner/Property Manager**

1. Point of contact for neighbours and others
  - a. To be available to receive communications from neighbours and, where appropriate, address any neighbours' concerns arising from visitor activity.
  - b. To be available for any issues arising while the guests are on site.
2. Check-in of visitors
  - a. To provide a means for guests to unlock and access the premises.
  - b. To provide guests with a copy of the "House Rules" on arrival.
  - c. To check the number of guests does not exceed the agreement of two adults per room.
  - d. To check that the onsite compendium contains a copy of the House Rules.
3. Servicing
  - a. The house will be cleaned after each stay and rubbish and recycling placed in council supplied wheely bins. These shall be taken out weekly and brought in after being emptied.
  - b. To ensure the premises are left secure after visitors leave.
4. Administration
  - a. Ensure that each unit is occupied for a maximum of 90 nights per year for residential visitor accommodation.

### **House Rules**

1. The property shall be maintained by the property manager/owner appropriately.
2. The property manager/owner will be able to be contacted at any time when there are guests staying.
3. There shall be no more than two guests per room present at any one time.
4. There shall be no parties or functions by guests using the property for residential visitor accommodation.
5. There shall be no use of outdoor entertainment areas between 10pm and 7am.
6. Vehicles are to be parked in the prescribed park for the unit.
7. Accessways for vehicles and pedestrians are to be kept clear of vehicles, belongings, and rubbish.
8. All rubbish and recycling is to be placed in the council supplied wheely bins.