

1 July 2025

Planning and Regulatory Services
Ashburton District Council
2 Baring Square West
Ashburton 7700

Re: Objection to Planning Application — 9 Gleniffer Place, Methven

To Whom It May Concern,

We are writing as concerned residents of Gleniffer Place to formally lodge our objection to the current planning application seeking consent for the use of 9 Gleniffer Place as a short-term rental accommodation (e.g. Airbnb or similar platform).

While we understand the importance of promoting tourism and offering flexible accommodation options within the district, we believe this application is inappropriate for this specific neighbourhood, and we urge the Council to reject the proposal on the following grounds:

Loss of Community Character and Cohesion

Gleniffer Place is a quiet residential cul-de-sac that has developed a strong sense of community over many years. Residents know and look out for one another, and many families have lived here for a long time. The frequent turnover of short-term guests, who by nature do not engage with or invest in the community, threatens to undermine this cohesion and erode the fabric of our neighbourhood.

Short-term rentals often operate outside the rhythms of typical residential life, and the presence of yet another such property would disrupt the social stability and continuity that makes this cul-de-sac such a desirable and safe place to live.

Cumulative Impact of Short-Term Accommodation in a Small Street

There are three existing short-term rental properties operating within Gleniffer Place, which has had a noticeable impact on the streets' character. 9 Gleniffer Place has been operating as a short-term rental along with the other two properties at 4 Gleniffer Place and 20 Gleniffer Place which we understand have all been operating this way as 'non-compliant' activities according to the Ashburton District Plan. This is 14% of the properties on this street alone, creating a concentration of transient accommodation that is out of step with the purpose and zoning of this residential area.

We ask the Council to take into account the cumulative effect of these applications. The negative impacts are no longer isolated or occasional but instead are beginning to significantly change the feel and function of our street.

Traffic Safety — Especially for Children

Gleniffer Place is a dead-end street with no through traffic, and as such is often used by children to ride bikes, play safely outdoors, and move freely between homes. Families have chosen to live here because of this safety feature.

Short-term rentals typically bring higher vehicle turnover, including guests who are unfamiliar with the layout of the street or the presence of children. This increased and unpredictable vehicle movement poses a serious safety risk to the many young children and pedestrians in the area.

The unique structure of a cul-de-sac makes it particularly unsuitable for high-frequency visitor accommodation, and this must be a critical factor in the Council's decision.

Between the three short-term rentals, housing potentially 27 guests at a time, could add another 13 vehicles to the cul-de-sac, assuming 2 people travel per car to each of the houses on the same weekend. This subdivision has been designed with narrow streets that at times have minimal space to drive through when cars are parked on the street.

Increased Noise and Disturbance

Short-term guests are, understandably, often in holiday mode. While most are respectful, this is not guaranteed. Late-night arrivals, loud conversations, bad language, music, early-morning departures, and regular comings and goings are already being noticed from existing short-term properties on the street.

We have already had issues on two reported occasions (3/10/2024 and 30/01/2025) with this property, which we informed the managers of. The managers dealt with the issues, however; we have concerns that we, the neighbours, are the ones having to report unsociable behaviour and monitor the activities.

We, the permanent residents, fear that we will be subjected to ongoing disruption and stress, which negatively affects mental wellbeing, sleep, and the peaceful enjoyment of our homes — all of which are protected under residential planning principles.

Incompatibility with the Purpose and Zoning of the Area

The primary purpose of a residential zone is to provide stable, long-term housing. While one-off visitor accommodation may be tolerated, multiple properties within a confined area operating as commercial enterprises clearly fall outside the intended use of such zones.

Allowing another short-term rental at 9 Gleniffer Place would set a precedent that encourages further commercialisation of residential streets, which we believe would be contrary to the intent of Ashburton District Council's District Plan and its commitment to community wellbeing.

Conclusion

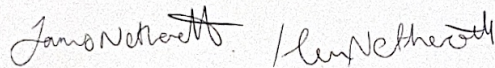
In summary, the proposed short-term visitor accommodation at 9 Gleniffer Place will result in:

- Loss of neighbourhood character and community identity
- Increased traffic and safety risks for children
- Greater noise and residential disruption
- A cumulative negative impact alongside existing (and potentially new) short-term rentals
- A departure from the intended residential purpose of the zone

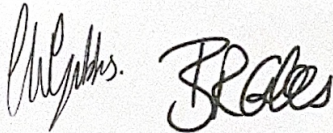
We understand the applicant has good intentions, however, we respectfully request that the Ashburton District Council decline this application in order to protect the wellbeing, safety, and residential integrity of Gleniffer Place and its long-term residents who are the ones ultimately affected by this commercial activity.

Thank you for considering this submission.

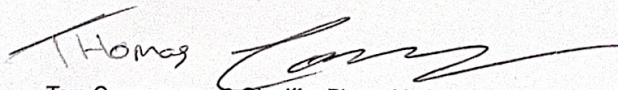
Yours faithfully,



James & Hannah Nethercott - 11 Gleniffer Place, Methven



Chris & Beth Gibbs - 7 Gleniffer Place, Methven



Tom Concannon - 8 Gleniffer Place, Methven