

Assessment of Environmental Effects (AEE)

1. Introduction

Property Description

9 Gleniffer Place is a modern 4-bedroom, 2-bathroom home with a large attached double garage and two living areas. The home is 265sqm (more or less) positioned on a 955sqm (more or less) section. The home comfortably accommodates up to 11 guests across the four bedrooms and pull-out sofa bed in the main lounge area. Majority of the guest bookings are for 8 guests but is ideal for two families travelling together. The section is fully fenced, and we do not allow pets to stay on the premises.

The assessment specifically relates to the Ashburton District Council's District Plan and considers its relevant objectives, policies, and rules.

1.1 Site Information

- **Address:** 9 Gleniffer Place
- **Property Size:** 955 sqm (more or less)
- **Dwelling Size:** 265 sqm (more or less), 4-bedroom, 2-bathroom home with two living areas.
- **Guest Capacity:** Accommodates up to 11 guests; commonly booked for 8 guests, ideal for two families.
- **Key Features:** Fully fenced property, no pets allowed.

1.2 Activity Description This AEE assesses the environmental impacts of the property's operation as short-term visitor accommodation, addressing key considerations such as noise, traffic, privacy, waste management, and compliance with the Ashburton District Plan requirements.

2. District Plan Assessment

2.1 Zoning and Compliance

- **Zoning:** The property is zoned Residential under the Ashburton District Plan.
- **Activity Status:** The proposed activity is classified as a discretionary activity under the district plan due to the use of the property for short-term visitor accommodation.
- **Compliance Overview:**

- The property complies with setback, site coverage, and building height requirements as outlined in the District Plan.
- Key considerations such as noise, parking, and amenity impacts are addressed to ensure compliance with relevant rules and standards.

2.2 Relevant Objectives and Policies The proposal aligns with the objectives and policies of the Ashburton District Plan, specifically:

- **Objective 3.5:** To maintain the character and amenity values of residential areas while allowing for appropriate non-residential activities that are compatible with the surrounding environment.
- **Policy 3.5A:** Ensure that non-residential activities do not generate adverse effects such as excessive noise, traffic, or loss of privacy that could compromise residential amenity.
- **Policy 3.5B:** Manage activities to avoid, remedy, or mitigate potential adverse effects on neighbouring properties and the wider community.

3. Assessment of Environmental Effects

3.1 Noise Management

- Outdoor areas are restricted to quiet use between 10 PM and 8 AM, as required by the District Plan noise control rules.
- House rules prohibit parties, amplified music, and other disruptive activities.
- A noise and smoke monitoring system is in place, with alerts sent to the property manager and guests if breaches occur.
- Windows and doors must remain closed when noise is at higher levels indoors, minimizing external noise spill.

3.2 Traffic and Parking

- The property provides garage parking for two vehicles and additional driveway parking, complying with the District Plan's parking requirements for residential properties.
- Guests are prohibited from parking on or in front of neighbouring properties or obstructing access, ensuring that traffic impacts are minor and localized.
- A post-checkout driveway inspection ensures cleanliness and maintenance.

3.3 Privacy and Obligations to Neighbours

- The property is fully fenced with 1.8m-high boundary fences, in line with maintaining residential privacy standards in the District Plan.

- Guests are required to avoid disruptive behaviour, respect neighbours' privacy, and adhere to house rules regarding noise and conduct.

3.4 Waste and Environmental Management

- Waste management aligns with Ashburton District Council guidelines, including separate bins for general waste and recycling.
- Excess waste is resolved by the property manager using local recycling facilities.
- Energy-saving and water conservation practices are promoted in the house manual to support sustainable resource use.

3.5 Security Measures

- Pre-stay communication confirms group size, purpose, and acknowledgment of house rules.

4. Potential Adverse Effects and Mitigation

4.1 Noise

- **Potential Effect:** Disturbance to neighbours from outdoor and indoor noise.
- **Mitigation:** Quiet hours, noise monitoring system, and house rules enforcement in accordance with District Plan requirements.

4.2 Traffic and Parking

- **Potential Effect:** Increased vehicle movements causing congestion or inconvenience.
- **Mitigation:** Sufficient onsite parking and guest rules prohibiting street parking.

4.3 Privacy

- **Potential Effect:** Overlooking or intrusion into neighbouring properties.
- **Mitigation:** Fully fenced property and clear rules for guest behaviour, consistent with Policy 3.5B of the District Plan.

4.4 Waste Management

- **Potential Effect:** Overflowing bins or improper waste disposal.
- **Mitigation:** Managed waste collection and regular bin monitoring by the property manager.

4.5 Cumulative Effects

- The property's use as visitor accommodation does not contribute significantly to cumulative effects in the area, as its operations are well-managed and aligned with residential zoning requirements.

5. Consultation The property manager remains available 24/7 to address any neighbour complaints or concerns. Communication with adjoining neighbours has emphasized the management practices in place to mitigate any adverse effects.

6. Conclusion The proposed use of 9 Gleniffer Place as short-term visitor accommodation aligns with the objectives and policies of the Ashburton District Plan. Measures to manage noise, traffic, waste, and privacy ensure that any adverse effects are less than minor. The operation promotes sustainable use of the property while maintaining the residential character of the area.

This updated AEE demonstrates compliance with the Resource Management Act and the Ashburton District Council's District Plan.
