

Nicholas Law

From: Nicholas Law
Sent: Friday, 23 May 2025 09:51
To: Andrew Gorman
Subject: RE: LUC25/0012 9 Gleniffer Place - Further Information Request & S88E
Attachments: 2.2-consultation-for-resource-consent-applicants.pdf; 3.1-information-for-affected-persons.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

Hi Andrew,

Thanks for your email.

1. 10pm close time for the outdoor living area is okay. Thanks for pointing out the QLDC Proposed District Plan standards. Note that paragraph 4.1.3 in the Visitor Accommodation Management Plan will need correcting. (It might mean to say ‘outdoor areas are restricted to quiet use between 8pm and 10pm and not used between 10pm and 8am’).
2. Rather than directing you to the developer in search of contact details, I have taken the initial step of emailing the owners of those sites requesting permission to pass on their contact details to you. I have provided a cutoff time of 5pm Wednesday 28 May for them to respond.

Written approvals are not a required step under the RMA. Council’s often informally give applicants the opportunity to seek written approvals because it can be a more efficient step than the alternative which is notification.

The applicant can choose to skip the written approvals step if they wish.

The next step is formal notification decision by the delegated officers at Council. They might agree with my recommendation that the application does not require public notification, the persons listed in Table 1 are affected persons, and the application requires notification to them.

As part of notification, the Council will send an invoice to the applicant for the additional fees, then send a copy of the application and submission form to the affected persons. There is a 20-working day submission timeframe. If a submission is received that requests to be heard, then a hearing is required. If no hearing is required, then a decision is required within 20 working days of the close of submissions. If a hearing is required, then a decision is required within 15 working days of the close of the hearing.

The attached guides from MfE might be helpful.

Let me know if you have any further questions.

Kind regards,
Nicholas

From: Andrew Gorman <andrew@bookinmethven.co.nz>

Sent: Friday, 9 May 2025 07:00

To: Nicholas Law <Nicholas.Law@adc.govt.nz>

Subject: Re: LUC25/0012 9 Gleniffer Place - Further Information Request & S88E

Morning Nicholas,

Thanks for getting back to us. We are wanting to seek clarity on a few matters.

1. 8pm seems quite early to shut down the guests dinners or BBQs outside. Is this intended to be applied to all Air BnB properties in the Ashburton District? We would be happy to bring it down to 9pm if required but a lot of people are still finishing up from dinner around 8pm. 8pm could possibly be achieved in the winter when it is too cold or dark outside at this time anyhow. But during the summer with the long daylight hours in Canterbury, 8pm seems a little early. We also note the Queenstown Lakes District Council specifies quiet time with no outdoor use from 10pm - 7am in medium & low density areas.
2. The adjacent lots behind the property (17 & 19 Arrowsmith drive) are currently empty. We do not have contact information for sites and there are no letter boxes onsite. Please advise on how we proceed with obtaining written approvals for these properties.

On the matter of written approval we would like to know what our next steps are if approval is not granted? When we met with Rachel, she didn't say what our options were but did state the residents must have a fair reason to deny approval so I took that as we may be able to appeal against them if their response is a no, but with no good reason why. Can you please give us some more information on the process?

Many thanks, have a great weekend.
Andrew

Andrew Gorman

Accounts Manager

21B Memorial Crescent • Methven



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From: Nicholas Law <Nicholas.Law@adc.govt.nz>

Sent: Friday, May 2, 2025 4:22 PM

To: Andrew Gorman <andrew@bookinmethven.co.nz>

Subject: RE: LUC25/0012 9 Gleniffer Place - Further Information Request & S88E

Hi Andrew,

Thanks for the information and apologies for the delayed response.

The visitor accommodation management plan looks good, with a couple of requested changes that are likely to be in the conditions:

- Letter drop to the following owners/occupiers (6, 7, 8, 10 & 11 Gleniffer Place and 17, 19 & 21A Arrowsmith Drive).
- Clause 1.2.6 of the visitor accommodation management plan should state that the use of the outdoor living area is prohibited between the hours of **8pm** to 8am.
- Guests shall be encouraged to park on the site or at the road frontage of the site. (This is to be included in the visitor accommodation plan, house manual & check in process).

As indicated in the RFI, written approvals are likely to be required from following persons:

Table 1 – Possibly affected persons
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Owners and occupants of the site at 7 Gleniffer Place
Owners and occupants of the site at 8 Gleniffer Place
Owners and occupants of the site at 11 Gleniffer Place
Owners and (any) occupants of the site at 17 Arrowsmith Drive
Owners and (any) occupants of the site at 19 Arrowsmith Drive

I have attached a copy of the written approval form. Please note that any parties signing will need to be shown all application documents, and date and sign the site plan, floor plan, and the updated visitor accommodation management plan (at least pages 2 and 3). I have placed the application on hold under s88E of the RMA to enable written approvals to be sought.

Let me know if you have any questions.

Kind regards,
Nicholas

From: Andrew Gorman <andrew@bookinmethven.co.nz>
Sent: Friday, 21 March 2025 06:12
To: Nicholas Law <Nicholas.Law@adc.govt.nz>
Subject: Re: LUC25/0012 9 Gleniffer Place - Further Information Request

Morning Nicholas

Have attached the documents for you to look over, please let me know if there is any further information you require.

Apologies about taking our time to get back to you.

Hope you have a great weekend.

Thanks'
Andrew

Andrew Gorman

Accounts Manager

21B Memorial Crescent • Methven



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From: Nicholas Law <Nicholas.Law@adc.govt.nz>

Sent: Wednesday, March 19, 2025 8:23 AM

To: Andrew Gorman <andrew@bookinmethven.co.nz>

Subject: RE: LUC25/0012 9 Gleniffer Place - Further Information Request

Hi Andrew,

That is fine for timing,

Kind regards,

Nicholas

From: Andrew Gorman <andrew@bookinmethven.co.nz>

Sent: Wednesday, 19 March 2025 06:25

To: Nicholas Law <Nicholas.Law@adc.govt.nz>

Subject: Re: LUC25/0012 9 Gleniffer Place - Further Information Request

Morning Nicholas

We have nearly completed the document with the information you need. Just confirming how many working days we still have left to get that to you?
We should have it ready by end of this week.

Cheers

Andrew

Andrew Gorman

Accounts Manager

21B Memorial Crescent • Methven



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From: Nicholas Law <Nicholas.Law@adc.govt.nz>

Sent: Monday, March 10, 2025 4:34 PM

To: Andrew Gorman <andrew@bookinmethven.co.nz>

Subject: RE: LUC25/0012 9 Gleniffer Place - Further Information Request

Hi Andrew,

Thanks for your email and congratulations.

I will add the Book in Methven complaints procedure to the application documents.

The noise limits in the District Plan are set out in the attached.

The limits apply at the boundary of the site and at any point within any other site (but not within 9 Gleniffer Place). Also note that the lower limit is LAeq(1hr) while the higher limit is LAF, max. So the noise could have peaks of the higher limit but would need to comply with the lower limit as an average over the hour.

Regarding timeframe, no problem requesting longer than 15 working days to supply the information. I would just need this in writing.

Kind regards,
Nicholas

From: Andrew Gorman <andrew@bookinmethven.co.nz>
Sent: Tuesday, 4 March 2025 07:13
To: Nicholas Law <Nicholas.Law@adc.govt.nz>
Subject: Re: LUC25/0012 9 Gleniffer Place - Further Information Request

Hi Nicholas

Happy to get all that information to you. Apologies I haven't replied sooner but we had our wedding on Friday and only just getting back into work mode.

Attached is a copy of the house manual/house rules for 9 Gleniffer. Note I can change quiet hour times and add more detail to that section as per your advice.

The complaints procedure you have sent back to us as an example is our complaints procedure document so no further action required to get you that information?

I will speak with the property owner this week and then get all other relevant information to you. It would also be good if we could schedule a meeting at the property or at your office to discuss noise limit thresholds. We have begun using a monitoring system and found that a 45-50 decibel limit is very quiet outside. Have already had rain and wind set the sensors off, while I know the council guidelines state these numbers we hope that perhaps we can have some time to experiment with the sensors and placement to find a way to be able to monitor the sound levels effectively. If you have any suggestions or advice we would love to hear.

Could you please advise when the rest of this information is required to you by?

Cheers
Andrew

Andrew Gorman

Accounts Manager

21B Memorial Crescent • Methven



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From: Nicholas Law <Nicholas.Law@adc.govt.nz>

Sent: Thursday, February 27, 2025 3:54 PM

To: Andrew Gorman <andrew@bookinmethven.co.nz>

Subject: LUC25/0012 9 Gleniffer Place - Further Information Request

Hi James,

Thanks for the application at 9 Gleniffer Place.

There are some further details that I require to assess the application that are outlined in the attached letter.

Let me know if you have any questions.

Kind regards,
Nicholas

Nicholas Law | **Senior Planner**

DDI 033077875 | **M**