

Further Information Request Response

17/03/2025

9 Gleniffer Place

Methven

Canterbury

Dear Sir/Madam

Reference:	LUC25/0012
Applicant:	Delwyn Walker
Description:	Land use consent at 9 Gleniffer Place to address the non-compliance associated with the use of a dwelling as visitor accommodation. Zoned Residential C.

Please see our responses in red below:

- Please provide a full description of the activity proposed and how it will operate. E.g. will it be visitor accommodation all year round? Will it be limited to one booking group at a time with max 11 guests?

Please refer to Visitor Accommodation Management Plan attached for full description of proposed activity and operation details.

- Please provide a visitor accommodation management plan (see example attached).

Please refer to Visitor Accommodation Management Plan attached

- Please provide a copy of the house rules (see example attached).

Please refer to Visitor Accommodation Management Plan attached, Appendix 1

- Please provide a copy of the complaints procedure (see example attached).

Please refer to Visitor Accommodation Management Plan attached, Appendix 2

- Note that conditions will be required along the lines of the attached example. Please advise if these are volunteered as part of this application.

Appropriate conditions are included within the Visitor accommodation Management Plan. See below for further queries on example conditions.

- Note that written approvals will likely be required from the owners and occupants of all adjoining sites.

Noted, please advise when to commence this.

The applicable conditions provided by council in the Example Conditions document have been included into the Visitor Accommodation Management Plan. See our response to the remaining conditions below in red:

- 8) Prior to arrival guests shall be made aware of that the visitor accommodation and the minor unit share an access and that no guests shall park in a position which compromises the ability of any other person using the property.

There is no minor unit on this property and only one guest booking can be made at a time for the house. Therefore there will be no other person(s) using the property at the same time as the guests

Advice Note: It is recommended that the consent holder delineate the parking spaces on the site to avoid confusion or conflict.

- 11) Visitor accommodation activity may not occur in the minor residential unit.

There is no minor unit on this property and only one guest booking can be made at a time for the house.

Kind Regards,

Delwyn Walker (Property Owner)

BookIn (Property Manager)