



NOTICE OF MEETING

**Notice is hereby given that a Meeting
of the Hearings Panel
will be held in the Council Chambers
First Floor, Civic Administration Building,
101 Esk Street, Invercargill
On Thursday 9 November 2017 at 1.00 pm**

Claire Lenihan (Commissioner)

EIRWEN HARRIS-MITCHELL
MANAGER, SECRETARIAL SERVICES

A G E N D A

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1. **APOLOGIES**

2. **REPORT TO THE HEARINGS PANEL**

2.1 **HEARING 23B-23H ANGLEM STREET, INVERCARGILL**

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- Appendix 3**
- Appendix 4**
- Appendix 5**

3. **COMMITTEE IN PUBLIC EXCLUDED SESSION**

Moved, seconded and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting; namely

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1)(d) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Consideration of Resource Consent Application	A right of appeal lies to any court or tribunal against the final decision of the Local Authority in these proceedings.	Section 48 (2) (a) (1)

**Report to the Commissioner
9 November 2017**

HEARD BY CLAIRE LENIHAN, COMMISSIONER

1. **HEARING – 23B – 23H ANGLEM STREET, INVERCARGILL**

A copy of the report, including a recommendation, is attached.

Report compiled by: Christine Edgley
Resource Management Officer

Report endorsed by: Gareth Clarke
Team Leader Resource Management

HEARING

Applicant	HWR Property Limited
Application	The application is to operate visitor accommodation using existing residential units.
Site	23B-23H Anglem Street, Invercargill
Legal Description	Flats 2-8 DP 8579 on Lot 1 DP 8200
Classification	Residential 1 Zone (Proposed Invercargill City District Plan 2016)
Activity Status	Discretionary
Process	The application was received on 5 May 2017. Further information, which included the written approval of parties identified as affected, was requested on 25 May 2017 and a response was received on 30 May 2017. On 4 August 2017 a Hearing on notification was held and on 10 August 2017 the Hearing Panel decided that the application should be notified on a limited basis with notice served on the owner and occupier of 23A Anglem Street. Notice was served on 14 August 2017 and two submissions were received.
Issues	The key issue for this report is the effects of the proposal on residential amenity.

APPLICATION DETAILS AND CONSENT CATEGORY

The application is to operate visitor accommodation from seven existing residential units on an eight-unit cross lease. The units will be used for a mixture of accommodation styles as needed including staff accommodation, short term, long term, and for a daily tariff. A cleaner will visit the site once a day between 8.00 am and 5.00 pm. A manager will live onsite in an existing flat which will also operate as an office/reception, with the remaining six two-bedroom units being used for the accommodation. The site is served by two existing vehicle crossings. The site plan supplied with the application showed a total of 12 car parks for the visitor accommodation and manager's residence, ten of these in the southern half of the site, and two in the northern half of the site.

Resource consent is required under Rule 3.34.2 (Residential 1 Zone) of the Proposed Invercargill City District Plan 2016 (the Proposed District Plan) which lists visitor accommodation as a discretionary activity. Visitor accommodation is defined in the Proposed District Plan as *"the use of land or buildings for the provision of accommodation by fee paying customers for a daily tariff. This includes hotels, motels, hostels, backpackers, and camping grounds, but does not include home stay."* The accommodation for a daily tariff therefore, is the only part of the proposal that requires a resource consent.

PROCESS

The application was received on 5 May 2017 and is attached as **Appendix 1**. No written approvals were supplied with the application. In the request for further information dated 25 May 2017 the owners (and occupiers, if different) of all adjacent properties and the owner and occupier of the remaining flat on the subject site, 23A Anglem Street (Flat 1), were initially identified as affected parties. A response to the request for further information was received on 30 May 2017 and is attached as **Appendix 2**. Following the receipt of additional information on the fencing between the subject site and the adjoining properties (which was confirmed by an additional site visit), the identification of affected parties was revised to only include the owner and occupier of Flat 1. The application was put on hold pending the supply of this written approval.

Following discussions between the Council and the applicant, the decision on notification was referred to the Hearings Panel and a Hearing was held on 4 August 2017. On 10 August 2017 the Hearings Panel decided that the application should be notified on a limited basis with notice served on the owner and occupier of 23A Anglem Street (Flat 1). Notice was served on 14 August 2017 and two submissions were received. The submissions are attached as **Appendix 3**.

PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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.

Part 2 of the Act sets a baseline for all resource consent applications. The matters to be taken into account under Sections 6, 7 and 8 are not relevant to this application. The exception is Section 7(c) which requires particular regard to be had to the maintenance and enhancement of amenity values. Amenity values are discussed below under District Plan provisions. It is considered that the application meets the purpose and principles of the Act.

SECTION 104 RESOURCE MANAGEMENT ACT 1991

Section 104(1) sets out the matters which the Council must have regard to when considering an application for a resource consent:

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; 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.*

Regard has been given to national environmental standards, and it is considered that there are no standards relevant to this application.

Regard has also been given to the Proposed Southland Regional Policy Statement. The provisions below are considered to be the most relevant to the application, and it is considered that the proposal is not inconsistent with the objectives and policies set out in the Regional Policy Statement:

Objective URB.1 – Urban development

Urban (including industrial) development occurs in an integrated, sustainable and well planned manner which provides for positive environmental, social, economic and cultural outcomes.

Policy URB.1 – Adverse environmental effects

The adverse effects of urban development on the environment should be avoided, remedied or mitigated.

Policy URB.3 – Urban intensification

Encourage opportunities for urban intensification and redevelopment within Southland's existing urban areas.

Policy URB.5 – Land use activities

Make provision for a range of land use activities within urban areas.

DISTRICT PLAN PROVISIONS

Decisions on the Proposed District Plan were released on 29 October 2016 and sixteen appeals were lodged against the decisions. Where a provision is not the subject of an appeal, it is to be treated as operative, and the corresponding provisions of the Operative District Plan are therefore treated as inoperative. The relevant objectives and policies from the Proposed District Plan discussed below are included in full in **Appendix 4** to this report. None of the relevant provisions were subject to an appeal.

The objectives and policies relating to Transportation seek to manage the effects of land use on the roading network. This is managed by requiring land use activities to provide off-street car parking, and safe access and exiting.

The Proposed District Plan also identifies a number of expected amenity values in the residential areas of the district. These include:

- Low daytime ambient noise and lower night time ambient noise; and
- Minimal lightspill and freedom of nuisance from glare; and
- Low level of visual intrusion from signage; and
- Well-maintained and lands and structures.

The Residential 1 Zone of the Proposed District Plan recognises that only a small number of activities are likely to meet these criteria without the need for additional controls. This is supported by Policy 6 of the Residential Overview, the explanation of which uses visitor accommodation as an example of those types of non-residential activities that may need to be located within parts of the residential zones.

ENVIRONMENTAL EFFECTS

The key issue for this report is the effects of the proposal on residential amenity. This includes primarily noise and lightspill/glare, both from the activity itself and the associated vehicle movements.

Noise

As noted above, noise generated by the proposed activity is likely to be noise from people and vehicles.

The original application stated *"The use of the properties for visitor accommodation will generate no greater effects than the existing and permitted residential use."*

Both submitters raised noise as an issue, particularly people arriving at the accommodation late at night and departing early morning, with the associated car doors opening and closing (whether these be taxis or private vehicles). Both submitters also raised construction noise as an issue, and the occupant of Flat 1 noted that guests have knocked on her door thinking her unit is the office.

While it is accepted that the noise from visitor accommodation is likely to be lower than other activities that are discretionary in the Residential 1 Zone (such as Agriculture or Commercial Service Activity), the applicant's assertion that the effects will be no greater than the existing and permitted residential use is not supported by any evidence. In this case, the application is unusual in that part of the subject site will continue to be used for residential activity and therefore effects internal to the site are still relevant.

Construction on the units is now complete. This noise source was always going to be temporary and is therefore no longer an issue. With regards to noise from vehicle movements, Flat 1 is most likely to be affected by the use of Flat 4 (directly opposite Flat 1 on the western boundary) as visitor accommodation, as this is the only unit which uses the vehicle crossing and driveway on the northern boundary adjacent to Flat 1. In addition to this, the car parking for Flat 4 is the nearest car parking to Flat 1. In addition to vehicle noise, there is also the potential for people noise from the other units.

No mitigation measures were proposed by the application. Potential mitigation measures could have included acoustic insulation between the adjoining accommodation unit and Flat 1 to prevent noise from that unit affecting the occupiers of the remaining residential unit; and the relocation of the car parking for Flat 4 away from Flat 1 (for example, to the southern half of the site). Improved signage, while possibly detracting from the visual appearance of the site in a minor way, may help to avoid confusion for visitors around the location of the office.

Lightspill/Glare

As with noise, lightspill/glare effects are most likely to be that generated by vehicles. One submitter raised the potential for car headlights shining into bedrooms. As noted above under noise, the vehicle movements in association with Flat 4 are the most likely to affect Flat 1 as it uses the northern vehicle crossing for access. As noted above in relation to noise effects, a potential way to prevent this would be to relocate the car parking for Flat 4 to avoid vehicle movements in the vicinity of Flat 1 as a condition of consent.

Neither the application nor the submitters made any mention of any security lighting, however a condition of consent requiring any security lighting to be angled away from Flat 1 can ensure that this does not become an issue.

Visual Effects

There will be no change to the appearance of the site, aside from identifying signage and the refurbishment of the units involved. The application's statement that the refurbishment and maintenance of the units is a positive effect of the proposal is accepted, and it is considered that provided the amount of signage is controlled (for example, through a condition of consent) that any visual effects will be less than minor. The Proposed District Plan limits for signage in the Residential 1 Zone is 0.25m².

Infrastructure and Traffic Movements

As the application is to use existing units rather than build new, there are few infrastructure matters to consider. It is accepted that the traffic movements generated by the activity, while having an effect on residential amenity within the site, will not have an adverse impact on the traffic network. The Proposed District Plan requirements of one off-street car park per unit are able to be met.

The Roading Manager considered the application and recommended that interceptor drainage and a sump should be installed if the area off fall to the street from the driveways exceeds 40m², to prevent water runoff to the street.

Social Effects

Social effects are matters given consideration under Part 2 of the Resource Management Act, which states that natural and physical resources are to be sustainably managed in a way which enables people and communities to provide for their social, economic and cultural

well-being and for their health and safety. While the Act does not explicitly seek to achieve social or economic outcomes, any decision must take into account the impact of the use of physical or natural resources on social, cultural and economic outcomes. It is accepted that while the Proposed District Plan does not seek to control the details of the lives of the residents within its district, it does place some limits on them through the use of zone-wide rules (such as noise) which apply even to permitted activities such as residential activity in the Residential 1 Zone. It is considered that in listing visitor accommodation as a discretionary activity, it was intended that the Council would not be limited in its discretion and could consider all possible effects.

One of the submitters raised the following matters:

- Lack of knowledge about who is on the property at any given time.
- Extra visitors on the property.
- People on the property being able to access the submitter's carport.
- Transient occupants.

It is considered that these are valid security, safety and community concerns as the effect of the resource consent being granted is that any occupant of Flat 1 is living (for all intents and purposes) within a small motel complex rather than in a residential setting.

Other Matters

Both submitters raised the point that the applicant has blocked off the circulation area between the two blocks of units, preventing vehicles from driving around the site. On the Flat Plan DP 8579 supplied with the application this area is shown as 'Common' area. The rights and responsibilities of the parties to the cross-lease are most likely to be set out in the lease documents, and it is therefore a legal matter between the owners of the cross-lease and is outside of the resource management process.

One of the submitters raised concerns about the possibility of future changes the applicant may make to the property and what rights they would have in this regard. If the resource consent is granted, it will likely be subject to a number of conditions including that the activity be undertaken in accordance with the application. Any changes to the operation will require another resource consent application for a change of conditions, at which stage an assessment will be undertaken as to whether there are any affected parties.

SUMMARY AND RECOMMENDATION

While the applicant has asserted that there are no effects of its proposal beyond that of permitted residential activity, the listing of visitor accommodation as a discretionary activity in the Proposed District Plan has indicated that there are some effects that can affect residential amenity. This application is unusual in that part of the site will continue to be used for residential activity and therefore effects internal to the site are still relevant.

The submitters have raised valid environmental concerns around noise and lightspill, particularly from traffic movements. They have also raised an issue around the use of a common area under the cross-lease, but this is a legal matter and not something for the Council to decide on.

The Proposed District Plan provisions anticipate visitor accommodation as an activity that, when controlled through the resource consent process, can be compatible with the permitted activities in the Residential 1 Zone. It is considered that, with the imposition of appropriate mitigation conditions, the effects of the proposal will be minor.

It is recommended that the application be granted under Sections 104 and 104B of the Resource Management Act 1991, subject to conditions. Recommended conditions are contained in **Appendix 5** to this report.

APPENDIX 1



LANDUSE CONSENT APPLICATION

SECTIONS 88 RESOURCE MANAGEMENT ACT 1991

TO: *Environmental and Planning Services
Invercargill City Council
Private Bag 90104
Invercargill*

Telephone: 03 211 1777
Email: ResourceConsents@icc.govt.nz

APPLICANT DETAILS

Full name of applicant HWR PROPERTY LTD
Address of Applicant 35 INGLEWOOD ROAD
INVERCARGILL 9810
Address for Service:¹ CRUICKSHANK PRYDE PO BOX 857
INVERCARGILL 9840
Contact Telephone Number 032144069 Fax 032144760
Email rex.chapman@cplaw.co.nz

LOCALITY OF ACTIVITY

Address of Site to which this application applies: 2/23, 3/23, 4/23
5/23, 6/23, 7/23 and 8/23 ANGLEM ST INVERCARGILL

OWNERSHIP / OCCUPANCY OF SITE

I am the Owner Occupier

Names and addresses of owner and occupier (other than applicant) of the site to which application relates.

ADDITIONAL CONSENTS

The following additional resource consents have been applied for:

Water Permit Coastal Permit Discharge Permit Subdivision Consent
Have you applied for a building consent for this project? Yes No

¹ Documents will be sent to this address. If you specify an email address, a hard copy of documents will not be posted.

DESCRIPTION OF ACTIVITY TO WHICH THE APPLICATION RELATES

Describe the activity proposed to be carried out on the site (use additional pages if necessary):

SEE ATTACHED

ENVIRONMENTAL EFFECTS ASSESSMENT (FOURTH SCHEDULE RMA 1991)

Assessment of any effects on the environment this section must be completed (use additional pages if necessary):

SEE ATTACHED

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under Section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Invercargill City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid

SIGNATURE OF APPLICANT OR AGENT

RT Chapman (RT CHAPMAN)
on behalf of HWK PROPERTY LTD

(Signature of applicant or person authorised to sign on behalf of applicant)

5/5/17

(Date Submitted)

APPLICANT CHECKLIST

- Completed and signed this Resource Consent Application form?
- Full description of the activity proposed and assessment of effects?
- Included processing fee?
- Included the Affected Persons Written Approval form?
- Included a set of plans?

RMN/207/49



CRUICKSHANK PRYDE

Associates Solicitors



5 May 2017

The Director
Environmental and Planning Services
Invercargill City Council
Private Bag 90104
INVERCAGILL

INVERCARGILL
42 Don Street
P.O. Box 857
Invercargill 9840
New Zealand
DX YA90002
Phone 03 214 4069
Fax 03 214 4760
Email office@cplaw.co.nz

QUEENSTOWN
Unit 23 Gorge Road Retail
Centre
159 Gorge Road
Queenstown
New Zealand
Phone 03 441 2424
Fax 03 441 2426
Email adminqt@cplaw.co.nz

Trust Account
ASB 123195 0000222 00

HWR Property Ltd - Application for Resource Consent (Visitor Accommodation) 23 Anglim Street, Invercargill

On behalf of HWR Property Ltd we enclose an application for Resource Consent in respect to the above property, together with our cheque in the sum of \$550.00 in payment of the processing fee.

On behalf of our client, we ask that the application be dealt with on a non- notified basis and under delegated authority.

The application is for visitor accommodation utilising existing residential units. There are no adverse effects over and above those associated with the permitted residential use of the site.

We respectfully request that some urgency be given to the application and we would be grateful if it could be processed as soon as possible.

Yours faithfully
CRUICKSHANK PRYDE

Rex Chapman
Partner

rex.chapman@cplaw.co.nz

Copy to:
Sue Hill
HWR Property Ltd
By Email

SHF-P-37-V1



Description of activity to which the application relates

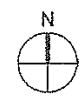
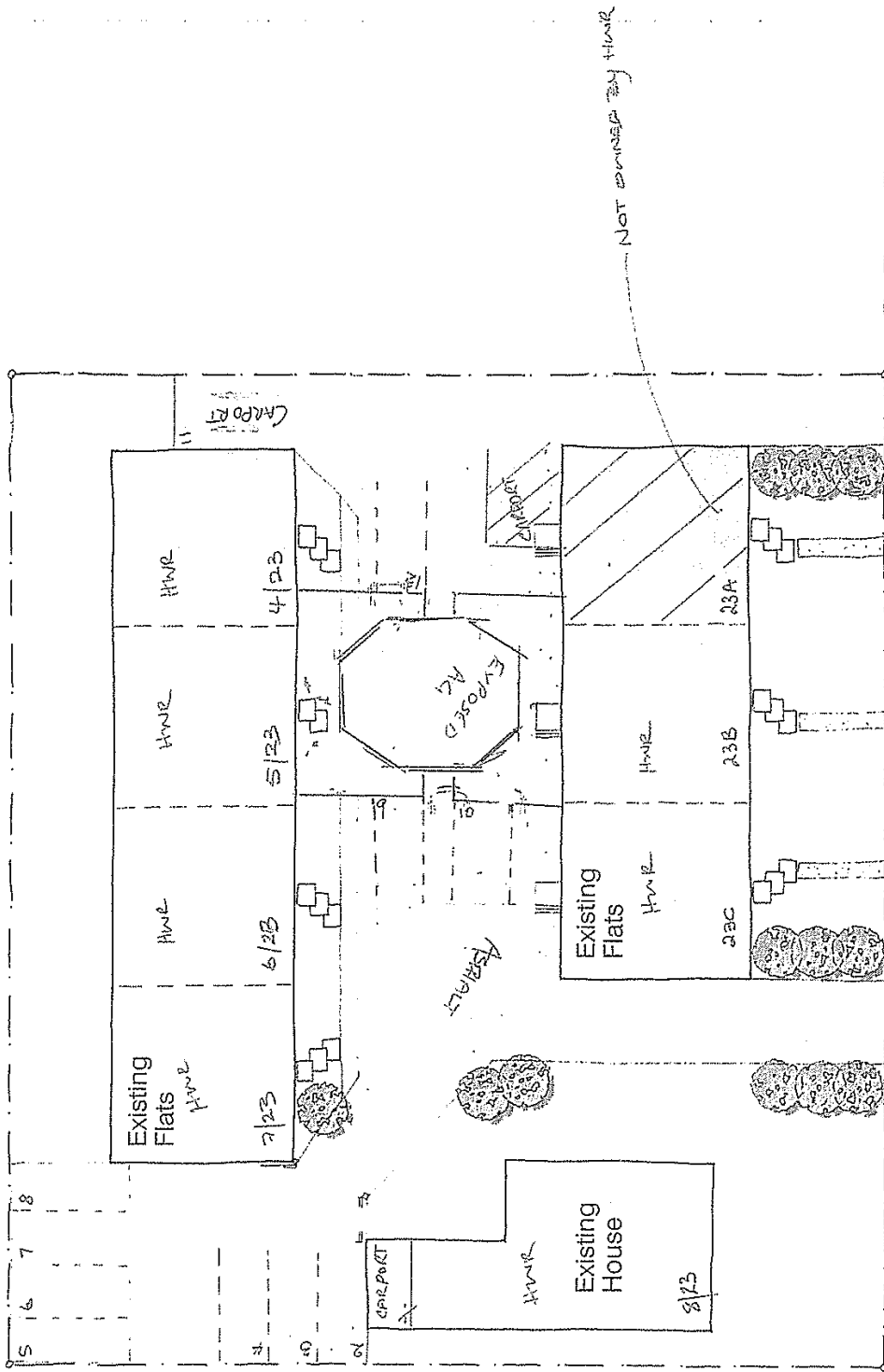
1. The applicant is the owner and currently the occupier of seven residential units at 23 Anglem Street, Invercargill described as follows:

2/23 (23B) Anglem Street – CT SL5C/8450
3/23 (23E) Anglem Street – CT SL5C/841
4/23 Anglem Street – CT SL5B/835
5/23 Anglem Street – CT SL5C/842
6/23 Anglem Street – CT SL5C/846
7/23 Anglem Street – CT SL5C/844
8/23 Anglem Street – CT SL5C/845
2. Copies of the certificates of title and site plan are attached.
3. The seven residential units are situated directly opposite the Bill Richardson Transport World and Grille Café.
4. The applicant is proposing a range of continued residential uses for the properties in the future, ranging from long term rental, short term rental, staff accommodation and visitor accommodation.
5. To the extent that the properties are used for visitor accommodation, a resource consent would be required and is now sought.
6. The properties are located in the Domicile Sub Area under the Operative District Plan adjacent to the Enterprise Sub Area (Transport World/Grille Café).
7. Under the Proposed District Plan, the properties are situated in the Residential 1 Zone and the adjacent Transport World site is zoned Industrial 1.
8. Under both the Operative District Plan and Proposed District Plan, visitor accommodation is a discretionary activity.

Environmental Effects Assessment

9. The seven properties have been or shortly will be in the case of 8/23 Anglem Street, extensively refurbished to provide a very high standard of accommodation.
10. The properties will be managed off site, initially and eventually a manager will be located at 8/23 Anglem Street.
11. Rule 2.30.1 in the Proposed District Plan in relation to car parking for visitor accommodation is complied with, with at least one carpark per unit as shown on the attached site plan (12 onsite carparks in total).
12. Signage will comply with Rule 3.16 of the Proposed District Plan.
13. The use of the properties for visitor accommodation will generate no greater effects than the existing and permitted residential use.
14. There are several positive effects of the proposed activity. The seven residential units constructed in approximately 1976, have been refurbished and will be maintained to a very high standard consistent with their adapted use for visitor accommodation.

15. There is known to be a shortage of good quality visitor accommodation in Invercargill with acute shortages being experienced during times of major events.
16. The property is very conveniently located, adjacent to the Bill Richardson Transport World and Grille Café which is itself a major visitor attraction for Invercargill. The property is also only a short distance from the Stadium Southland and Velodrome and is very close to Tay Street which places it within a precinct containing numerous motel accommodation.
17. The properties are appropriately located for visitor accommodation and will generate no adverse effects beyond those permitted in the zone.



MASON & WALES
ARCHITECTS

ANGLEM STREET

APARTMENTS • ANGLEM STREET • INVERCARGILL

Site Plan

Project 5894
Scale: 1:200 @ A3
18 November 2016
S1



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier SL5C/840
Land Registration District Southland
Date Issued 06 October 1977

Prior References

SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors

HWR Property Limited

Estate	Leasehold	Instrument	L 028770.3
		Term	999 years from 2.5.1977

Legal Description Flat 2 Deposited Plan 8579 and Carport 7
Deposited Plan 8579

Proprietors

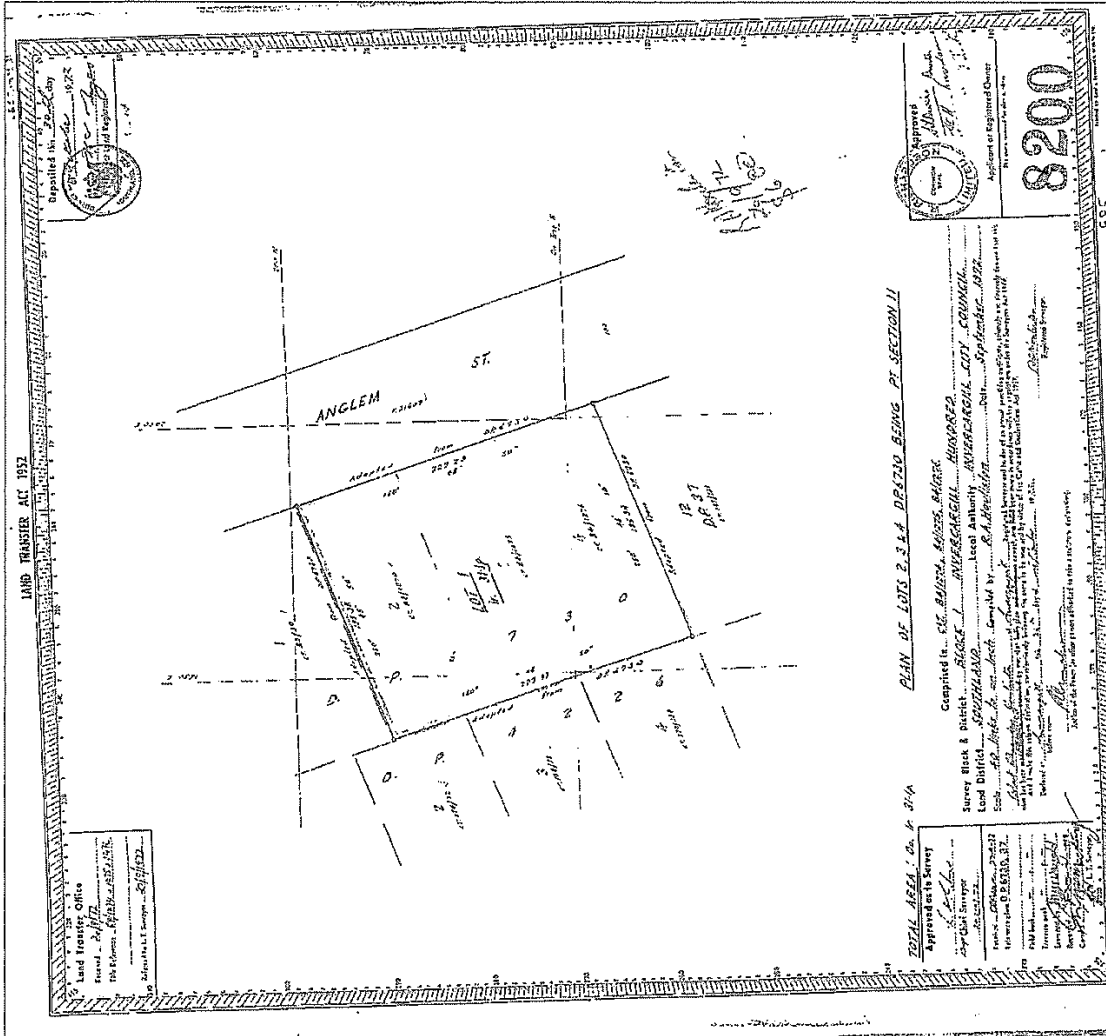
HWR Property Limited

Interests

015971.3 Lease of Flat 4 Carport 4 DP 8579 Composite CT SL5B/835 issued
028770.2 Lease of Flat 1 Carport 1 DP 8579 Composite CT SL5C/839 issued
028770.3 Lease of Flat 2 DP 8579, Carport 7 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/840 issued
- 6.10.1977
028770.4 Lease of Flat 3 Carport 3 DP 8579 Composite CT SL5C/841 issued
028770.5 Lease of Flat 5 Carport 5 DP 8579 Composite CT SL5C/842 issued
028770.6 Lease of Flat 6 Carport 6 DP 8579 Composite CT SL5C/843 issued
028770.7 Lease of Flat 7 Carport 2 DP 8579 Composite CT SL5C/844 issued
028770.8 Lease of Flat 8 Carport 8 DP 8579 Composite CT SL5C/845 issued

Identifier

SL5C/840



SL5C/841



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SL5C/841
Land Registration District Southland
Date Issued 06 October 1977

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 028770.4
		Term	999 years from 2.5.1977

Legal Description Flat 3 Deposited Plan 8579 and Carport 3
Deposited Plan 8579

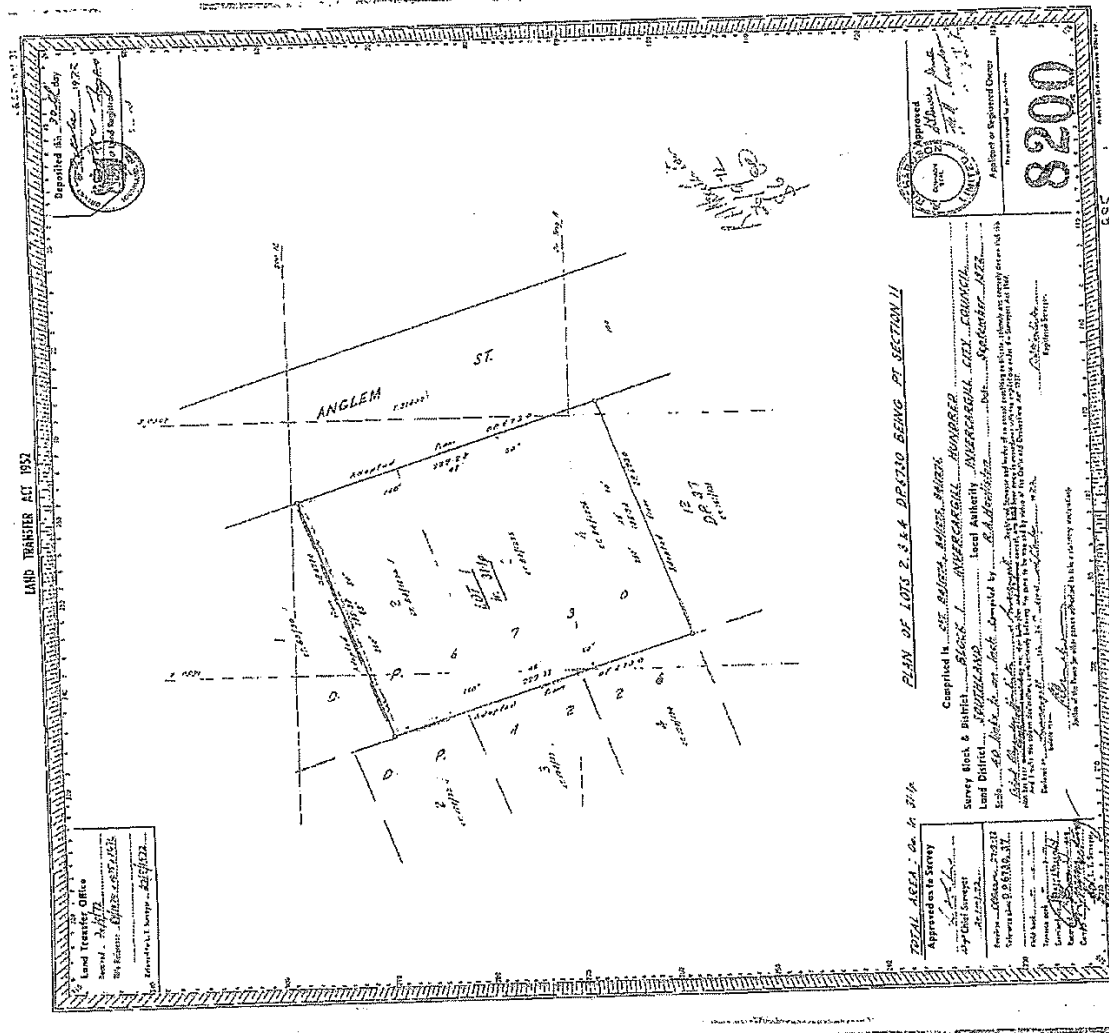
Proprietors
HWR Property Limited

Interests

- 015971.3 Lease of Flat 4 Carport 4 DP 8579 Composite CT SL5B/835 issued
- 028770.2 Lease of Flat 1 Carport 1 DP 8579 Composite CT SL5C/839 issued
- 028770.3 Lease of Flat 2 Carport 7 DP 8579 Composite CT SL5C/840 issued
- 028770.4 Lease of Flat 3 DP 8579, Carport 3 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/841 issued - 6.10.1977
- 028770.5 Lease of Flat 5 Carport 5 DP 8579 Composite CT SL5C/842 issued
- 028770.6 Lease of Flat 6 Carport 6 DP 8579 Composite CT SL5C/843 issued
- 028770.7 Lease of Flat 7 Carport 2 DP 8579 Composite CT SL5C/844 issued
- 028770.8 Lease of Flat 8 Carport 8 DP 8579 Composite CT SL5C/845 issued

Identifier

SL5C/841



23D Anglem St



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SL5B/835
Land Registration District Southland
Date Issued 24 August 1976

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 015971.3
		Term	999 years from 20.8.1976

Legal Description Flat 4 Deposited Plan 8579 and Carport 4
Deposited Plan 8579

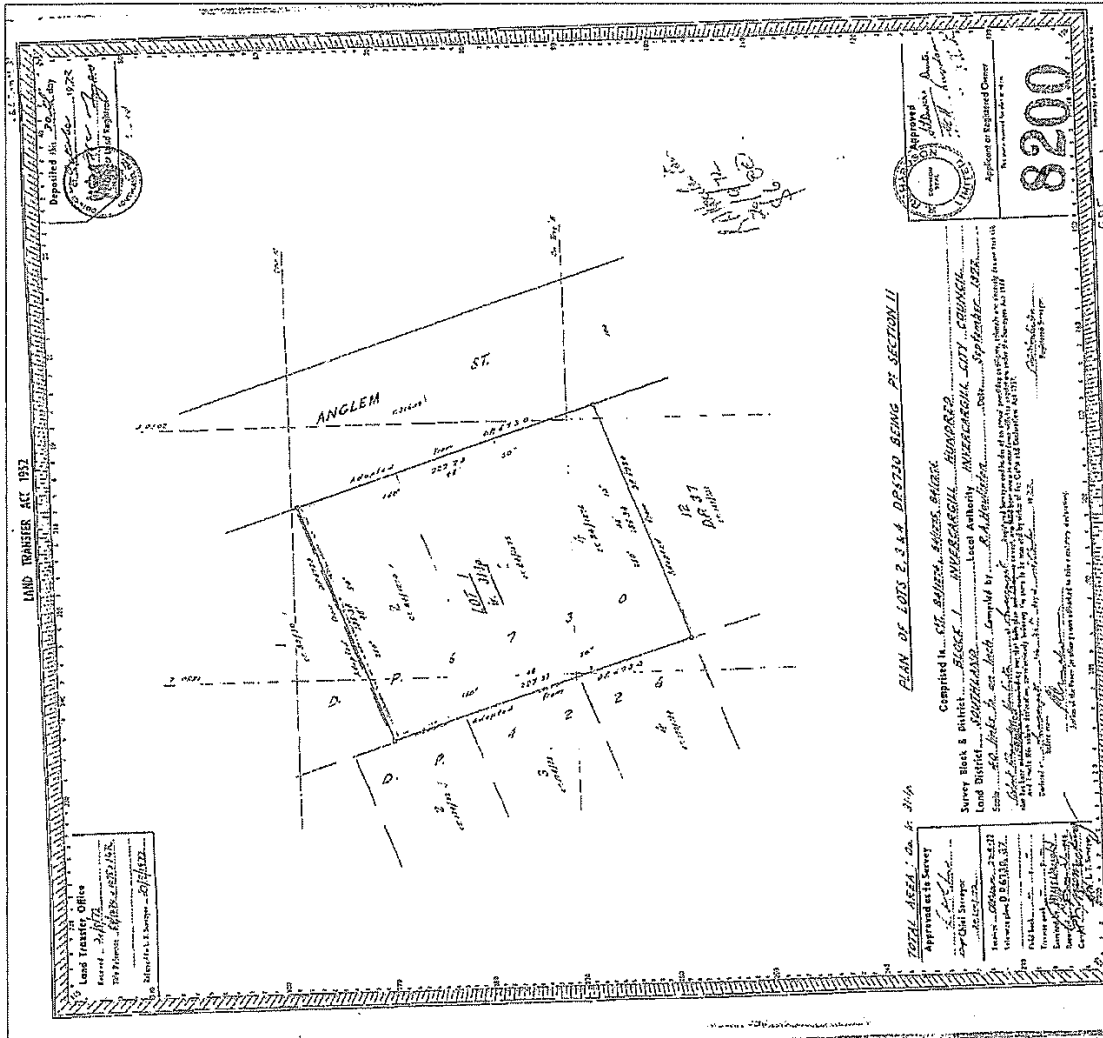
Proprietors
HWR Property Limited

Interests

- 015971.3 Lease of Flat 4 and Carport 4 DP 8579 Term 999 years from 20.8.1976 Composite CT SL5B/835 issued - 24.8.1976
- 028770.2 Lease of Flat 1 and Carport 1 Composite CT SL5C/839 issued
- 028770.3 Lease of Flat 2 and Carport 7 Composite CT SL5C/840 issued
- 028770.4 Lease of Flat 3 and Carport 3 Composite CT SL5C/841 issued
- 028770.5 Lease of Flat 5 and Carport 5 Composite CT SL5C/842 issued
- 028770.6 Lease of Flat 6 and Carport 6 Composite CT SL5C/843 issued
- 028770.7 Lease of Flat 7 and Carport 2 Composite CT SL5C/844 issued
- 028770.8 Lease of Flat 8 and Carport 8 Composite CT SL5C/845 issued

Identifier

SL5B/835



SL5C/842



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SL5C/842
Land Registration District Southland
Date Issued 06 October 1977

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 028770.5
		Term	999 years from 2.5.1977

Legal Description Flat 5 Deposited Plan 8579 and Carport 5
Deposited Plan 8579

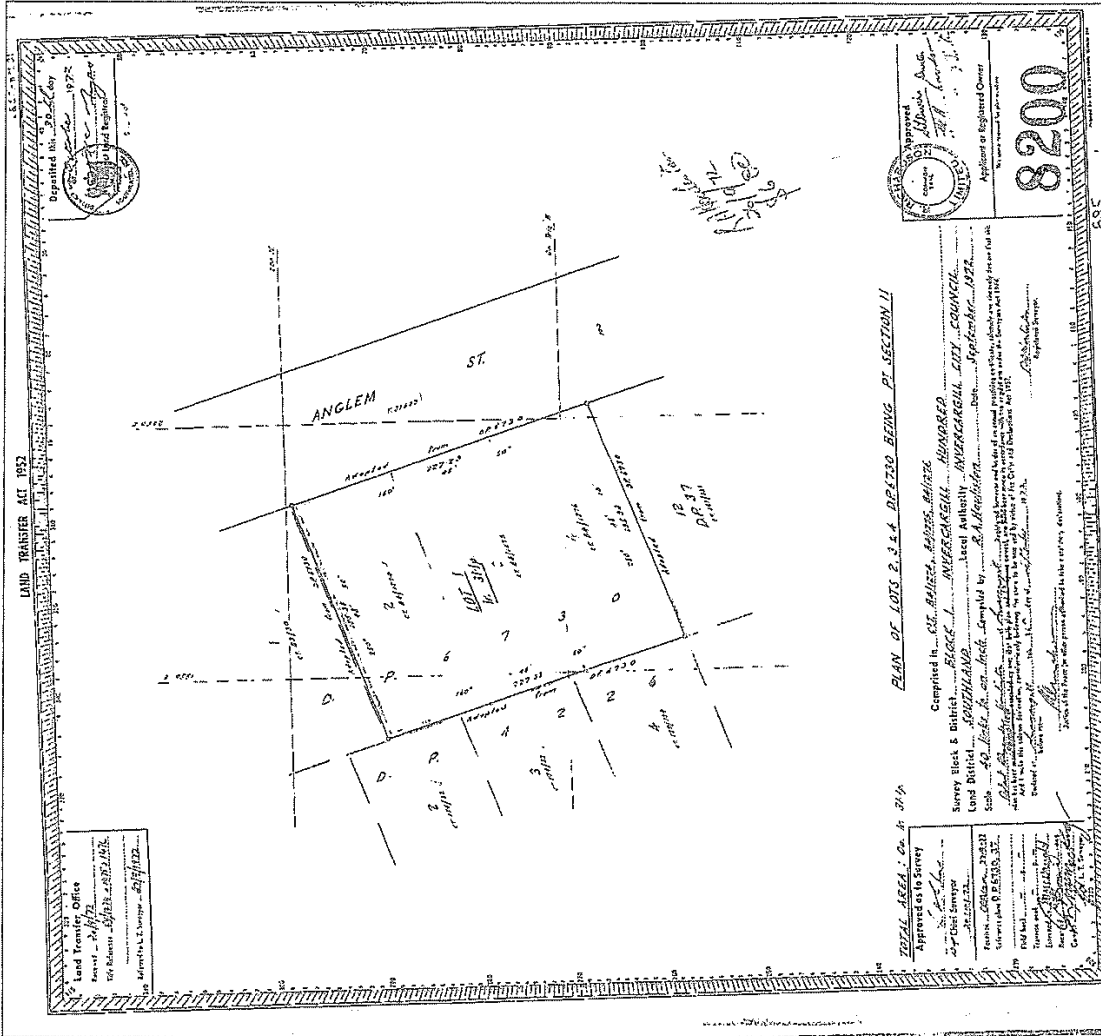
Proprietors
HWR Property Limited

Interests

- 015971.3 Lease of Flat 4 and Carport 4 Composite CT SL5B/835 issued - 24.8.1976
- 028770.2 Lease of Flat 1 and Carport 1 Composite CT SL5C/839 issued - 6.10.1977
- 028770.3 Lease of Flat 2 and Carport 7 Composite CT SL5C/840 issued - 6.10.1977
- 028770.4 Lease of Flat 3 and Carport 3 Composite CT SL5C/841 issued - 6.10.1977
- 028770.5 Lease of Flat 5 and Carport 5 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/842 issued - 6.10.1977
- 028770.6 Lease of Flat 6 and Carport 6 Composite CT SL5C/843 issued - 6/10/1977
- 028770.7 Lease of Flat 7 and Carport 2 Composite CT SL5C/844 issued - 6/10/1977
- 028770.8 Lease of Flat 8 and Carport 8 Composite CT SL5C/845 issued - 6/10/1977

Identifier

SL5C/842



2024-10-17 14:11:11



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SL5C/843
Land Registration District Southland
Date Issued 06 October 1977

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 028770.6
		Term	999 years from 2.5.1977

Legal Description Flat 6 Deposited Plan 8579 and Carport 6
Deposited Plan 8579

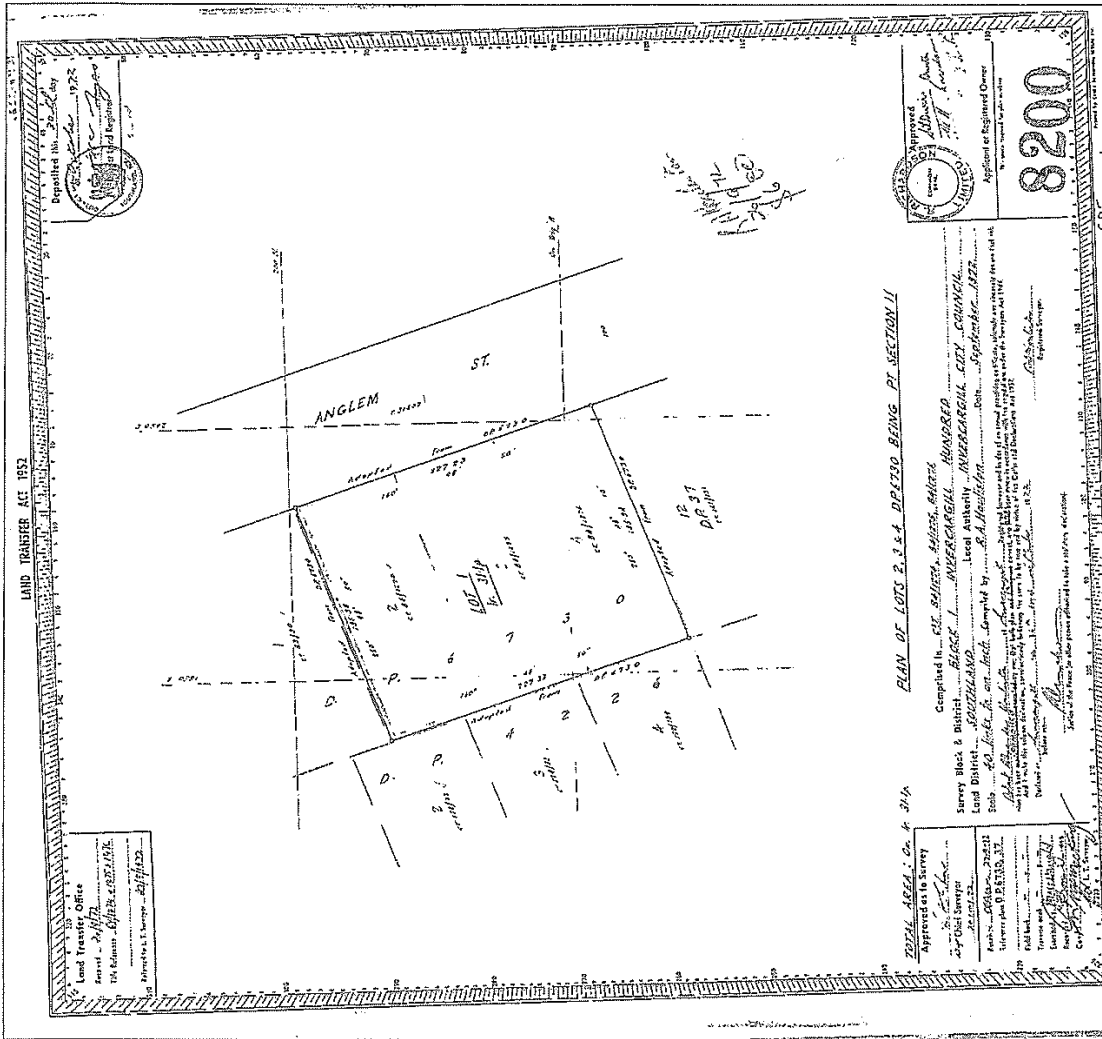
Proprietors
HWR Property Limited

Interests

- 015971.3 Lease of Flat 4 and Carport 4 Composite CT SL5B/835 issued - 24.8.1976
- 028770.2 Lease of Flat 1 and Carport 1 Composite CT SL5C/839 issued - 6.10.1977
- 028770.3 Lease of Flat 2 and Carport 7 Composite CT SL5C/840 issued - 6.10.1977
- 028770.4 Lease of Flat 3 and Carport 3 Composite CT SL5C/841 issued - 6.10.1977
- 028770.5 Lease of Flat 5 and Carport 5 Composite CT SL5C/842 issued - 6.10.1977
- 028770.6 Lease of Flat 6 and Carport 6 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/843 issued - 6.10.1977
- 028770.7 Lease of Flat 7 and Carport 2 Composite CT SL5C/844 issued.
- 028770.8 Lease of Flat 8 and Carport 8 Composite CT SL5C/845 issued

Identifier

SL5C/843



Handwritten signature



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Handwritten signature
R. W. Muir
Registrar-General
of Land

Identifier SL5C/844
Land Registration District Southland
Date Issued 06 October 1977

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 028770.7
		Term	999 years from 2.5.1977

Legal Description Flat 7 Deposited Plan 8579 and Carport 2
Deposited Plan 8579

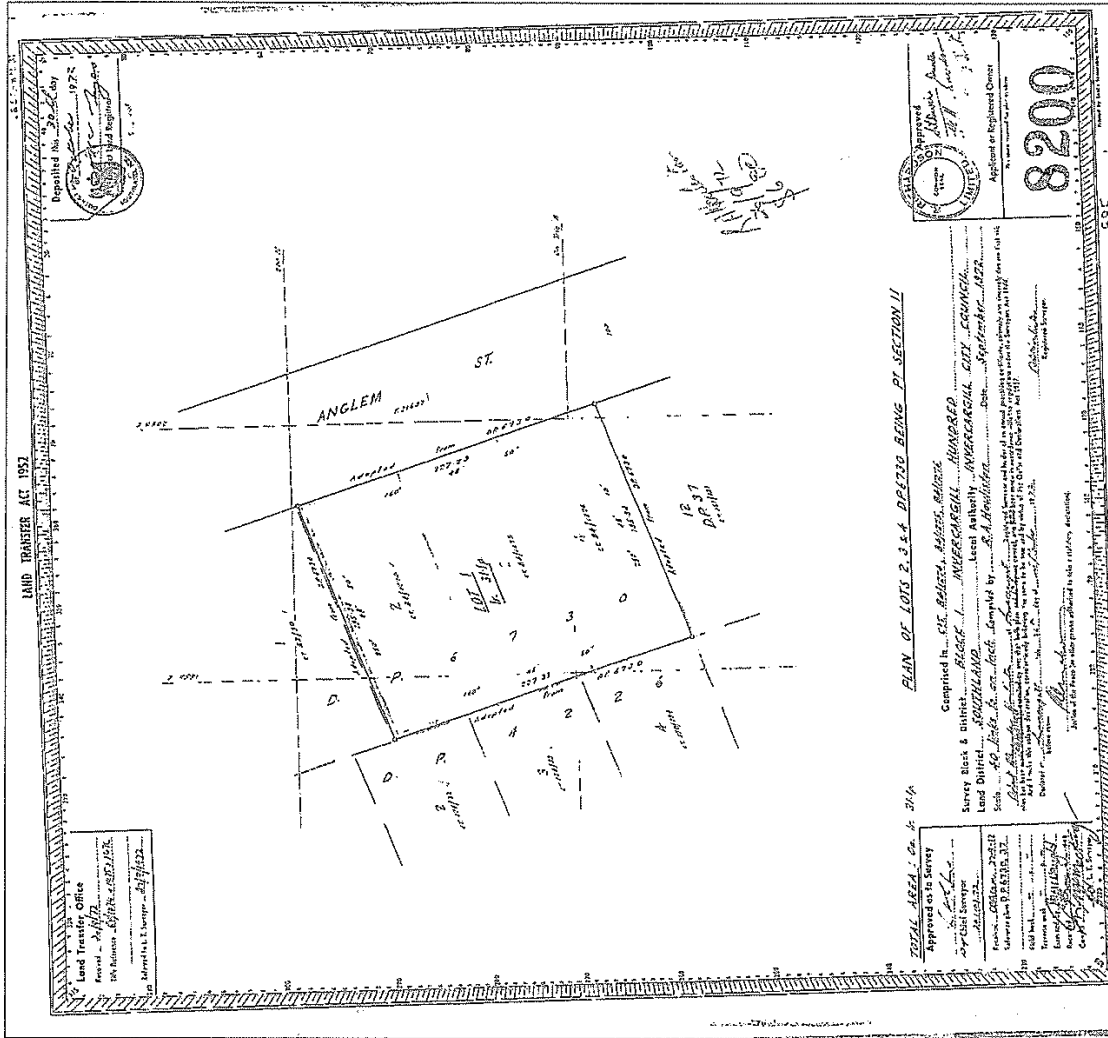
Proprietors
HWR Property Limited

Interests

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- 028770.4 Lease of Flat 3 and Carport 3 Composite CT SL5C/841 issued - 6.10.1977
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- 028770.7 Lease of Flat 7 and Carport 2 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/844 issued - 6.10.1977
- 028770.8 Lease of Flat 8 and Carport 8 Composite CT SL5C/845 issued.

Identifier

SL5C/844



028770.8 + 028770.9



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier SL5C/845
Land Registration District Southland
Date Issued 06 October 1977

Prior References
SL1A/1385

Estate Fee Simple - 1/8 share
Area 1798 square metres more or less
Legal Description Lot 1 Deposited Plan 8200

Proprietors
HWR Property Limited

Estate	Leasehold	Instrument	L 028770.8
		Term	999 years from 2.5.1977

Legal Description Flat 8 Deposited Plan 8579 and Carport 8
Deposited Plan 8579

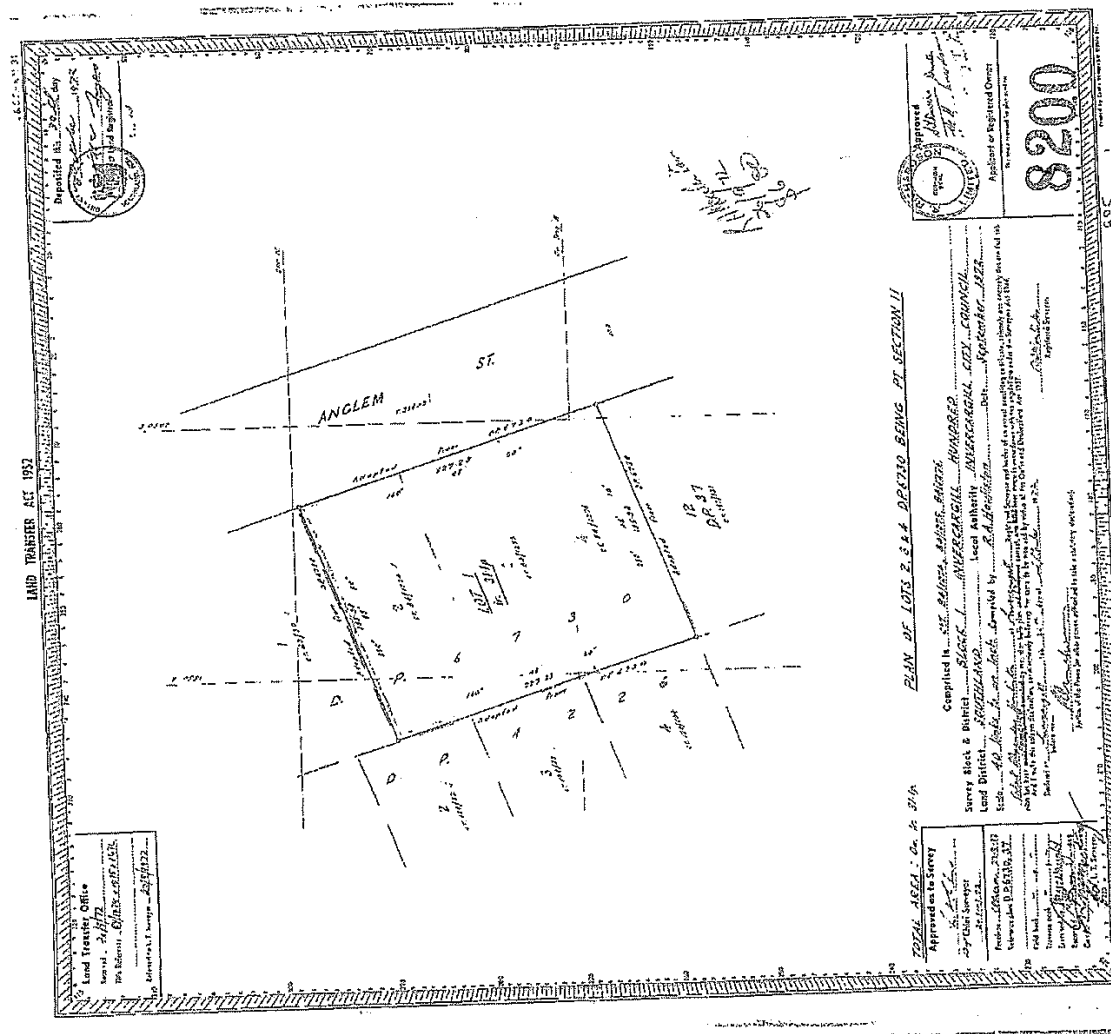
Proprietors
HWR Property Limited

Interests

- 015971.3 Lease of Flat 4 and Carport 4 Composite CT SL5B/835 issued - 24.8.1976
- 028770.2 Lease of Flat 1 and Carport 1 Composite CT SL5C/839 issued - 6.10.1977
- 028770.3 Lease of Flat 2 and Carport 7 Composite CT SL5C/840 issued - 6.10.1977
- 028770.4 Lease of Flat 3 and Carport 3 Composite CT SL5C/841 issued - 6.10.1977
- 028770.5 Lease of Flat 5 and Carport 5 Composite CT SL5C/842 issued - 6.10.1977
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- 028770.7 Lease of Flat 7 and Carport 2 Composite CT SL5C/844 issued - 6.10.1977
- 028770.8 Lease of Flat 8 and Carport 8 DP 8579 Term 999 years from 2.5.1977 Composite CT SL5C/845 issued - 6.10.1977

Identifier

SL5C/845



Identifier

SL5C/840

APPROVED BY: *[Signature]*
REGISTERED SURVEYOR

REGISTERED SURVEYOR
[Signature]

LOCAL AUTHORITY: **INVERCARGILL CITY**
SURVEYED BY: **E. A. BOUGHTON**
DATE: **NOV. 1973**
SCALE: **1:200**

**PLAN FOR LEASING PURPOSES OF MULTI-UNIT FLATS
ERECTED ON LOT 1 DP 8200**

LAND DISTRICT: **SOUTHLAND**
SURVEY: **BLK 8 DIST 1 INVERCARGILL HD.**
HMS: **189 High Street Pt. II**

INVESTOR: **DP 8200**
REGISTERED: **DP 8200**

LOCAL AUTHORITY: **INVERCARGILL CITY**
SURVEYED BY: **E. A. BOUGHTON**
DATE: **NOV. 1973**
SCALE: **1:200**

**PLAN FOR LEASING PURPOSES OF MULTI-UNIT FLATS
ERECTED ON LOT 1 DP 8200**

LAND DISTRICT: **SOUTHLAND**
SURVEY: **BLK 8 DIST 1 INVERCARGILL HD.**
HMS: **189 High Street Pt. II**

INVESTOR: **DP 8200**
REGISTERED: **DP 8200**

Transaction Id

Client Reference FWR - 2/23 Anglem St & 061599-37 (Ellen)

Search Copy Dated 18/03/16 1:33 pm, Page 3 of 3

Register Only

APPENDIX 2



CRUICKSHANK PRYDE
Barristers and Solicitors

30 May 2017

Christine Edgily
Resource Management Officer
Invercargill City Council
Private Bag
INVERCARGILL

By Email

INVERCARGILL
42 Don Street
P.O. Box 857
Invercargill 9840
New Zealand
DX YA90002
Phone 03 214 4069
Fax 03 214 4760
Email office@cplaw.co.nz

QUEENSTOWN
Unit 23
Gorge Road Retail Centre
159 Gorge Road
Queenstown
New Zealand
Phone 03 441 2424
Fax 03 441 2426
Email admin@qplaw.co.nz

Trust Account
ASB 123195 0000222 00

Application under the Resource Management Act 1991 for visitor accommodation in Residential 1 Zone at 23 Anglem Street, Invercargill RMA/2017/49

We refer to your letter dated 25 May last.

In response to the request for further information we advise:

1. We consider that the layout of the property complies with Rule 3.20.3. However, if Council does not share that view then we submit that either Rule 3.20.3 is not applicable or failing that a waiver is sought. The property comprising the 8 residential units is fully fenced. The onsite parking spaces are being provided for residential activity not non-residential activity. While the activity in respect of which the consent is sought is visitor accommodation, it is considered that the proposed use will generate no greater effects than the existing permitted residential use.
2. There will not be an office as such at 8 Anglem Street but the manager onsite will be available on call.
3. One cleaner will be servicing the residential units and depending on occupancy, will visit the site daily between 8.00 am and 5.00 pm.

In respect to the request that the applicant obtain written approvals in order for the application to be dealt with on a non-notified basis, we, and our client are strongly of the view that there are no affected properties. We would like to meet with you in order to discuss this prior to Council making any final decision on the question of notification.

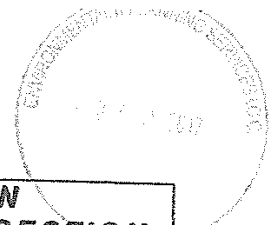
Yours faithfully
CRUICKSHANK PRYDE

Rex Chapman
Partner

RTC-140801-1-10-V1

APPENDIX 3

SCANNED



**SUBMISSION ON AN APPLICATION
FOR WHICH NOTICE IS SERVED UNDER SECTION
95B OF THE RESOURCE MANAGEMENT ACT 1991**

SECTION 95B OF THE RESOURCE MANAGEMENT ACT 1991

**TO: Environmental and Planning Services
Invercargill City Council
101 Esk Street
Private Bag 90104
Invercargill 9840
Attention: Planning Manager**

**Email: resource.consents@icc.govt.nz
Telephone: 03 211 1777
Fax: 03 211 1431**

Full name of submitter: Maivie Gertrude Reynolds (owner)
Address of submitter: 12 Lamond Street West, Invercargill

Postal address (if different from above): _____

Contact telephone number: 0277478005 Fax: _____
Email: Kevinreynolds2002@hotmail.com

This is a submission on an application from HWR Property Limited.

The application is for the following activity: To operate visitor accommodation using existing residential units within the Residential 1 Zone.

The location of the proposed activity is: 23B - 23H Anglem Street.

My submission is:

Include:

- Whether you support or oppose the application or specific parts of it
- Whether you are neutral regarding the application or specific parts of it

I oppose this application firstly because we have never had any communication at all regarding what was happening!! I am in Residential Care at present. My granddaughter is living in the flat as a caretaker. We do feel that there are adverse effects and that we are an affected party. My extended family feel intimidated by the work that has gone on without any consultation. Our concerns around traffic movements. The blocking of the driveway by visitors cars. People arriving

The reasons for my submission are [continue on separate sheet if required]

late at night or departing early morning. Car doors opening or closing. Vehicle movement or car headlights shining into bedrooms. H.W.R. have blocked off the main thoroughfare access that was previously there. We now have to reverse out from the driveway which makes it a lot more dangerous especially for my Granddaughter and people using the footpath or road.

My submission would be met by the Invercargill City Council making the following decision [give precise details, including the general nature of any conditions sought]


due to the popularity of Transport World across the road * Refer attached sheet.

We request that this application be declined. We are not adverse to the units being used for long term accommodation. I also share my Granddaughters concern of people thinking that Flat no 1 is the office by knocking on her door for bookings. We decline the use of visitor accommodation.

I do / ~~do not~~ [delete one] wish to be heard in support of my submission. (A hearing of the application may not occur if all affected parties state that they do not wish to be heard.)

* If others make a similar submission I will / ~~will not~~ [delete one] consider presenting a joint case with them at a hearing.

SIGNATURE OF SUBMITTER



M J Reynolds

8/9/2017

(Signature of submitter or person authorised to sign on behalf of submitter)

(Date submitted)

(A signature is not required if you make your submission by electronic means.)

Note to submitter:
The closing date for serving submissions on the consent authority is the 20th working day after notice is served under Section 95B of the Resource Management Act 1991.
You must serve a copy of your submission on the applicants as soon as reasonably practicable after you have served your submission on the Invercargill City Council.

*

We were always able to drive around the flats when exiting. There was always an understanding from the flat owners that no one could leave a car or block the accessway.

Who has the ownership of this thoroughfare? (right of way).

We are really concerned around the "Best Man's Weekend" when we envisage there to be between 5-10 or more motorbikes.

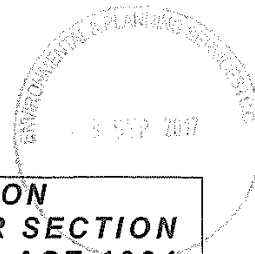
There will definitely be a marked increase then as well as other times as guests arrive & depart whether it is by taxi, car or motor bike.

What rights do the family & occupant of the property have in the future with regards to any changes that H.W.R. may do to the properties.

We have had ongoing noise & disruption for the past year.

We thank the council for giving us the opportunity to voice our concerns.

SCANNED



SUBMISSION ON AN APPLICATION FOR WHICH NOTICE IS SERVED UNDER SECTION 95B OF THE RESOURCE MANAGEMENT ACT 1991

SECTION 95B OF THE RESOURCE MANAGEMENT ACT 1991

**TO: Environmental and Planning Services
Invercargill City Council
101 Esk Street
Private Bag 90104
Invercargill 9840
Attention: Planning Manager**

**Email: resource.consents@icc.govt.nz
Telephone: 03 211 1777
Fax: 03 211 1431**

Full name of submitter: Jennifer Empson (occupant)

Address of submitter: 23H Anglem St
Invercargill

Postal address (if different from above): _____

Contact telephone number: 0274415017 Fax: _____

Email: jem@jempsonib@hotmail.com

This is a submission on an application from HWR Property Limited.

The application is for the following activity: To operate visitor accommodation using existing residential units within the Residential 1 Zone.

The location of the proposed activity is: 23B – 23H Anglem Street.

My submission is:

Include:

- Whether you support or oppose the application or specific parts of it
- Whether you are neutral regarding the application or specific parts of it

I oppose the application due to the fact that there has been a lack of communication. There have been tradesman on the property at all hours of the day & night with building and construction with no regard to my well-being. I am concerned about the way in which the right of way was blocked without consultation, the driveway was blocked and I had had no access to my driveway

- * Issues of noise - late night
 - * unknown of who is on the property at any given time
 - * lack of communication / consultation
 - * extra visitors on the property
 - * I have also had people knock on my door for accommodation assuming my unit is the office
- * My car port is open & I worry about people on the property being able to access this

The reasons for my submission are [continue on separate sheet if required]

on numerous occasions - now I can't drive round but have to back out!

There are times when extended family members will be staying with me (as my grandmother has retained ownership of the property to ensure there is a place to stay for any family visiting while she is in residential care as she has family in England / Australia & wider NZ). There are no parking options now & HWR put cones outside the roadside in evenings.

My submission would be met by the Invercargill City Council making the following decision [give precise details, including the general nature of any conditions sought]

That the application be declined until reasonable consultation can occur with us as occupiers (~~owner~~). As a single female I am concerned about the transient occupants of the accommodation.

Another major concern is the ownership of the thoroughfare through the property again with NO consultation = who has ownership of the right of way? As it is now blocked. Can I put table & chairs over this right of way. AS HWR have?

I do / ~~do not~~ [delete one] wish to be heard in support of my submission.
(A hearing of the application may not occur if all affected parties state that they do not wish to be heard.)

* If others make a similar submission I will / ~~will not~~ [delete one] consider presenting a joint case with them at a hearing.

SIGNATURE OF SUBMITTER



(Signature of submitter or person authorised to sign on behalf of submitter)

7-9-2017

(Date submitted)

(A signature is not required if you make your submission by electronic means.)

Note to submitter:
The closing date for serving submissions on the consent authority is the 20th working day after notice is served under Section 95B of the Resource Management Act 1991.
You must serve a copy of your submission on the applicants as soon as reasonably practicable after you have served your submission on the Invercargill City Council.

APPENDIX 4

OBJECTIVES AND POLICIES OF THE PROPOSED INVERCARGILL CITY DISTRICT PLAN 2016

2.17 TRANSPORTATION

2.17.1 Issues

1. Ineffective integration of land use and transport networks can have adverse effects on the safety, efficiency, effectiveness and accessibility of Invercargill's transport infrastructure.
2. Transport corridors and related transport movements can give rise to adverse public health and environmental effects.
3. There are pressures on Invercargill's transport infrastructure as a result of demographic changes, projections of increased freight, and land use change, and there are limited transportation options available to address these pressures.
4. The efficiency and convenience offered by the City's grid street pattern can be compromised by poor urban design.
5. Incompatible urban and rural development can adversely affect the transportation network.

2.17.2 Objectives

Objective 1: Development of transport infrastructure and land use takes place in an integrated and planned manner which:

(A) Integrates transport planning with land use.

(B) Protects the function, safety, efficiency and effectiveness of the transport network.

(C) Minimises potential for reverse sensitivity effects to arise from changing land uses.

(D) Provides for positive, social, recreational, cultural and economic outcomes.

(E) Minimises where practical the adverse public health and environmental effects.

2.17.3 Policies

Policy 1 Infrastructure: To provide for the safe and efficient operation, improvement and protection of transport infrastructure.

Policy 2 Noise: To manage the impact of noise associated with the airport, seaport, State Highway and railway networks.

Policy 3 Rooding hierarchy: To have regard to the Council's Rooding Hierarchy when considering subdivision, use and development of land.

Policy 4 Standards: To set development standards for vehicle access, loading, parking and manoeuvring facilities.

Policy 5 Adverse effects: To manage subdivision, use and development adjacent to transport infrastructure in such a way as to avoid, remedy or mitigate potential effects, including reverse sensitivity effects on transportation infrastructure.

Policy 6 State highways: To have regard to any New Zealand Transport Agency standards regarding the location of new accesses on to, and egresses from, State Highways where the speed limit exceeds 50 kph.

Policy 7 Cross boundary effects: To promote the management of the effects of activities which occur outside the District on the transportation networks of the District.

Policy 8 Public health: To manage transport activities and surrounding land use activities to protect public health and environmental values.

Policy 9 Integration: To integrate the planning of land use with existing transport infrastructure and provide for future transportation requirements.

Policy 10 Public transport, walking and cycling: To promote the use of public transport, and walking and cycling networks.

Policy 11 Significant transportation networks: To recognise that the Invercargill Airport, Seaport, Railway, State Highway, and the arterial roads which link this infrastructure are regionally significant transportation networks and are essential to the ongoing viability and functioning of the District.

2.35 RESIDENTIAL OVERVIEW

2.35.1 Issues

1. Lack of ongoing maintenance, development and redevelopment in existing residential areas can lead to neighbourhoods ageing and decaying, resulting ultimately in problems associated with old and substandard housing and inefficient use of existing infrastructure.
2. A lack of clearly defined boundaries to land zoned for residential development can lead to peripheral expansion creating a demand for uneconomic extensions to urban services.
3. Inadequate identification and protection of amenity values can lead to long term loss of residential amenity.

2.35.2 Objectives

Objective 1: Critical mass is maintained within the defined residential areas.

Objective 2: A range of housing types is available, meeting the housing needs of a population that is growing only slowly and ageing.

Objective 3: A high standard of residential amenity is maintained.

Objective 4: Unplanned peripheral expansion of the built-up area resulting in increased demand for urban services is avoided.

2.35.3 Policies

Policy 1 Existing residential areas: To encourage infill development, use of vacant allotments and upgrading/redevelopment of existing houses in the Invercargill and Bluff urban areas.

Policy 2 Residential density: To provide for a range of housing densities, from large lot residential to medium density, in recognition of the changing demographics of the Invercargill population.

Policy 3 Ōmaui: To enable housing development in the coastal environment at Ōmaui.

Policy 4 Residential amenity: To require a high standard of residential amenity in new development, particularly with respect to space for outdoor living.

Policy 5 Greenfield development: To discourage residential development outside residentially zoned areas.

Policy 6 Non-residential activities: To enable non-residential activities when it can be demonstrated that they:

- (a) Are in keeping with the character anticipated in a residential area; and
- (b) Will not compromise the health, safety and amenity values enjoyed by residents; and
- (c) Cannot be practically located in other zones where such activities are anticipated.

Policy 7 Residential Amenity: To advocate for and encourage the site layout and design of residential buildings so as to provide as far as practical sunlight access and opportunity for solar gain.

2.36 RESIDENTIAL 1 ZONE

2.36.1 Issues

1. The quality of the City's housing stock depends on an ongoing process of maintenance, development and redevelopment.
2. Poor urban design can affect the advantages of Invercargill in terms of convenience, accessibility and short travel times.
3. Increasing residential densities can have adverse effects on residential amenity. This "amenity" includes in particular adequate provision for density and coverage, for outdoor living, for incidence of sun, and for car parking.
4. Residential amenity can be affected by non-residential activities within or adjoining the Residential Zone.

2.36.2 Objectives

Objective 1: The maintenance and ongoing development of the zoned areas as residential neighbourhoods offering a high degree of amenity to their inhabitants is provided for and encouraged.

Objective 2: Adverse effects of urban development on the environment are avoided, remedied or mitigated.

Objective 3: Opportunities for urban intensification and redevelopment are encouraged within Invercargill's existing urban areas.

Objective 4: Provision is made for good accessibility to service and retail activities, educational establishments, and to places of employment.

Objective 5: High quality urban design is incorporated into new development and redevelopment.

Objective 6: Housing choice, both in terms of type and lot sizes, is provided for within urban areas.

Objective 7: Urban growth and development is managed in ways that:

(A) Support existing urban areas.

(B) Promote development of existing urban areas ahead of greenfield development.

(C) Promote urban growth and development within areas that have existing infrastructure capacity.

(D) Plan ahead for the expansion of urban areas.

(E) Promote compact urban form.

Objective 8: The amenity values of the Residential 1 Zone are maintained and enhanced.

2.36.3 Policies

Policy 1 Residential 1 Zone: To provide for suburban residential development by zoning within the existing urban area for dwellings on lots 400 square metres in size or larger.

Policy 2 Connectivity: To require that provision is made for safe, logical, and direct access by the variety of transportation modes in common use (pedestrian, cycle, mobility scooter, motor vehicle, public transport) from dwellings to service and retail activities, educational establishments, and places of employment.

Policy 3 Urban design: To encourage good urban design in terms of:

- (A) Context.
- (8) Character.
- (C) Choice.
- (D) Connections.
- (E) Creativity.
- (F) Custodianship.
- (G) Collaboration.

Policy 4 Stormwater runoff: To require site and building development to incorporate methods to:

- (A) Minimise loadings on stormwater runoff networks and reticulation systems caused by rainfall events; and
- (B) Improve the water quality of stormwater flows.

Policy 5 Choice: To enable the development of a range of housing types by:

- (A) Allowing, as of right, development on sections exceeding 400 square metres.
- (B) Allowing development on sections between 350m² and 400m² when buildings are well designed to give effect to other relevant Objectives and Policies of the Residential 1 Zone.
- (C) Encouraging comprehensively designed medium density development by way of resource consent within specified parts of the Residential 1 Zone, being the Residential 1A Zone.

Policy 6 Outdoor living: To require the provision of practical outdoor private open space as an important dimension of amenity.

Policy 8 Space around buildings: To maintain the residential scale and amenity of space around and between buildings.

Policy 9 Noise: To maintain low daytime ambient noise levels and lower night time ambient noise levels consistent with residential use of the area.

Policy 10 Noise: To recognise that some parts of the Zone are subject to higher levels of noise generated by the transportation network and to avoid, or mitigate reverse sensitivity effects associated with those activities.

Policy 11 Odour: To ensure absence of nuisance from objectionable odour.

Policy 12 Glare: To ensure freedom of nuisance from glare.

Policy 13 Electrical interference: To avoid nuisance from electrical interference.

Policy 14 Lightspill: To avoid, remedy or mitigate the adverse effects of lightspill.

Policy 15 Wind: To encourage the provision of shelter from wind as an important dimension of residential amenity.

Policy 16 Signage: To protect residential amenity by controlling the size and nature of signage.

Policy 17 Dilapidated structures and ill-maintained lands: To require that buildings and sections in the Residential Zone shall be sound, well-maintained and tidy in appearance, avoiding adverse effects of dilapidated structures and ill-maintained lands on the wider neighbourhood.

Policy 18 Demolition or removal activities: To manage the adverse effects of demolition or removal activities on amenity values by ensuring the clean-up, screening and maintenance of sites.

Policy 19 Relocation activities: To manage the adverse effects of relocation activities on amenity values by ensuring that any relocated building is placed on permanent foundations and reinstated to a reasonable state of repair within a limited timeframe.

Policy 20 Hazardous substances: To protect the public from the effects of storage and use of hazardous substances.

Policy 21 Height and location of structures: To maintain a 1-2 storey scale for development.

Policy 22 Car parking and vehicle manoeuvring: To maintain road safety by providing for residents to park their vehicle(s) on-site and to manoeuvre them safely on and off the formed road.

APPENDIX 5

RECOMMENDED CONDITIONS

1. The application is to be undertaken in accordance with the application received on 5 May 2017 and further information received on 30 May 2017, except where modified by conditions of consent.
2. All vehicle access and car parking for the visitor accommodation is to be via the southernmost vehicle crossing only. Signage, no larger than 0.25m² in size, is to be attached at the entrance to the northernmost driveway to the effect that the use of that driveway is for residents only.
3. A minimum of seven carparks (for the visitor accommodation and manager's residence) are to be marked onsite and are to be accessible from the southernmost vehicle crossing.
4. Interceptor drainage or a sump is to be installed in the driveways where more than 40m² of impermeable area drains to the street.
5. The southernmost unit (Flat 8) is not to be used for visitor accommodation (but may be used as a manager's residence and office/reception in association with the visitor accommodation).
6. Visitor numbers are to be limited to a maximum of twenty-four onsite at any one time (four per unit).
7. Reception/office hours are to be between 7.30 am and 6.00 pm.
8. Total signage on the site is not to exceed 0.5m² in size. Signage identifying the accommodation shall not be located north of the southernmost vehicle access, and is to clearly indicate the location of the reception/office.
9. Any security lighting is to be installed in such a way as to be angled away from 23A Anglem Street (Flat 1).