From: "Hayden Bewley" <Hayden.Bewley@jea.co.nz>
Sent: Thu, 22 Jan 2026 11:51:34 +1300
To: "Kayla Vincent" <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information
Attachments: Miller RC Shed drawings 22.1.26.pdf

Hi Kayla,

Updated plans attached as requested.

We do not wish to place the application on hold nor do we agree to a time extension for this one.

Please let me know if you need anything else to issue draft conditions for this application.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**

Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Thursday, 22 January 2026 8:39 AM
To: 'Kayla Vincent' <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Morning Kayla,

I have passed this onto the applicant to get updated.

In the meantime, can you please provide the full set of draft conditions - as there appears to be no other outstanding issues while we get the plans updated?

Kind regards,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Wednesday, 21 January 2026 4:27 PM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

Senior planner has raised the following; can you please update the shed plans as the elevations have been incorrectly labelled.

Can you please also include the other floor plan even if it is just a rectangle within the update.



If you could request that it be on hold while this is updated that would be very helpful otherwise by my accounting the application is on day 49 (note this is not the official count which could be out by a day or two).
If you could also ask if your applicant would be amenable to providing a s.37 for the days I was out of office that would be great but I understand if they are not comfortable with that.

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Monday, 19 January 2026 9:09 AM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Welcome back and thanks for getting back to me with the update below.

Can you please confirm how many working days the consent is on?

I have it at approximately 48 working days (excluding hold periods and the x mas hold on working days) so far & I understand we have no outstanding information currently, so the days should still be ticking over.

Is there anything we can do to help the decision maker progress the final sign off?

Kind regards,

JEA JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Monday, 19 January 2026 8:52 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Hayden,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

Apologies and today is my first day back and I am just sorting where everything is sitting. I will give you a proper update asap, later on in the week.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Tuesday, 13 January 2026 1:35 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Hope you had a good break and are settling back into the office.

I was hoping you could provide an update on the release of this resource consent decision?

Is there anything outstanding with Wendy?

Kind regards,

JEA JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Monday, 22 December 2025 9:45 AM
To: 'Kayla Vincent' <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Following up on the progress of this resource consent application.

Note that you were discussing the residential effects with Wendy in terms of glazing and the chimney.

Are you able to provide feedback on the additional information we provided and advise if this application has progressed to a point where a decision can be released soon?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Thursday, 11 December 2025 3:37 PM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

I have asked for direction from my decision maker so these are not final but the two other than the standard conditions are

1. All domestic elements shall be contained within the curtilage around the building platform CC. No domestic elements associated with the residential activity (including but not limited to outdoor living areas, vehicles, outdoor furniture, washing lines, children's play equipment, pets or pet enclosures, domestic gardens/vegetable gardens, rubbish or recycling facilities, or residential parking areas) shall be located outside the footprint of the approved "shed / residential flat" building.

2. No external lighting is permitted on the shed/residential flat.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026



From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Thursday, 11 December 2025 3:01 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Thanks Kayla,

Are you able to circulate the remaining conditions? Or are they looking to be relatively standard, aside from the BP registration process?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Thursday, 11 December 2025 2:58 PM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

For me its more a matter of process especially around changing the building platform that I am most concerned about changing.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL



From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Thursday, 11 December 2025 11:58 AM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Thanks Kayla,

Can you let me know where you landed on the key issues for the RC and what potential changes you are referring to below?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Thursday, 11 December 2025 10:33 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

I will definitely send them after it has been reviewed by the decision maker. I am cognizant of any potential changes

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026



From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Tuesday, 9 December 2025 5:31 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

In addition to the update below, are you able to send out draft conditions please?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Tuesday, 9 December 2025 8:30 am
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

Apologies for the lack of communication.

This is in for review and I will let you know if I need any more information.

Ngā mihi,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL



From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Monday, 8 December 2025 1:55 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Cc: Natasha Brown <natasha.brown@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Please advise where this application is sitting in processing. It has now been a full 20 working days since we have heard from you.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Tuesday, 2 December 2025 2:02 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>

Cc: Natasha Brown <natasha.brown@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

We would really appreciate an update on the progress of this resource consent application.

It has now been over 3 weeks since we have heard back from you; I left you a voice mail this morning but haven't been able to reach you via your phone either.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Monday, 1 December 2025 10:30 AM
To: 'Kayla Vincent' <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Please advise where this application is sitting in terms of a decision or draft conditions being released; we haven't heard back from you since November 11th.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Monday, 24 November 2025 2:45 PM

To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Following up on the progress of this decision report again.

Can we please have an update which we can pass onto the applicant?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Hayden Bewley
Sent: Thursday, 20 November 2025 3:37 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Hope you are well.

Can you please provide an update on the processing of this RC and the # of working days it is sitting on?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Tuesday, 11 November 2025 3:40 PM

To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

Thanks for this.

What I might do moving forward is start drafting the report so I can properly work through my thinking on the final two aspects.

With regard to the consent notice platform, it has been explained to me that a CONO is simply an instrument containing wording only, there's no platform plan or dimensioned survey plan attached. In previous cases, a covenant and corresponding covenant plan have always been required to be lodged when varying or creating a new platform, which in turn should trigger the PDP rules. As such you can't technically vary a registered platform on the title, only create new ones. On that basis, Rule 24.4.1 may need to be triggered, but I'll confirm once I've had the chance to review it further. As stated above this might be something I work through and then let you know what shakes out once I have everything aligned in my head.

Similarly, I'm not yet entirely convinced that the level of effects from the residential activity in the farm building will be less than minor, but I'll start drafting the report and see where I land. I'll come back to you once I've got a more solid view.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Tuesday, 11 November 2025 1:08 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

We have reviewed the email thread below and attached a response.

Please review and let me know if you have any questions regarding the information.

Kind regards,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Monday, 3 November 2025 11:42 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Hayden,

Yes 2 and 7 are the last matters outstanding, unless your client wants to go down the route of updating the building platform then 5 may come back up.

Yes, please can you update the AEE just so we are all on the same page regarding rule triggers and cono variations.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Monday, 3 November 2025 11:25 AM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Thanks for getting back to me so quickly Kayla,

Just to confirm, it was just points 2 and 7 (essentially) that need a bit more information from our RFI response? no other concerns?

Also, wasn't discussed on the phone – but you are still expecting the amended AEE to come in as discussed throughout the response?

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner
022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Monday, 3 November 2025 11:12 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hey Hayden,

Thank you for this.

As discussed, it is my preference to consent a building outside the platform rather than vary the platform location. Happy to discuss this further after you have contacted your client.

Further with regard to the residential use of the Farm shed/ stable there are potential amenity effects here to a level that could be at least minor. If you would like to provide APA from this neighbour or propose any mitigation measure I will be happy to look at them.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Sent: Friday, 31 October 2025 2:12 PM
To: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Kayla,

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

Please find RFI response attached for RM250782.

Please let me know when you have had a chance to review and I can give you a call to refine any details.

Kind regards,

JOHN EDMONDS & ASSOCIATES

HAYDEN BEWLEY
BA, Assoc. NZPI
planner

022 430 7025 | 03 450 0009
hayden.bewley@jea.co.nz | **www.jea.co.nz**
Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: Kayla Vincent <kayla.vincent@qldc.govt.nz>
Sent: Tuesday, 28 October 2025 10:04 AM
To: Hayden Bewley <Hayden.Bewley@jea.co.nz>
Subject: RE: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

Hi Hayden,

Hope you had a good long weekend

Just to let you know I am going to be on leave from the 4th to the 11th so if there is likely to be any movement on this application can you please let me know. Otherwise, I will be back on the 12th.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: Kayla Vincent
Sent: Tuesday, 21 October 2025 12:35 PM
To: Hayden Bewley <hayden.bewley@jea.co.nz>
Subject: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

Hi Hayden,

Re: RM250782 - Miller Wiggins Trustee Limited - s92(1) request for further information

This email is a request under s92(1) of the Resource Management Act 1991 (RMA) for further information to assist Council in processing your application and understanding of the actual or potential adverse effects of your proposal. Please see the below which sets our why the request is being made, and process should you refuse to provide information or not respond to this request.

Requested Information

The following additional information about your application is requested:

1. I am not going to include the Variation to Condition 31 of RM220055 as the condition is for the wording for a consent notice that has already been issued and therefore cannot be varied. Can you confirm you agree with this.

2. As the subdivision (building platform is not part of the landuse consent) has been given effect to the building platform cannot be varied and therefore requires a Land Use consent for this to be altered can you please confirm you wish to breach 24.4.1 to enable this. Please also provide a Landscape Assessment from a SQEP for the altered building platform

3. While you are proposing to change the platform, it has not been altered at the time of application therefore can you please confirm you wish to breach 24.5.2 to allow the Residential Flat which partially outside a platform and more than 10m from the Residential Unit

24.5.2	Residential Flats 24.5.2.1 Within the Wakatipu Basin Lifestyle Precinct, any residential flat must be separated from the principal residential unit by no more than 10 metres. 24.5.2.2 Rule 24.5.2.1 does not apply to a residential flat located within a building platform approved by a resource consent, and registered on the applicable record of title.	RD Discretion is restricted to: a. Effects on landscape character associated with the location of buildings and cumulative adverse effects.

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

4. Can you also please confirm you would like the following Consent Notice Conditions amended. If so, can you please provide how you would like each condition to be varied.

   p) All residential domestic elements within each Lot, including but not limited to amenity gardens and structures, mown lawns, paved areas, play structures, swimming pools, tennis courts, clothes lines, parking areas, stored caravans, boats, etc. shall be contained within the curtilage defined for each Lot on the Approved Lot Layout Plan.

   u) Any future residential unit and associated garage erected on the Lot shall be located within the approved Building Platform and shall be restricted to a maximum of 50% of the area of the Building Platform (375m2).

5. Regarding the “shed”, in RM220055 the platform is consistently referred to as “shed/stable platforms” or “farm sheds/stables”, which implies non-residential, agricultural or equestrian use. The absence of residential permissions, combined with the specific design and location constraints, strongly implies that residential use is not assessed or authorized.

   As such I believe the buildings within this platform should meet the definition of a Farm Building

Farm Building	Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes: a. buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; b. visitor accommodation and temporary accommodation.

   Rather than that of an Accessory Building, that is subservient to the Residential Unit, which is supported by the conditions p) and u) above

Accessory Building	Means any detached building the use of which is incidental to the principal building, use or activity on a site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.

   As such in order to determine effects can you please provide a Landscape Assessment from a SQEP. (note: there is a chance this will be peer reviewed as well).
   Please ensure that you request the platform increase to be assessed as well, including an assessment on whether all landscaping consent notices will remain fit for purpose. Alternatively, if you want to remove the change to the building platform and just stick to a consenting a building outside the platform the assessment can focus solely on the effects from the specific building. Feel free to call me about this if you want to discuss.

6. Can you please confirm what the intended use of the shed is? Is it a garage and residential flat or is the portion not residential flat to be used for farming purposes? If it is for farming purposes where is the user of the residential unit to park? If this is outside a building it will be considered a domestic element outside of the curtilage

7. The residential use is much closer to 351 Morven Ferry Road. Given the consent notice is a tool to provide a degree of certainty to the parties' subject to the consent notice, for the reasons discussed above I do not believe residential activities are anticipated within this platform. While I haven't finished my assessment there is a chance that I find at least minor effects on this property. Could you please confirm if you would like to seek APA from this property.

8. The water tanks that are to be used as firefighting, can you please confirm you comply with requirements required by condition k), including hardstand area, connection distance from buildings

9. Can you confirm that there is no proposed external lighting on the shed.

10. The AEE states that the shed is two levels, can you please provide a plan showing what the floor plan of the second level floor plan looks like.

Where you agree with the addition triggers or variations can you please update the AEE and include any necessary additional assessment

Responding to this request

This letter represents the formal request under Section 92(1) and sets out the reasons for the Council requesting the information in accordance with section 92(3)(a) of the RMA.

*You are required to respond to this request in writing within **15 working days** from the date of this letter, which is **12 November 2025,** to advise the consent authority that you either agree or refuse to provide the information requested, or to seek an alternative timeframe to provide the information in accordance with RMA section 92A(2)(a).*

If you are seeking an alternative timeframe to provide the information, this new timeframe must be agreed in writing with Council.

In accordance with RMA section 88C(2), the consent authority will exclude all time from the consent process working days starting from the date of this request, and ending when – satisfactory information is received on or before either the statutory 15 working day date (above), or other agreed dated; or if no information is received the agreed date; or the date Council receives confirmation the applicant refuses to provide the information (in accordance with s88C(2)(b)).

In accordance with section 92A(3) of the RMA, if the applicant refuses to provide, or does not provide the information in the agreed timeframe, or does not respond to this request, the Council must advance processing the application without the benefit of the requested information, and must publicly notify the application in accordance with section 95C of the RMA.

Ngā mihi,

Kayla

Kayla Vincent (she/her) | Resource Consents Planner | Planning and Development
Queenstown Lakes District Council
P: +64 3 443 0409
E: kayla.vincent@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

MILLER RESIDENCE

359, MORVEN FERRY ROAD, QUEENSTOWN

JANUARY 2026

LOT 3 DP 600355

A1.01: SITE PLAN
A1.02: PLATFORM PLANS

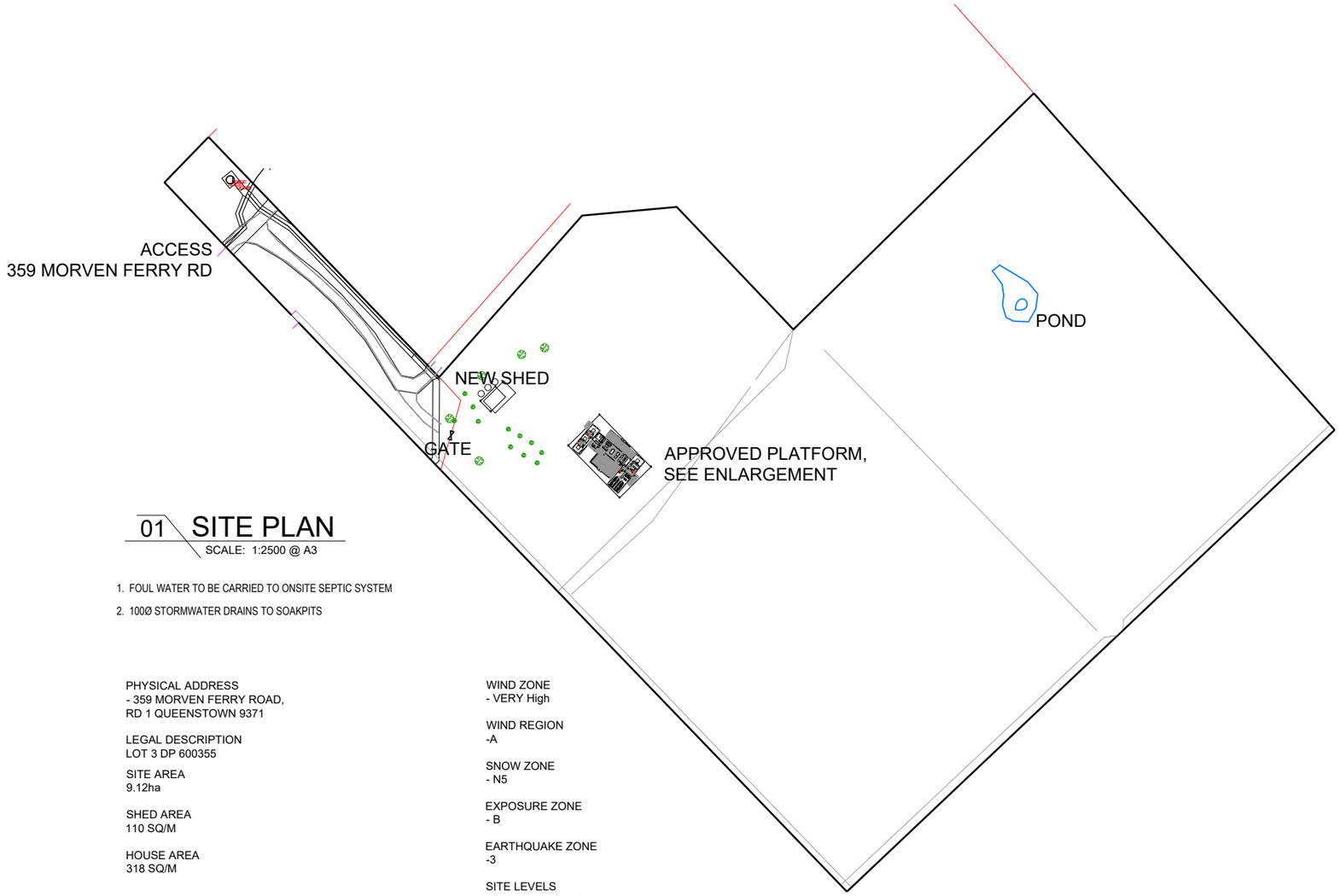
A4.01: HOUSE FLOOR PLAN
A4.02: SHED FLOOR PLAN & ELEVATIONS

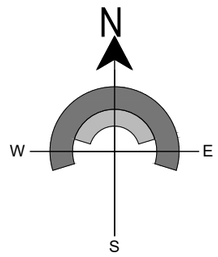
A6.01: HOUSE ELEVATIONS
A6.02: HOUSE ELEVATIONS 2

SCOTTEDEDESIGN

a: 17 SARITA PLACE, CROMWELL
c: 027 6868 032
e: scott@scottededesign.co.nz

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026





01 SITE PLAN

SCALE: 1:2500 @ A3

1. FOUL WATER TO BE CARRIED TO ONSITE SEPTIC SYSTEM
2. 100Ø STORMWATER DRAINS TO SOAKPITS

PHYSICAL ADDRESS
- 359 MORVEN FERRY ROAD,
RD 1 QUEENSTOWN 9371

LEGAL DESCRIPTION
LOT 3 DP 600355

SITE AREA
9.12ha

SHED AREA
110 SQ/M

HOUSE AREA
318 SQ/M

SEDIMENT CONTROL PLAN IF REQUIRED TO COMPLY WITH E1/AS1

WORKSITE SAFETY BARRIERS INSTALLED BY MAIN CONTRACTOR TO COMPLY WITH F5/AS1

WIND ZONE
- VERY High

WIND REGION
-A

SNOW ZONE
- N5

EXPOSURE ZONE
- B

EARTHQUAKE ZONE
-3

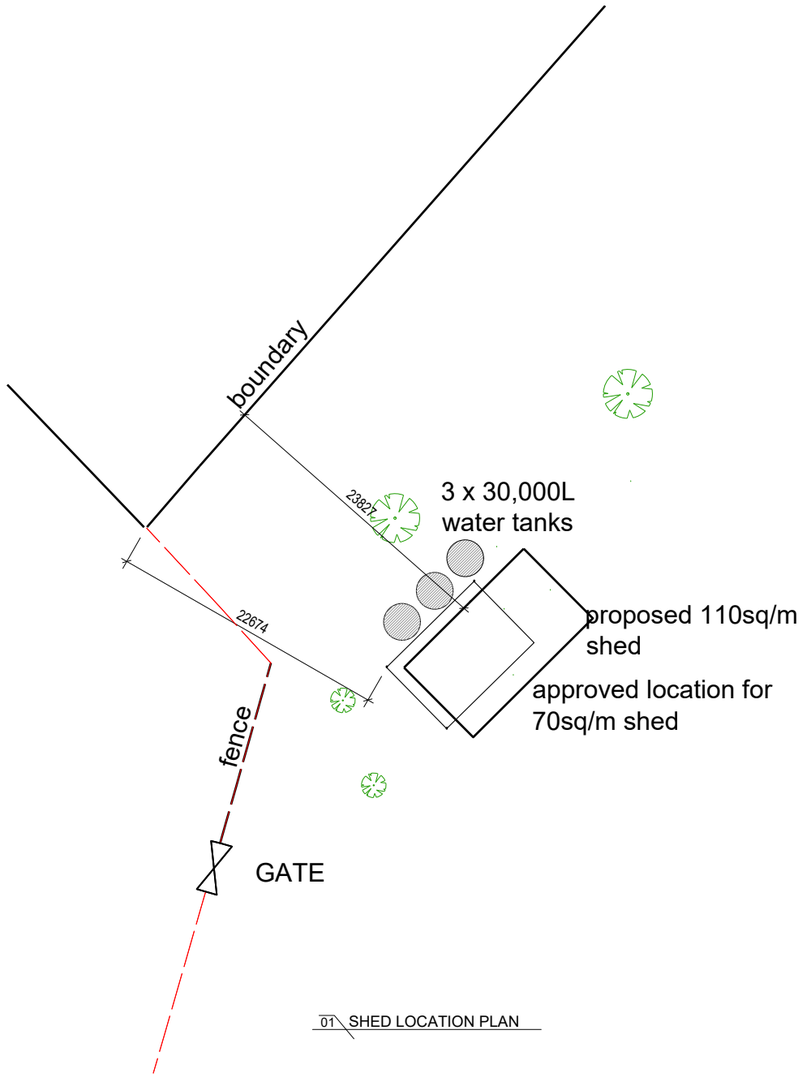
SITE LEVELS
- Building platform has approx 1.6m of fall, 300mm cut to top side and 1.3m certified compacted fill to lower end.

SCOTTEDEDESIGN
a: 17 SARITA PLACE, CROMWELL
c: 027 6868 032
e: scott@scottededesign.co.nz

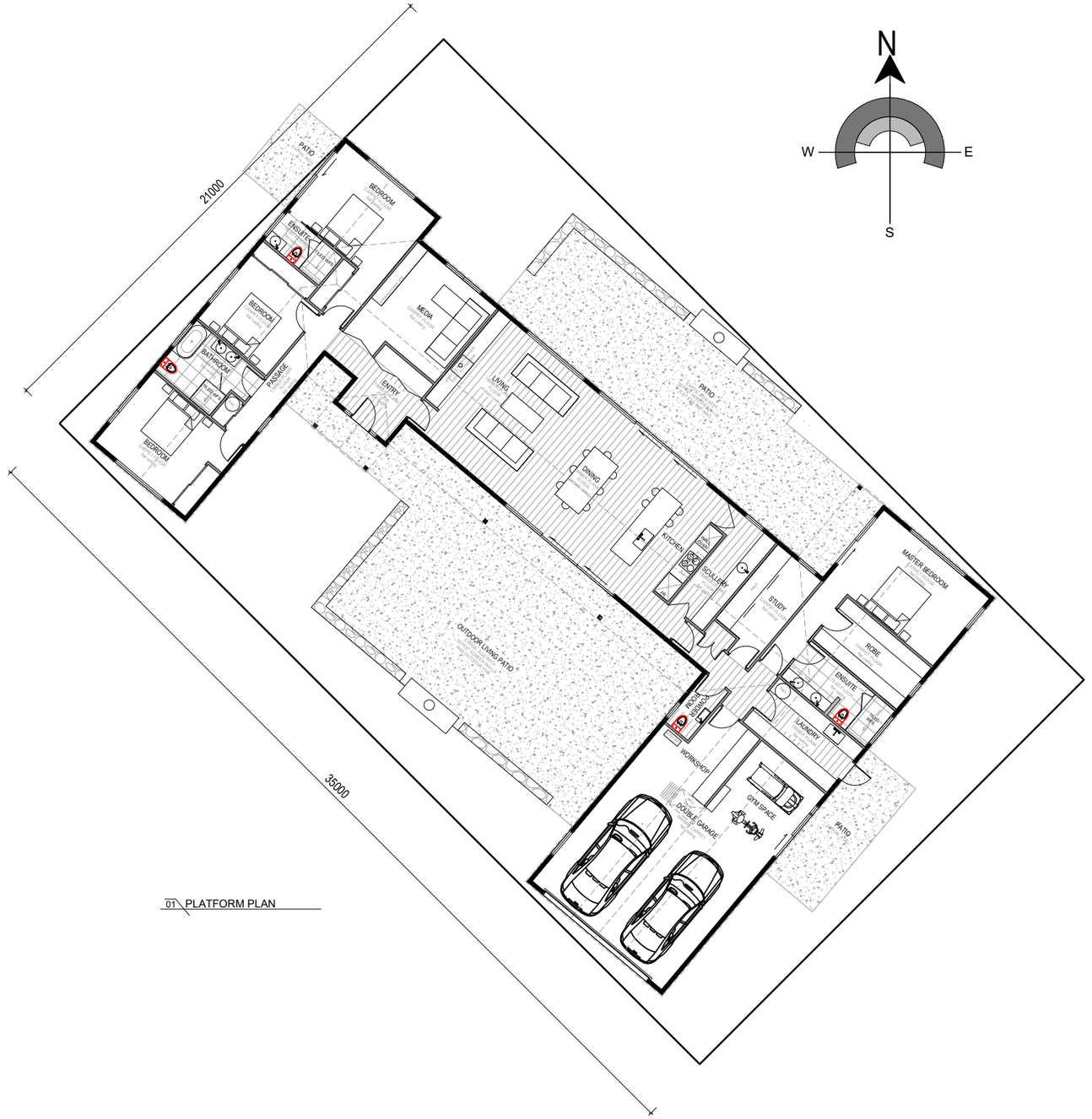
REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
		MILLER RESIDENCE	RC SET	22.01.26
		DRAWING NAME:	JOB NO:	DWG NO:
		SITE PLAN	2517	A1.01

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

DO NOT SCALE OF DRAWINGS. All dimensions to be checked by contractor before construction



01 SHED LOCATION PLAN



01 PLATFORM PLAN

SCOTTEDEDESIGN
a: 17 SARITA PLACE, CROMWELL
c: 027 6868 032
e: scott@scottededesign.co.nz

REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
		MILLER RESIDENCE	RC SET	22.01.26
		DRAWING NAME:	JOB NO:	DWG NO:
		SITE PLAN	2517	A1.02

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026
DO NOT SCALE OF DRAWINGS All dimensions to be checked by contractor before construction



01 FLOOR PLAN
SCALE: 1:100 @ A3
AREA: 318 SQ/M

1. WI-FI INTERCONNECTED SMOKE ALARMS SHOWN AS
2. THERMAL ENVELOPE IS FOR THE ENTIRE BUILDING
3. EX 100 X 50MM H1.2 SG8 TIMBER WALL FRAMING @ 400MM CTRS, INTERNAL FRAMES 2.565 STUD.

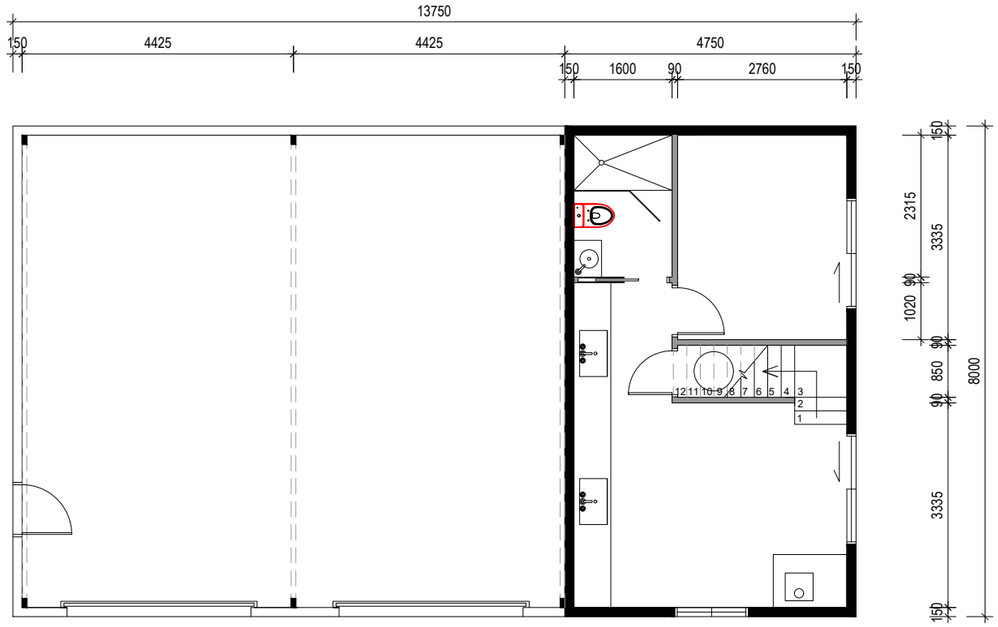
   EX 150 X 50MM H1.2 SG8 TIMBER WALL FRAMING TO 2.565M STUD HEIGHT @ 600MM CTRS

   DWANGS TO SUIT CLADDING, REFER TO SPECIFICATIONS

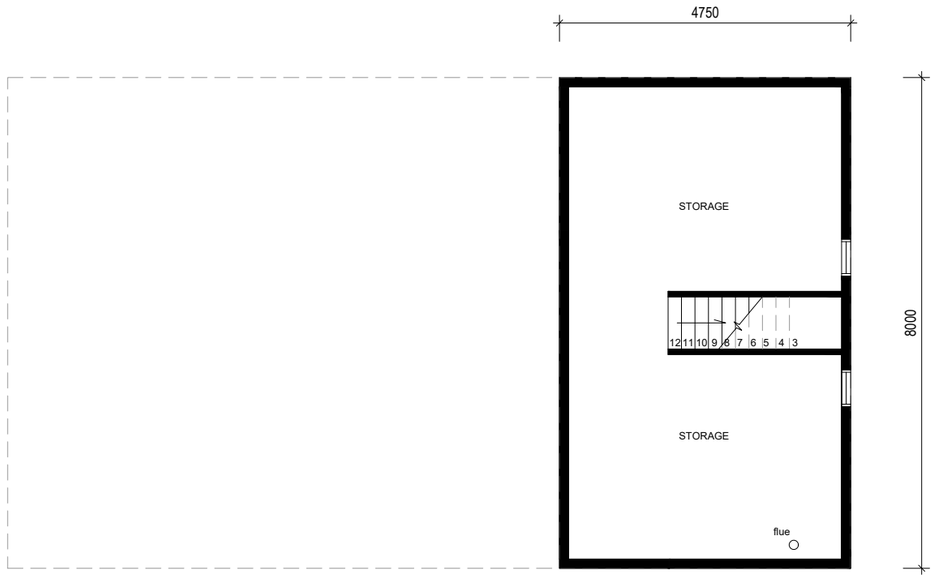
SCOTTEDEDESIGN	REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
e: 17 SARITA PLACE, CROMWELL			MILLER RESIDENCE	RC SET	22.01.26
c: 027 6868 032			DRAWING NAME:	JOB NO:	DWG NO:
e: scott@scottedesign.co.nz			FLOOR PLAN	2517	A4.01

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026

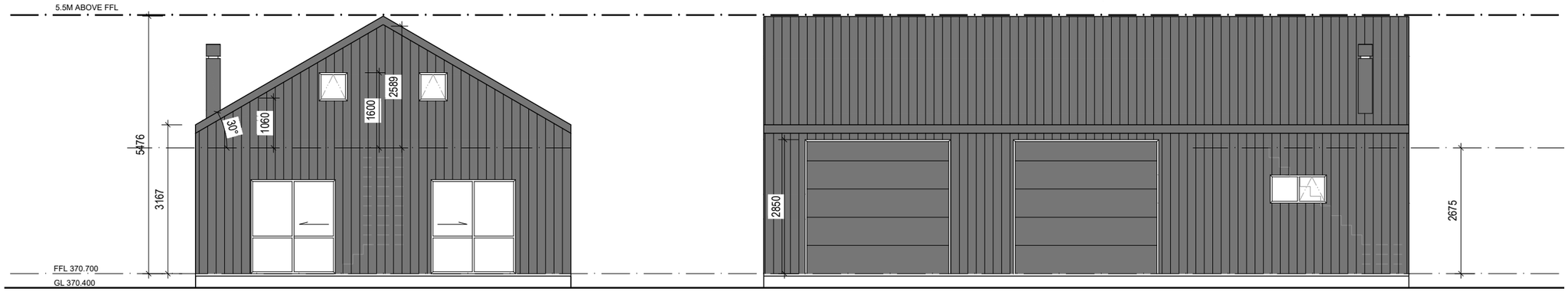
DO NOT SCALE OF DRAWINGS All dimensions to be checked by contractor before construction



06 MEZZ. FLOOR PLAN
SCALE: 1:100 @ A3

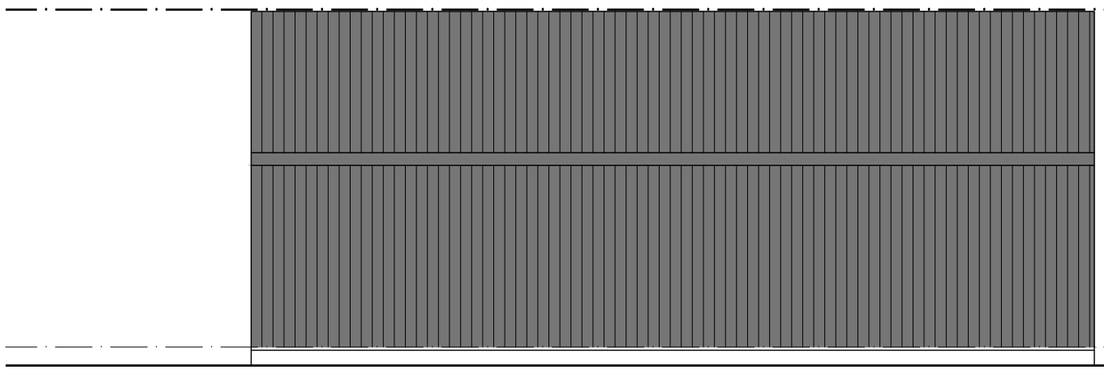


01 FLOOR PLAN
SCALE: 1:100 @ A3

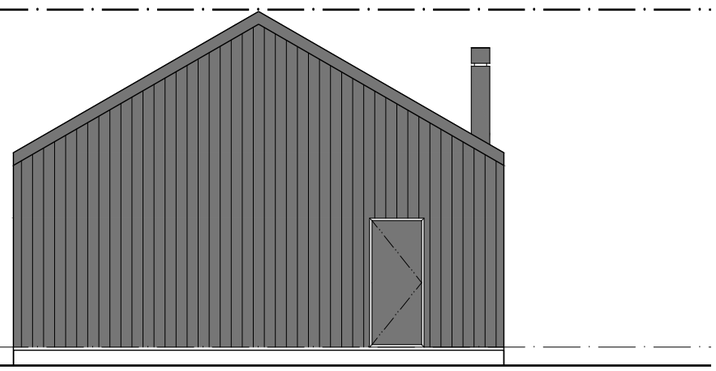


02 NORTH EAST ELEVATION
SCALE: 1:100 @ A3

03 SOUTH EAST ELEVATION
SCALE: 1:100 @ A3



04 NORTH WEST ELEVATION
SCALE: 1:100 @ A3



05 SOUTH WEST ELEVATION
SCALE: 1:100 @ A3

FLAXPOD MATTE
COLORSTEEL
LRV = 6%

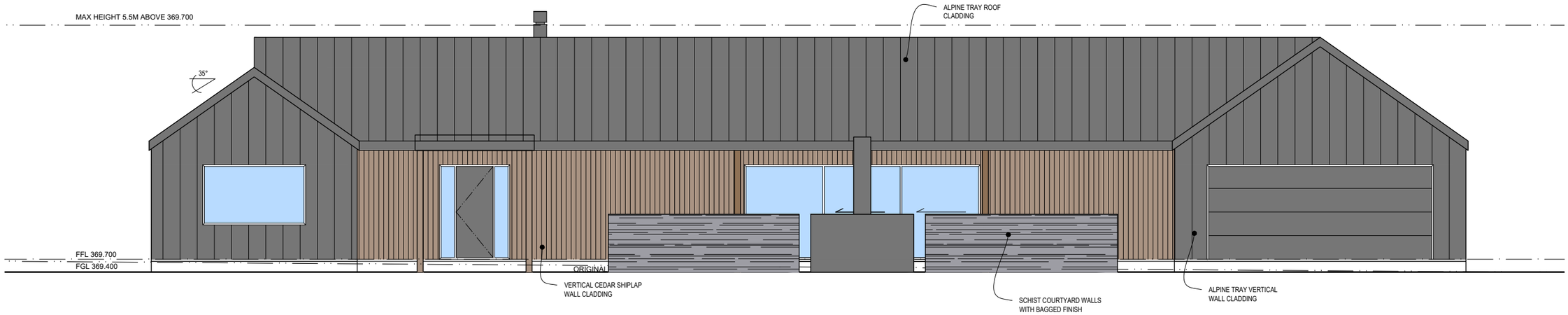
ROOF, WALLS, FASCIA AND SPOUTING, GARAGE DOOR & WINDOW AND DOOR JOINERY

FlaxPod™

SCOTTEDESIGN
a: 17 SARITA PLACE, CROMWELL
p: 03 445 3695 c: 027 6868 032
e: scott@scottedesign.co.nz

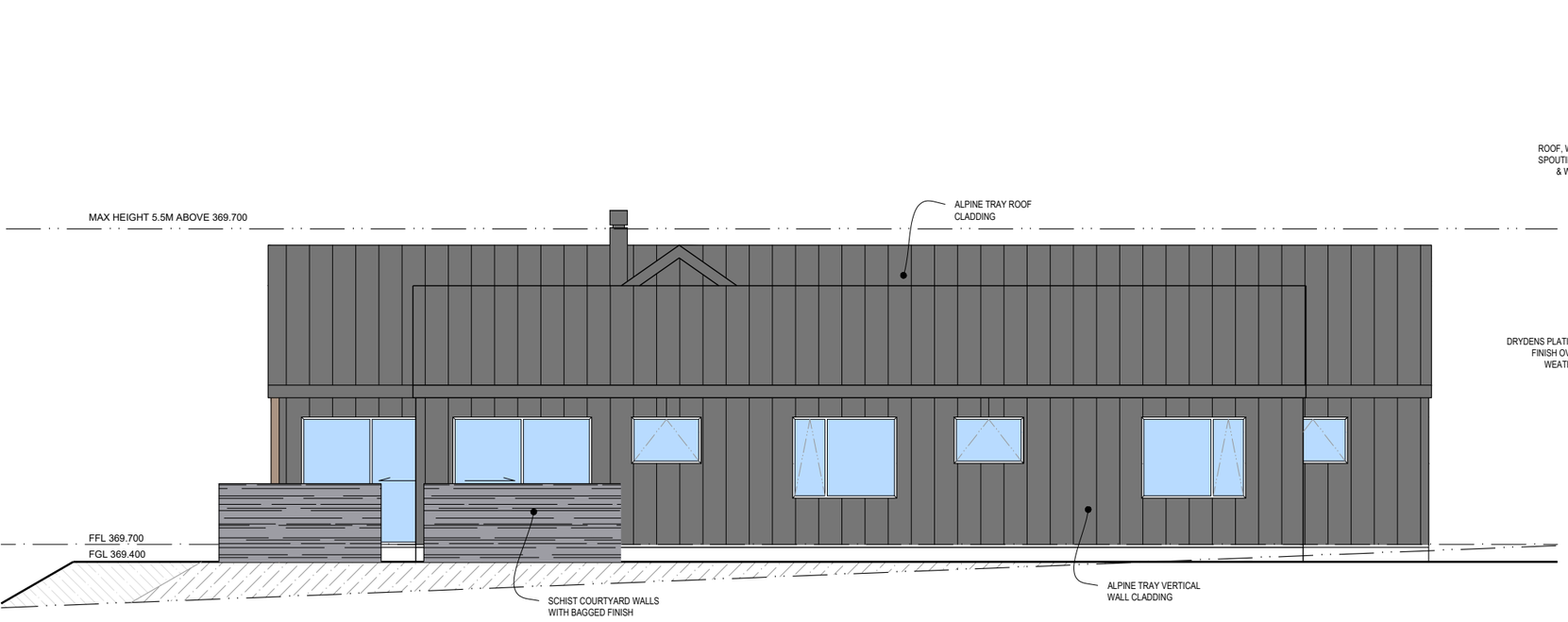
REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
		MILLER SHED	RC SET	22.01.26
		DRAWING NAME:	JOB NO:	DWG NO:
		SHED PLAN	2517	A4.02

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026
DO NOT SCALE OFF DRAWINGS All dimensions to be checked by contractor before construction



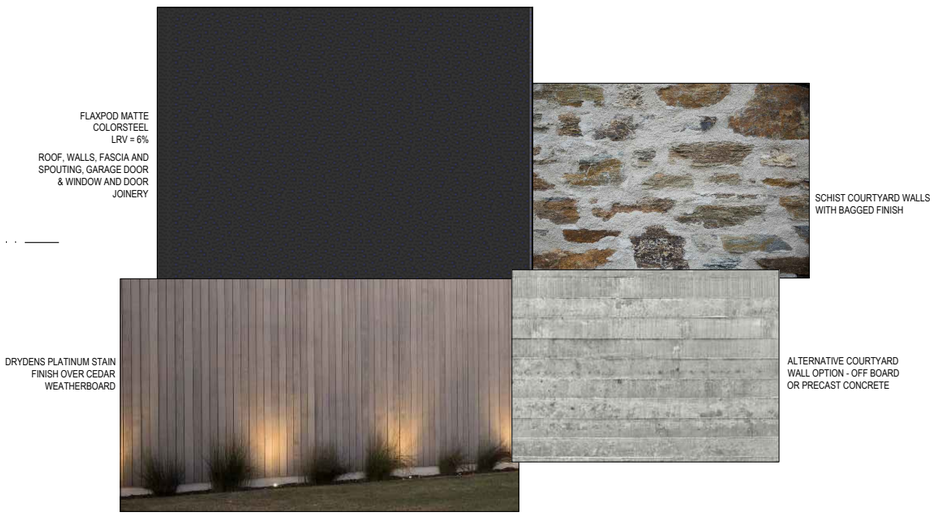
01 SOUTH WEST ELEVATION

SCALE: 1:100 @ A3



02 NORTH WEST ELEVATION

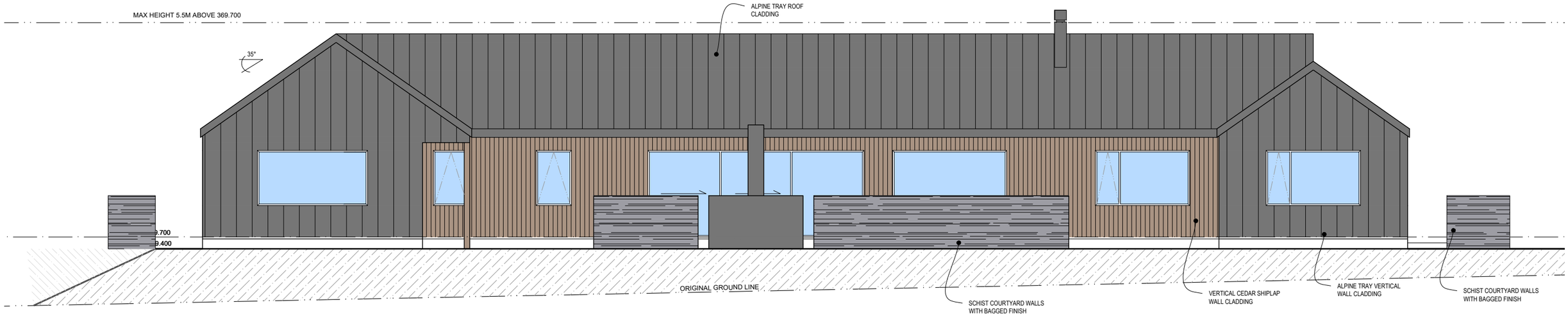
SCALE: 1:100 @ A3



SCOTTEDEDESIGN
a: 17 SARITA PLACE, CROMWELL
p: 03 445 3695 c: 027 6868 032
e: scott@scottedesign.co.nz

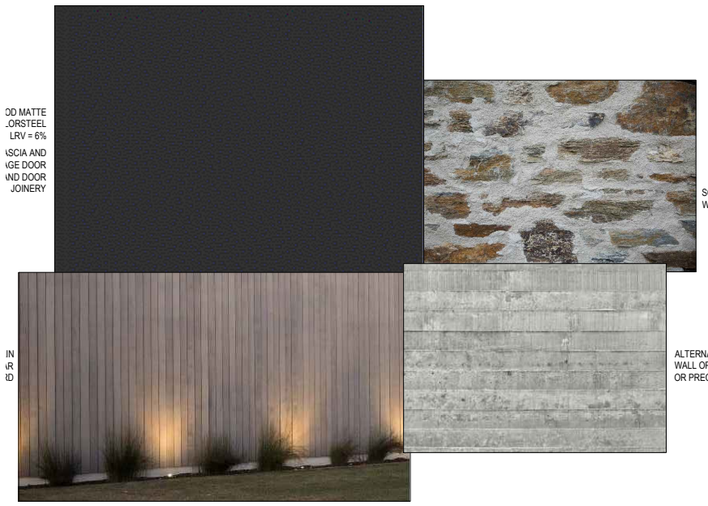
REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
		MILLER RESIDENCE	RC SET	22.01.26
		DRAWING NAME:	JOB NO:	DWG NO:
		ELEVATIONS - OPTION 1	2517	A6.01

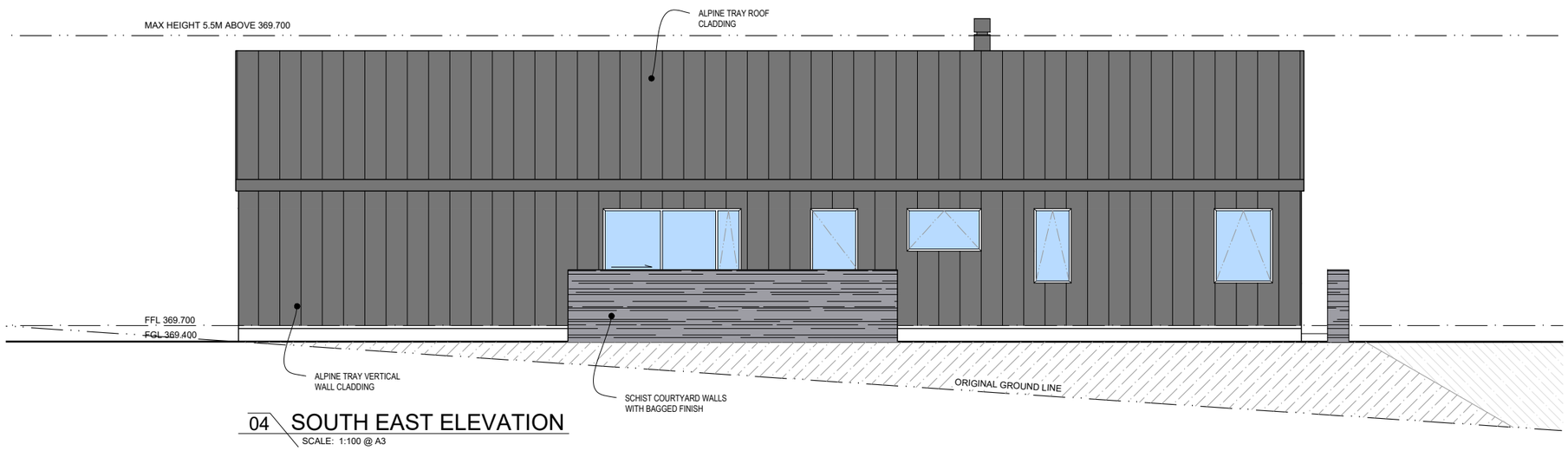
Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026
DO NOT SCALE OFF DRAWINGS All dimensions to be checked by contractor before construction



03 NORTH EAST ELEVATION

SCALE: 1:100 @ A3





04 SOUTH EAST ELEVATION

SCALE: 1:100 @ A3

SCOTTEDEDESIGN
a: 17 SARITA PLACE, CROMWELL
p: 03 445 3695 c: 027 6868 032
e: scott@scottededesign.co.nz

REVISION:	DATE:	JOB NAME:	STATUS:	DATE:
		MILLER RESIDENCE	RC SET	22.01.26
		DRAWING NAME:	JOB NO:	DWG NO:
		ELEVATIONS	2517	A6.02

Document Set ID: 9383002
Version: 1, Version Date: 20/02/2026
DO NOT SCALE OFF DRAWINGS All dimensions to be checked by contractor before construction