

APPLICATION AS NOTIFIED

L Nauman

(RM260078)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

L Nauman

What is proposed:

Land use consent is sought to undertake residential visitor accommodation from an existing residential unit for up to 365 nights per annum, with associated parking shortfalls relating to mobility parking standards.

The location in respect of which this application relates is situated at:

The subject site is situated at 2B Vancouver Drive, Queenstown and is legally described as Unit 2 Deposited Plan 314229 and Accessory Unit 2 Deposited Plan 314229, held in Record of Title 56295.

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our eDocs website using RM260078 as the reference <https://edocs.qldc.govt.nz/Account/Login>.

This file can also be viewed at our public computers at these Council offices:

- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The Council planner processing this application on behalf of the Council is Ella Walker-Smith, who may be contacted by phone at 03 450 1715 or e-mail at ella.walker-smith@qldc.govt.nz.

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

18 June 2026

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Leigh Nauman, leigh@suenamandesign.com) as soon as reasonably practicable after serving your submission to Council:

C/- Richard Kemp
richard@pragmaticplanning.co.nz
 Pragmatic Planning
 PO Box 2770, Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Angela Jones, Independent Commissioner, pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 20 May 2026

Address for Service for Consent Authority:

Queenstown Lakes District Council
 Private Bag 50072, Queenstown 9348
 Gorge Road, Queenstown 9300

Phone
 Email
 Website

03 441 0499
rsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 19-May-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	9324920	1	02-Feb-2026
PUB_ACC	Assessment of Effects on the Environment	9324921	1	02-Feb-2026
PUB_ACC	Record of Title 56295	9324917	1	02-Feb-2026
PUB_ACC	Signed APA 2A Vancouver Drive	9431381	1	13-Mar-2026
PUB_ACC	Signed APA 2D Vancouver Drive	9431382	1	13-Mar-2026
PUB_ACC	RVA Plans	9324915	1	02-Feb-2026
PUB_ACC	Visitor Accommodation Management Plan (VAMP)	9324914	1	02-Feb-2026
PUB_ACC	Letter to Neighbours	9324919	1	02-Feb-2026
PUB_ACC	Outdoor Area Notice	9324918	1	02-Feb-2026
PUB_ACC	Residential Design Guideline Assessment	9324916	1	02-Feb-2026
PUB_ACC	Volunteered Conditions of Consent	9324913	1	02-Feb-2026



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL **MANDATORY FIELDS*** OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: Leigh Nauman

(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address: 2B Vancouver Drive, Queenstown

*Post code:

9300

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: leigh@suenamandesign.com

*Phone Numbers: Day 021 1999949

Mobile: 021 1999949

*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: Richard Kemp - Pragmatic Planning

*Phone Numbers: Day 021 104 3405

Mobile: 021 104 3405

*Email Address: richard@pragmaticplanning.co.nz

*Postal Address: PO Box 2770
Wakatipu
Queenstown

*Postcode:

9349



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: Leigh Nauman

*Postal Address: 2B Vancouver Drive, Queenstown

*Post code:

9300

*Please provide an email AND full postal address.

*Email: leigh@suenamandesign.com



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:



Landowner:



Other, please specify:

*Attention: Leigh Nauman

*Email: leigh@suenamandesign.com

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

2B Vancouver Drive, Queenstown 9300

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Unit 2 Deposited Plan 314229 and Accessory Unit 2 Deposited Plan 314229 as held in Record of Title 56295

District Plan Zone(s): Medium Density Residential Zone



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land Use Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

Land Use Consent includes earthworks

s127 Change or Cancellation of Consent Condition

Land Use Consent combined with s127 and/or s221

s221 Change or Cancellation of Consent Notice

Subdivision Consent

Boundary / Marginal or Temporary Activity Notice

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Undertake residential visitor accommodation - please see AEE for full details of the proposal



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.
- An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

■ Any other National Environmental Standard

- Yes N/A

Do you need any consent(s) from Otago Regional Council?

- Yes N/A

If Yes have you applied for it?

- Yes No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

- Yes No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

To be accepted for processing, your application should include the following:

- Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).
- A plan or map showing the locality of the site, topographical features, buildings etc.
- A site plan at a convenient scale.
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- An AEE (Assessment of Effects).
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

DEVELOPMENT CONTRIBUTIONS – Your development may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$2426 - Land Use Restricted Discretionary Activity (overall consent status)

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) **** Richard Kemp**

Digitally signed by Richard Kemp
Date: 2025.07.02 17:32:38 +12'00'

Full name of person lodging this form **Richard Kemp**

Firm/Company **Pragmatic Planning**

Dated **28 January 2026**

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

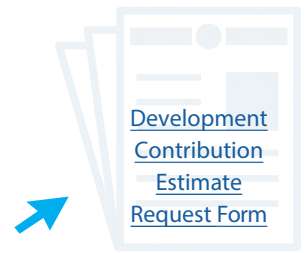
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Rooding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report

Resource Consent Application

To:
Queenstown Lakes District Council

L Nauman

Use of Existing Dwelling for
Residential Visitor Accommodation

2B Vancouver Drive, Queenstown

30 January 2026



Application Summary

Applicant: Leigh Nauman

Application: Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to undertake residential visitor accommodation from an existing residential unit.

Location: 2B Vancouver Drive, Queenstown

Legal Description: Unit 2 Deposited Plan 314229 and Accessory Unit 2 Deposited Plan 314229 as held in Record of Title 56295

District Plan (Operative) Zoning: High Density Residential

District Plan (Proposed) Zoning: Medium Density Residential Zone

Council Assessment Number: 2910565500B

Activity Status: Restricted Discretionary

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991 (RMA). The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

1. PROPOSAL AND SITE DESCRIPTION

Proposal Description:

Consent is sought to use an existing residential dwelling for short-stay residential visitor accommodation (RVA) for a *maximum* of six (6) people, let individually for up to 365 nights per year. The Applicant intends to let the residential unit for a minimum of two (2) nights to each group.

Specifically, the form of visitor accommodation proposed is the commercial letting of the residential unit through means such as (but not limited to) Airbnb, Bookabach and other holiday home letting websites – to be managed through an appointed local property manager.

The residential unit can comfortably accommodate a maximum of 6 people and will be rented out to a single group. The proposed activity is the commercial letting of the residential unit to one group, and will not operate as a backpacker's hostel or boarding house etc.

The specific sleeping configuration of the dwelling is as follows (references to the bedroom numbers on the attached RVA Floor Plans):

- Bedroom 1: King Bed - 2 guests
- Bedroom 2: King/Queen Bed - 2 guests
- Bedroom 3: King/Queen Bed or 2x Single Beds - 2 guests

As a standalone residential unit rented to a family/group, there will not be any dedicated on-site manager of the activity. However, the appointed local property manager will be readily contactable at all times through electronic means (phone call, instant messaging, email etc).

In terms of car parking, it is believed that Council will not consider use of the existing access off Vancouver Drive or the driveway/manoeuvring area to be suitable for either Class 1 or Class 2 users due to gradient and breakover angle. However, sufficient on-street parking exists on the main/public Vancouver Drive and Windsor Place near the property

No on-site car parking is therefore provided for the activity – all guests will be advised that they must park on the public Vancouver Drive/Windsor Place or surrounding public streets. On-site parking is to be strictly prohibited. Management procedures are proposed accordingly.

With respect to rubbish and recycling collection, the Applicant is aware of Council's Policy that property rated as Commercial or Accommodation is not entitled to Council's waste collection service. This typically applies to Residential Visitor Accommodation activities for more than 180 nights per year.

As consent is sought for more than 180 nights/yr of RVA, the Applicant will therefore either have their locally-based Property Manager remove rubbish/recycling off-site for disposal

when servicing the unit, or alternatively will engage a private contractor to collect rubbish and recycling, such as All Waste.

Site and Locality Description



Figure 1 – The Subject Site



Figure 2 – Subject Dwelling

The site is legally described as Unit 2 Deposited Plan 314229 and Accessory Unit 2 Deposited Plan 314229 as held in Record of Title 56295, with a street address of 2B Vancouver Drive on Queenstown Hill (as seen in Figure 1).

The site contains four attached townhouse units, each two levels with basement garage. The unit subject to this application is the second unit from Vancouver Drive (seen in Figure 2).

The ground floor of the unit contains a double garage (which will not be used as part of the RVA activity) and the main pedestrian entrance. The middle level contains the open-plan kitchen/living/dining area, a lounge, and WC. The upper floor contains three bedrooms.

The outdoor living areas comprise of a south-east facing balcony off the indoor living area (seen in Figure 2) and northern oriented outdoor courtyard – both accessed off the middle level.

Access to the dwelling is directly off the Vancouver Drive carriageway via a vehicle crossing. This leads to the manoeuvring area and double vehicle garage (which will not be used as part of the RVA activity) and pedestrian entry.

The topography of the site has been highly modified by the construction of the residences and associated access, but is of a moderate-steep slope down from the northern extent to the southern extent.

The wider area comprises of hillside urban development to the south and west. The east and north is currently undeveloped, but is zoned for residential development.

Relevant Site History

The subject unit is the second of four within a unit title development on the subject site. The units were constructed in 2001 in accordance with resource consent RM010507 and

share a common drive. The units were then subdivided by way of unit title subdivision in 2003 in accordance with resource consent RM020644.

2. ACTIVITY STATUS

2.1 THE OPERATIVE DISTRICT PLAN

With the Environment Court issuing a consent order (Decision No. [2023] NZEnvC 11) on 30 January 2023, the previous provisions of the Operative District Plan regarding visitor accommodation are now deemed inoperative. The relevant rules under the replacement Proposed District Plan are now treated as operative pursuant to section 86F of the Resource Management Act.

2.2 THE PROPOSED DISTRICT PLAN

Council notified its decisions on Stage 2 of the Proposed District Plan on 21 March 2019. The subject site is zoned 'Medium Density Residential' in the PDP and the proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 8.5.16 for a Residential Visitor Accommodation activity exceeding 90 nights per annum. Council's discretion is restricted to:
 - a) The location, nature and scale of activities;
 - b) Vehicle access and parking;
 - c) The management of noise, rubbish, recycling and outdoor activities;
 - d) Privacy and overlooking;
 - e) Outdoor lighting;
 - f) Guest management and complaints procedures;
 - g) The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and
 - h) Monitoring requirements, including imposition of an annual monitoring charge.

- A **restricted discretionary** activity pursuant to Rule 29.5.4 which requires the provision of one mobility parking space for a visitor accommodation activity involving six or more guests, with no formal mobility parking spaces provided. Council's discretion is restricted to: The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building, and the effectiveness of associated signage.

Overall, the application is considered to be a **restricted discretionary** activity.

3.0 SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification

- We are not requesting public notification of the application.
- Provided a request is reasonable, we are unlikely to refuse to provide further information or refuse the commissioning of a report under Section 92(2)(b) of the Act.
- The application does not seek to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Accordingly, mandatory public notification of the application is not required.

Step 2 – Public notification precluded

- Public notification is not precluded by any rule or national environmental standard.
- The proposal is not a controlled activity, a restricted discretionary/discretionary subdivision or a residential activity, or a boundary activity as defined by section 87AAB.
- The proposal is not a prescribed activity.

Accordingly, public notification of the application is not precluded.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

- Public notification of this application is not specifically required under a rule or national environmental standard.

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is made in Section 5 below.

Step 4 - public notification in special circumstances

- In this case it is considered that no special circumstances exist. This is because the proposal is for a visitor accommodation land use that is enabled (when appropriate in certain circumstances) through the District Plan.

4.0 EXCLUSIONS FROM ASSESSMENT (s95D(D))

a) *The Council must disregard any effects on persons who own or occupy:*

- ii) the land in, on, or over which the activity will occur; or*
- iii) any land adjacent to that land; and*

In this instance, the persons considered to be those listed above are marked with a Red 'X' in Figure 3 below.



Figure 3 – The Subject Site & Adjacent Land

b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; “the permitted baseline”:

With respect to visitor accommodation, the permitted baseline includes the use of the property for residential visitor accommodation (as defined) for up to 90 nights per annum once registered as a holiday home with the Council. In order to be a permitted activity, certain standards need to be met including guest numbers, record keeping, written notice delivered to neighbours, restriction on the hours of outdoor living use, rubbish/recycling, and no heavy vehicles.

However, it is noted that the definition of ‘site’ in the PDP means that in the context of a unit title scenario, the permitted baseline only applies to the first unit within a complex to be utilised for RVA.

A permitted baseline does also exist for use of the dwelling for standard residential activity.

c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion:

The proposal is a restricted discretionary activity under the Queenstown Lakes District Plan. The Council must disregard effects other than that associated with the following matters of reserved discretion outlined in Section 2 above.

d) must disregard trade competition and the effects of trade competition:

There are no effects of trade competition relevant to the current proposal.

e) *must disregard any effect on a person who has given written approval to the relevant application:*

In this case no person has provided their written approval to the application.

5.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

The following assessment of effects on the environment a) includes the information required by clause 6 (Schedule 4 of the RMA); and (b) addresses the matters specified in clause 7; and (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

For readability, the following assessment does not use the specific wording outlined in clauses 6 and 7. However this assessment has been prepared to address the requirements of these clauses.

The location, external appearance and design of buildings;

In this case the proposed RVA activity will be undertaken from within an existing residential unit. No external changes to the bulk or location of the building are proposed. Guests will access the building through the existing entry points.

The existing building will continue to appear as a complementary part of the wider Queenstown urban fabric. Therefore, it is considered that the amenity values of the surrounding environment including the visual amenity of the street, neighbouring properties and views of the lake will be maintained.

Accordingly, it is concluded that the existing location, design, and external appearance of the existing residential building is appropriate and adverse effects on the environment will be less than minor in this regard.

The location, nature and scale of activities on site

The dwelling contains 3 bedrooms – each containing a bed(s) suitable for two guests. Therefore, the dwelling will comfortably accommodate a maximum of 6 guests without resulting in over-crowding or necessitating people sleeping on couches etc. A condition of consent ensuring a maximum occupancy of 6 guests at any one time is invited.

The nature of RVA proposed (similar to ‘Airbnb’ rentals) allows the manager to pre-vet guests before arriving on the site. The activity will be compatible with the amenity values of the wider residential environment since, from outside of the site, it will be difficult to observe that the residential unit is in fact used for RVA - being undertaken from within an existing residential dwelling.

Other relevant assessment matters direct attention to the nature of the development in the context of permitted future uses on nearby sites; loss of privacy; proximity of outdoor facilities in relation to neighbours; hours of operation; and the need for landscaping to mitigate visual effects.

Relevant permitted future uses on nearby sites are primarily residential. The proposed RVA activity is small-scale in comparison to say, a hotel or backpackers, and will be compatible with the anticipated future uses of the zone. There will be very little loss of privacy values in relation to the wider area, given the permitted baseline of residential use and how the proposed activity will be undertaken from within an existing residential unit.

No specific hours of operation are proposed. However, given the relatively small-scale/nature of the activity any adverse effects on the environment in this regard are considered to be less than minor.

Given the existing nature of the building and site, no specific landscaping is considered to be necessary to mitigate the adverse effects of the proposal on the wider environment.

Whilst not a direct s95 consideration, it is also noted that the proposal will result in positive effects – being the supply of ‘ready-to-go’ Queenstown Visitor Accommodation.

Finally, one relevant assessment matter directs consideration to ensuring the site is adequately serviced with the required water supply and that adequate provision is made to dispose of wastewater, stormwater, and other wastes.

Given the RVA activity will be undertaken from an existing and serviced residential unit, any potential adverse effects in this regard will be effectively avoided and mitigated. Rubbish and recycling will be disposed of in a proper manner. The proposed VAMP sets out procedures for ensuring that rubbish/recycling is disposed of properly – to be overseen by the manager.

Nature and Scale - Cumulative Effects

In terms of other land uses – consideration should also be had as to cumulative effects of similar RVA activities authorised by resource consent nearby. In that manner, a search of Council’s Property Files has been undertaken for nearby properties.

As can be seen in Figure 4 below, as of the date of resource consent application lodgement, the vast majority of the surrounding area does not have a resource consented visitor accommodation land use. Whilst some short-term accommodation activity is present, the majority of the area is used for long-term accommodation purposes.

As such it is clear that the nature and scale of the proposed activity will not represent the crossing of a threshold whereby the character of the neighbourhood will be unacceptably altered. Instead, this area and the wider Queenstown will more than adequately be able to absorb the activity while maintaining a strong residential character – protecting social cohesion.



Figure 4 – Visitor Accommodation Approved for Surrounding Properties

Overall, the location, nature and scale of the activities on the site are considered to be appropriate and will result in adverse effects on the environment that are less than minor.

Vehicle Access and Parking

As outlined previously, no on-site car parking is provided for the activity – all guests will be advised that they must park on the main Vancouver Drive or other surrounding public roads. Given the unsuitability of the existing vehicle crossing/driveway to #2B – guest parking on-site will be strictly prohibited.

As no on-site car parking is provided, consideration therefore needs to be made to potential resulting effects on the residential character and amenity of the area. In this regard, it is noted that Vancouver Drive a wide road with on-street car parking available both near the site and along the road on both sides (i.e. a short walk to #2B). There is also a lot of on-street parking on the intersecting Windsor Place.

The permitted baseline is also important. Residential use of the property is a permitted activity – including the long-term rental of the property to tenants. As is common in Queenstown given the high cost of property rentals, a property is often let to a head

tenant, and then individual rooms sub-let to flatmates. Each flatmate usually has their own vehicle, plus often a second vehicle if they work in a trade etc.

Given the existing driveway situation, under this (realistic) permitted baseline scenario it is unlikely there would be sustained, realised use of on-site parking. i.e. as easier to park on the street, it is likely that long-term tenants would do so.

Short-term visitors on the other hand, being most often based outside of Queenstown, usually have less vehicles (often rental cars) than the long-term tenant scenario (i.e. short-term guests usually bring one or two vehicles). Accordingly, the demand for on-street car parking is likely to be very similar, if not less than, that generated by a realistic permitted baseline scenario.

Accordingly, for these reasons adverse effects on the character and amenity resulting from the absence of on-site parking provided for the RVA activity will be less than minor.

While a dedicated mobility car parking space will not be provided, the VAMP includes measures designed to avoid adverse effects in this regard, and the scale of the activity is such that demand for an accessible car park is likely to be much less than a larger scale visitor accommodation complex. Furthermore, the dwelling is fundamentally not suited for occupation by guests with mobility needs, given the multi-levels and internal stairs being the only means of access to and through the dwelling.

While using the existing dwelling for RVA will result in traffic movements to and from the site (with associated adverse effects including noise, vibration and glare from headlights), these adverse effects will be of the same nature and scale to that which would occur with the anticipated residential use.

Overall, it is concluded that adverse effects on the environment will be less than minor with respect to the location of parking, buses and access.

Noise & Outdoor Living Areas

District Plan Standard 36.5.2 restricts sound from Visitor Accommodation activities to be within prescribed limits.

In essence, this means that the proposed RVA activity is not excluded from the noise limits of the District Plan and will need to comply as resource consent is not sought in this regard. Relevant assessment criteria seek the avoidance of noise emissions beyond the property boundary through mitigation measures.

The majority of the RVA activity will be undertaken inside the existing dwelling. It is considered that activity undertaken within the building are likely to comply unless excessive noise is generated. In that regard, a condition of consent is volunteered to ensure adherence to these noise limits, and the noise management plan (NMP) is implemented to avoid adverse noise effects.

It is considered that the outdoor living areas of the site have the greatest potential to result in adverse noise effects, particularly during the hours when the night-time noise limits are in effect (8pm – 8am).

Noise is inherently a difficult effect to manage given the ambiguous nature and subjective experience. It is considered that the best method to manage noise from these outdoor areas is through a NMP. Specifically, the attached NMP (contained within the Visitor Accommodation Management Plan) identifies the following methods to be utilised to avoid and mitigate adverse effects from the outdoor living areas:

- No use of outdoor living areas between the hours of 10pm – 7am.
- No amplified sound (music or otherwise) to be played within the outdoor living areas between the hours of 8pm – 8am.
- Signage to be erected (both inside the residential unit and outside in the outdoor living areas) informing guests they are in a residential area and to keep noise levels to a minimum between 8pm – 8am, and that outdoor living areas are not to be used between 10pm – 7am. This signage shall also contain the contact number of the owner/manager so as to enable guests to contact them at any time with questions.
- Procedures for managing any complaints.
- NMP Review procedures.

It is considered that the use of a comprehensive NMP is the best way to manage and control adverse noise effects such that they will be less than minor.

Overall given the proposed comprehensive noise management procedures - adverse effects on the environment are likely to be less than minor with respect to noise.

Health and Safety

In terms of health and safety, there are no specific concerns identified with the property in this regard. Adequate and safe pedestrian access will be provided – suitable for short-term unfamiliar users. The proposed VAMP contains clauses relating to health and safety, and sufficient smoke alarms will be installed/maintained.

As such adverse effects on the environment are considered to be less than minor with respect to health and safety.

Rubbish and Recycling

The proposed VAMP contains specific clauses to ensure the proper management of rubbish and recycling generated by the RVA activity. The Applicant understands Council's policy that QLDC-supplied rubbish and recycling collection will no longer be available to them if resource consent is granted for more than 180 nights/yr of RVA. Private collection/disposal will therefore be arranged either by the Property Manager themselves when servicing the unit, or via a private contractor.

While rubbish and recycling will inherently be generated by the proposed activity, this would also occur with the permitted baseline of standard residential occupation of the property, or RVA contained within the permitted baseline of up to 90 nights/yr.

Furthermore, rubbish and recycling in the context of a RVA activity is largely self-regulating, as both Hosts and Property Managers are both incentivised to ensure a high level of management in this regard. If rubbish/recycling is not managed properly and left lying around the property or generating odour – the next guests staying would likely complain and/or leave negative online reviews – adversely impacting the reputation of the property and future booking potential.

Accordingly adverse effects on the environment will be less than minor with respect to rubbish and recycling.

Privacy and Overlooking

The matter of discretion relating to privacy and overlooking is more relevant to the assessment of effects on persons/neighbours, and as such will be addressed in the s95E assessment to follow. Adverse effects on the wider environment will therefore be less than minor with respect to privacy and overlooking.

Outdoor Lighting

In terms of outdoor lighting, a condition of consent is volunteered to ensure outdoor lighting shall be turned off between the hours of 10.00pm to 7.00am, or shall be sensor-operated, or shall be directed away from adjacent roads and properties so that light spill beyond property boundaries does not occur.

These measures will ensure the avoidance of potential adverse glare effects on the wider environment, such that they will be less than minor.

Guest Management, Record Keeping, Complaints Procedures & Monitoring

The attached VAMP sets out the proposed methods to ensure effective guest management, and proper response to any complaints. Specifically, the VAMP contains procedures relating to ensuring guests are briefed on the car parking/access situation, house rules, a noise management plan, and VAMP review.

The Applicant understands the need to keep comprehensive records of the activity, and a condition of consent would be invited in this regard; including that the records be promptly made available for Council inspection when requested.

Finally, no specific monitoring of the activity is considered necessary, other than standard monitoring undertaken by Council's Monitoring department.

Overall adverse effects on the environment are concluded to be less than minor with respect to guest management, record keeping & monitoring.

Summary – Effects on the Environment

Overall the proposed use of the existing residence for the specified RVA activity will result in adverse effects on the environment that are less than minor.

6.0 EFFECTS ON PERSONS

6.1 MANDATORY EXCLUSIONS FROM THE S95E ASSESSMENT

Section 95B(1) requires a decision whether there are any affected persons. The following steps set out in this section, in the order given, are used to determine whether the Council should limited notify the application, if the application is not to be publicly notified.

Step 1: certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or NES that precludes notification.
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

Step 3: if not precluded by step 2, certain other affected persons must be notified

- Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has provided their approval, and it is not a prescribed activity.
- Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal on persons are assessed in section 6.2 below.

6.2 ASSESSMENT: EFFECTS ON PERSONS AND CONSULTATION



Figure 5 – The Subject Site & Adjacent Land

Northern & Eastern Land - Section 2 SO 503041, Part Lot 1 DP 21763, Lot 13 DP 27397

The northern and eastern neighbouring land comprises of large, undeveloped hillside sites located above the application site and across Windsor Place. This land is currently in a scrub-covered state, although it is zoned for future residential development and may be developed in the future.



Figure 6 – The Subject Site & Adjacent Land (3D View)

As illustrated on Figure 6, the proposed RVA activity will be very well separated from this neighbouring land by both distance and intervening development. In particular, the application site is located at a lower elevation and is screened from this land by the existing residential units within the 2 Vancouver Drive complex, which sit between the application site and this neighbouring land.

Even if this land is developed in the future for residential purposes, any views toward the application site would occur at a considerable distance and through intervening buildings. As such, any visibility of RVA activity would be limited to distant and indistinct views of guests arriving at or departing the unit, which would be indistinguishable from normal residential activity.

The rear outdoor living area associated with the application unit is also located at a lower level relative to this neighbouring land. This sunken relationship, combined with the physical separation and intervening built form, will ensure there are no adverse effects in terms of overlooking or loss of privacy.

A comprehensive VAMP (including NMP) is proposed to ensure the activity operates in a manner that protects surrounding residential amenity, including restrictions on night-time use of outdoor living areas and clear guest behaviour management procedures.

Overall, adverse effects on the owners or future owners/occupiers of the northern and eastern neighbouring land (Section 2 SO 503041, Part Lot 1 DP 21763, Lot 13 DP 27397) will be less than minor. These persons are not considered to be adversely affected.

2A Vancouver Drive

The Applicant believes that adverse effects on all persons will be less than minor. It is, however, acknowledged that the Processing Planner may consider there to be minor adverse effects on the owners/occupiers of 2A Vancouver Drive given the close proximity of their dwelling to the application dwelling – but it is requested that the Processing Planner advise in this regard before the Applicant can agree that they are seeking the written approval of this person.

2C Vancouver Drive

The Applicant believes that adverse effects on all persons will be less than minor. It is, however, acknowledged that the Processing Planner may consider there to be minor adverse effects on the owners/occupiers of 2C Vancouver Drive given the close proximity of their dwelling to the application dwelling – but it is requested that the Processing Planner advise in this regard before the Applicant can agree that they are seeking the written approval of this person.

2D Vancouver Drive

The adjoining neighbour at 2D Vancouver Drive is located within the same residential complex as the application site. However, this unit is positioned at the end of the complex and is physically separated from the application unit by the intermediary dwelling at 2C Vancouver Drive.

This intervening built form provides an effective buffer between the proposed RVA activity and 2D Vancouver Drive. As a result, any visibility of the activity from this property will be limited to distant views of guests walking along the shared accessway toward the application unit. Such movements will be indistinguishable from standard residential comings and goings within the complex.

Due to the separation provided by 2C Vancouver Drive and the design and layout of the complex, there are no direct inter-unit privacy effects between the application unit and 2D Vancouver Drive. In particular, there is no overlooking between outdoor living areas, and the configuration of the units ensures that private spaces are not visually connected.

A comprehensive VAMP (including NMP) is proposed to ensure the RVA activity operates in a manner consistent with residential amenity expectations, including controls on guest behaviour and restrictions on night-time outdoor activity.

One component of the proposed NMP is that an annual letter drop be undertaken to the owners/occupiers of this property - providing the contact details of the current RVA manager and inviting them to get in touch with any issues or complaints. This proactive approach will help to ensure the activity is undertaken in a manner that will protect the privacy and residential amenity of this person.

Overall, adverse effects on the owners/occupiers of 2D Vancouver Drive will be less than minor. This property is not considered to be adversely affected.

Further Removed Western Neighbours – 6 Vancouver Drive

The neighbouring properties at 6 Vancouver Drive comprise a complex of four residential units located on a separate underlying fee simple allotment to the west of the application site.

As shown in Figure 6, there is very limited practical relationship between the application site at 2B Vancouver Drive and these units. This is due to a combination of factors including topography, differing building orientations, and the presence of separate and independent vehicle access arrangements.

No aspect of the proposed RVA activity will be readily visible from these neighbouring units. In particular, the rear outdoor living area of the application unit is positioned at a lower level and is visually screened, such that it will not be visible from the units at 6 Vancouver Drive.

These spatial and design factors ensure a high degree of inter-unit privacy between the application site and the units at 6 Vancouver Drive, and avoid any potential for overlooking or loss of privacy.

A comprehensive VAMP (including NMP) is proposed to manage the activity in a manner consistent with residential amenity expectations, including measures to control noise and guest behaviour.

Overall, adverse effects on the owners/occupiers of the units at 6 Vancouver Drive will be less than minor. These persons are not considered to be adversely affected.

Southern Neighbours – 10 & 12 Windsor Place

The southern neighbours at 10 and 12 Windsor Place are located below and to the south of the application site, on the opposite side of the Windsor Place carriageway. As shown on Figure 6, these properties are very well spatially separated from the application dwelling by the road reserve, intervening trees and vegetation, and the internal right-of-way access serving the 2 Vancouver Drive complex. This results in a high degree of physical and visual separation between these neighbours and the application site.

Due to this separation, the only aspect of the proposed RVA activity that may potentially be visible to the owners/occupiers of these properties would be occasional and distant views of guests using the outdoor living area or arriving and departing the site. Any such activity will be viewed at a considerable distance and will be indistinguishable from typical residential comings and goings associated with a permanently occupied dwelling.

A comprehensive Visitor Accommodation Management Plan and Noise Management Plan are proposed to ensure the activity is undertaken in a manner that protects surrounding residential amenity. In particular, the volunteered restrictions on night-time use of outdoor living areas, guest behaviour controls, check-in information, and rubbish management procedures will ensure that noise and general activity effects are the same as or less than

those anticipated from a standard residential use of the site.

Overall, having regard to the degree of spatial separation, screening, and the proposed management measures, adverse effects on the owners/occupiers of 10 and 12 Windsor Place will be less than minor. These persons are not considered to be adversely affected.

Other Users of Shared Access

As previously explained, the private driveway used to access the application site is also used to access three other properties. This driveway is physically located within common property. Consideration therefore needs to be given to the actual or potential adverse effects on the persons using this driveway.

Important in this case is the permitted baseline – which anticipates vehicle movements on this driveway from standard residential activity (year-round). Therefore, the permitted baseline does allow for the nature of vehicle movements that will occur with the proposed RVA use. While a maximum of 365 nights/year of RVA use is proposed – any vehicle movements associated with this will be in lieu of vehicle movements that would occur should the dwelling be utilised for long-term occupation.

In order to ensure the avoidance of adverse effects on the users of this driveway, all RVA guests will be briefed on the access and car parking arrangement of the site prior to arriving. The manager will ensure guests are reminded of the access and car parking arrangement on arrival – and the on-site compendium will provide a continual reminder.

Access to the site from the street/driveway is easy and guests are unlikely to find difficulty in locating the site.

As such it is concluded that adverse effects on persons using the shared access will be less than minor. These parties are not considered to be adversely affected.

Conclusion – Effects on Persons

Overall, the above assessment has determined that adverse effects of neighbouring land owners and occupiers will be less than minor. No party is considered adversely affected by the proposal.

7.0 NOTIFICATION ASSESSMENT

Given the assessments undertaken and conclusions made in Sections 3-6 above, it is considered that the Council should proceed with processing the application on a non-notified basis.

8.0 RELEVANT DISTRICT PLAN PROVISIONS

8.1 OBJECTIVES AND POLICIES - OPERATIVE DISTRICT PLAN

The objectives and policies of the Operative District Plan relevant to the application are now deemed inoperative, given the Environment Court's decision on ENV-2020-CHC-61

and all other appeals to the provisions of the Proposed District Plan (relevant to visitor accommodation) being resolved.

8.2 OBJECTIVES AND POLICIES – PROPOSED DISTRICT PLAN

The relevant objective and policies of the Proposed District Plan are as follows:

Proposed Chapter 8 – Medium Density Residential Zone

Objective 8.2.11 - *Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.*

Policies

8.2.11.3 - Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 - Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

8.2.11.5 - Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

With respect to Policy 8.2.11.3, as determined throughout this assessment; the nature, scale and frequency of the proposed activity is sufficient to protect the residential character and amenity of the area. The scale and character of the activity will appear very similar to anticipated residential activity.

The assessment of potential cumulative effects undertaken in this report has determined that this activity will not sufficiently change the neighbourhood, nor adversely affect existing social cohesion. As such, the proposal will align with Policy 8.2.11.3 as residential character and amenity values will be maintained.

Policy 8.2.11.5 is enabling – it seeks to provide for the proposed RVA activity as one of many forms accommodation for visitors to the District. The activity will provide supply of low-intensity residential visitor accommodation for the area/Town, in a manner which utilises existing infrastructure – providing for social and economic wellbeing. The proposal will therefore align with this policy.

Finally, Policy 8.2.11.4 seeks the management of effects of the activity by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities. Residential amenity values will be maintained through the comprehensive suite of management procedures proposed within the VAMP, in addition to volunteered conditions of consent. As such, the proposal will be aligned with Policy 8.2.11.4.

Proposed Chapter 29 – Transport

The proposal will align with Objective 29.2.2 and Policy 29.2.2.1 which seeks to ensure access and parking is safe and efficient for all transport modes and users.

While a dedicated mobility car parking space will not be provided, the VAMP includes measures designed to avoid adverse effects in this regard, and the scale of the activity is such that demand for an accessible car park is likely to be much less than a larger scale visitor accommodation complex. Furthermore, the residential unit is fundamentally not suited for occupation by guests with mobility needs, given the multi-levels and internal stairs being the only means of access to and through the dwelling.

As such, the proposal will align with the relevant objectives and policies of proposed Chapter 29.

Summary - Proposed District Plan Objectives & Policies

Overall, the proposal is considered to align with the relevant objectives and policies of the Proposed District Plan.

9.0 OTHER MATTERS

- **Hazardous Substances:** The activity does not involve hazardous substances or installations.
- **Contaminants:** The activity will not involve the discharge of any contaminants.
- **Mitigation Measures:** Other than anticipated standard conditions of consent, no specific mitigation measures are proposed, nor considered necessary.
- **Monitoring:** No monitoring is required for the proposal except standard conditions of consent.
- **Protected Customary Rights:** The activity will not offend any protected customary rights.

10.0 PART 2 OF THE RESOURCE MANAGEMENT ACT

Section 5 of the RMA sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Given the assessment of effects undertaken above, it is considered that the use of an existing residential unit for RVA will represent sustainable management.

Section 6 of the RMA sets out the matters of national importance. None of these matters is strictly relevant to the current proposal.

The proposal will align with the requirements of Section 7 of the RMA by representing kaitiakitanga, the ethic of stewardship, and the maintenance of the quality of the environment.

Finally, the proposed activity is highly unlikely to offend any of the Principles of the Treaty of Waitangi as required by Section 8.

Overall the proposal is considered to be consistent with Part 2 of the RMA.

11.0 CONCLUSION

Consent is sought to use an existing residential dwelling for short-stay residential visitor accommodation, let individually to a group of maximum six (6) people for up to 365 nights per year.

The above assessment has determined that the resulting adverse effects on the environment will be less than minor and effectively mitigated, that no person is considered to be adversely affected, that the proposal will align with the relevant objectives and policies of the District Plan, and will adhere to the requirements of Part 2 of the RMA.

Accordingly, it is requested that the Council grant resource consent to the proposal as sought, subject to appropriate conditions of consent.



Richard Kemp
Planning Consultant



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **56295**
Land Registration District **Otago**
Date Issued 21 January 2003

Prior References
OT16A/401

Supplementary Record Sheet
73071

Estate Stratum in Freehold
Legal Description Unit 2 Deposited Plan 314229 and
 Accessory Unit 2 Deposited Plan 314229

Registered Owners
Leigh Victoria Nauman

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

12020974.3 Mortgage to Westpac New Zealand Limited - 26.2.2021 at 5:35 pm



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier **73071**
Land Registration District **Otago**
Date Issued 21 January 2003
Plan Number DP 314229

Subdivision of
 Lot 90 Deposited Plan 23944

Prior References
 OT16A/401

Unit Titles Issued

56294	56295	56296	56297
-------	-------	-------	-------

Interests

Land Covenant in Deed 821956.3

861479.26 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.8.1994 at 9:09 am

Land Covenants in Deed 861479.29 - 2.8.1994 at 9:09 am

Subject to a right to convey water in gross over part marked k-k' DP 23944 and a right to drain water in gross over part marked l-l' DP 23944 to Queenstown Lakes District Council created by Transfer 893428 - 16.10.1995 at 9:08 am

The easements created by Transfer 893428 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 893428 - 16.10.1995 at 9:08 am

9180777.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 12.9.2012 at 8:43 am

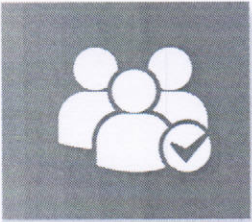
OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 –

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Leigh Nauman

PERSON AFFECTED PERSON'S DETAILS

I/We Gregory and Karen Hunt

Are the owners/occupiers of
2A Vancouver Drive, Queenstown

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Undertake Residential Visitor Accommodation from 2B Vancouver Drive, Queenstown for up to 365 nights per year, for a maximum of 6 guests at any one time.

at the following subject site(s):
2B Vancouver Drive, Queenstown



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

23 January 2026



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Gregory Hunt	
	Contact Phone / Email address Greg.hunt@xtra.co.nz	
	Signature 	Date 4/2/2026

B	Name (PRINT) Karen Hunt	
	Contact Phone / Email address karen.hunt@xtra.co.nz	
	Signature 	Date 4/02/2026

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

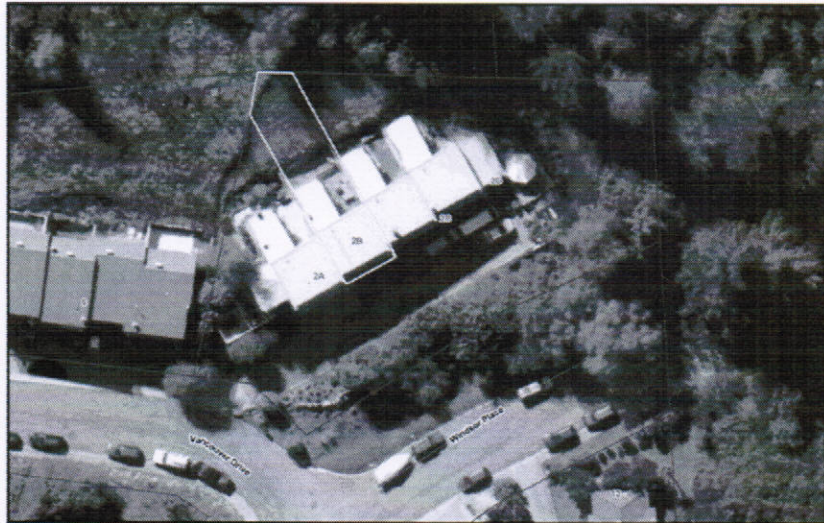
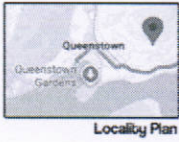


Queenstown Lakes District Council
 Private Bag 50072, Queenstown 9348
 Gorge Road, Queenstown 9300

P: 03 441 0499
 E: resourceconsent@qldc.govt.nz
 www.qldc.govt.nz



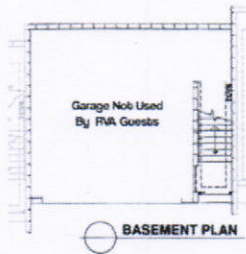
Outdoor Living Area



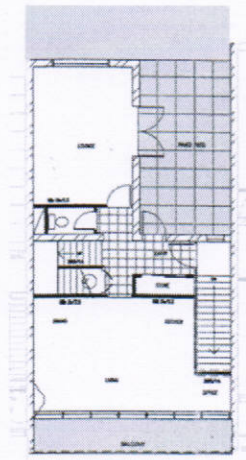
RVA Site Plan 2B Vancouver Drive, Queenstown

Version 1.0 - 23 January 2026

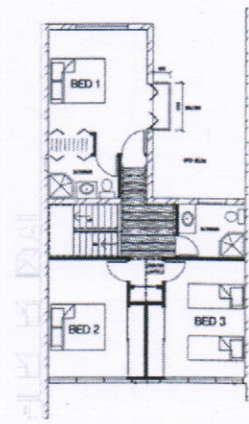
PLEASE SIGN HERE



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Outdoor Living Area



Created using base plans from QLDC BC010748 Building Consent File by TW Design

RVA Floor Plans 2B Vancouver Drive

Version 1.0 - 23 January 2026



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



Created using base plans from QLDC BC010748 Building Consent File by TW Design

RVA Elevations 2B Vancouver Drive

Version 1.0 - 23 January 2026

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Leigh Nauman



AFFECTED PERSON'S DETAILS

I/We **James and Joanna Dick**

Are the owners/occupiers of
2D Vancouver Drive, Queenstown



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Undertake Residential Visitor Accommodation from 2B Vancouver Drive, Queenstown for up to 365 nights per year, for a maximum of 6 guests at any one time.

at the following subject site(s):

2B Vancouver Drive, Queenstown



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.


23 January 2026



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) James Dick	
	Contact Phone / Email address Jamesdickf1@gmail.com	
	Signature 	Date 02/03/2026

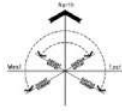
B	Name (PRINT) Joanna Dick	
	Contact Phone / Email address johewett@hotmail.com	
	Signature 	Date 02/03/2026

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



RVA Site Plan 2B Vancouver Drive, Queenstown

Version 1.0 - 23 January 2026

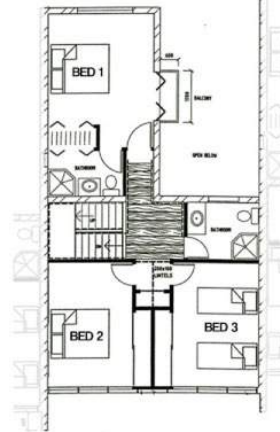
PLEASE SIGN HERE



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



RVA Floor Plans 2B Vancouver Drive

Version 1.0 - 23 January 2026

Created using base plans from QLDC BC010748 Building Consent File by TW Design



NORTH ELEVATION
1:100



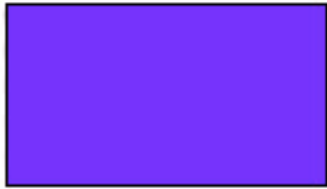
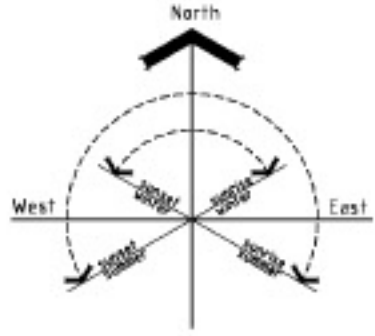
SOUTH ELEVATION
1:100



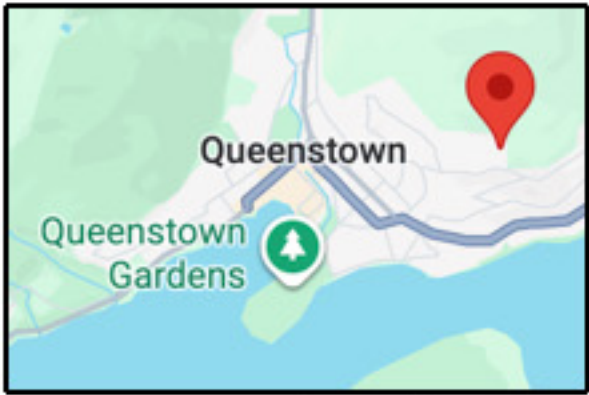
RVA Elevations 2B Vancouver Drive

Version 1.0 - 23 January 2026

Created using base plans from QLDC BC010748 Building Consent File by TW Design



Outdoor Living Area



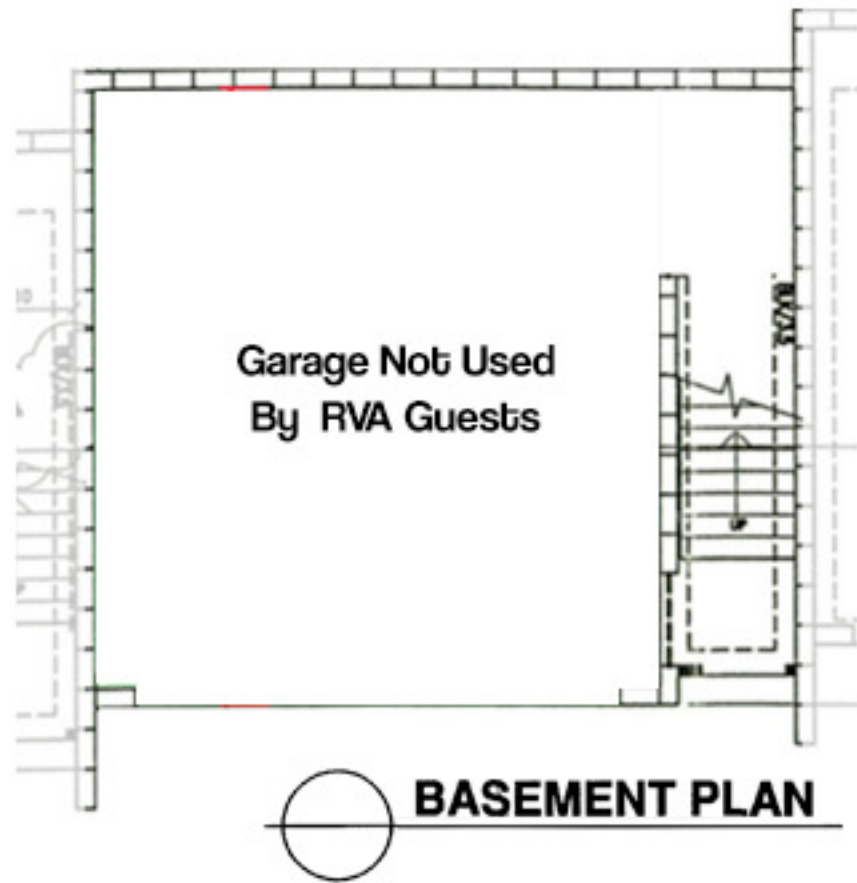
Locality Plan



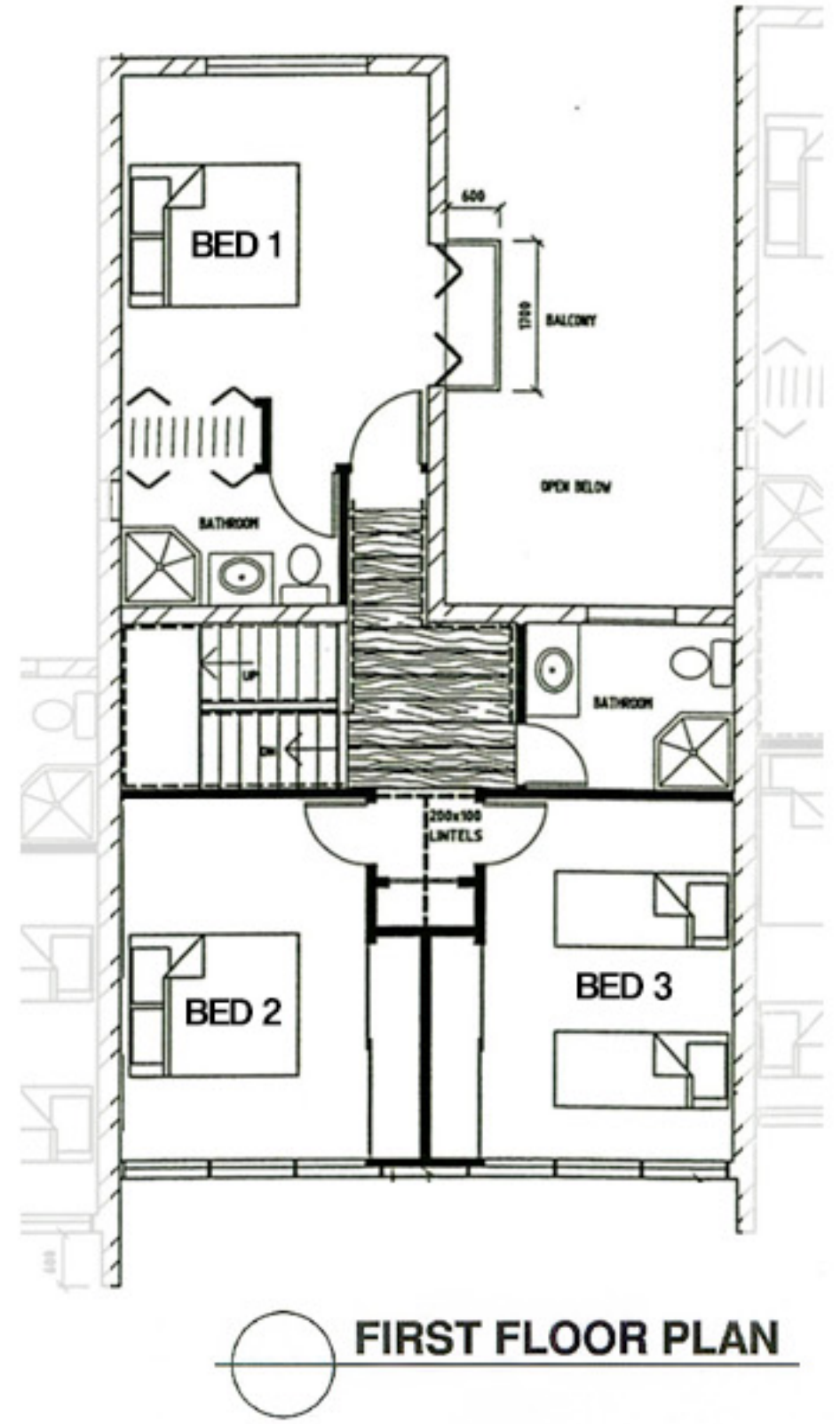
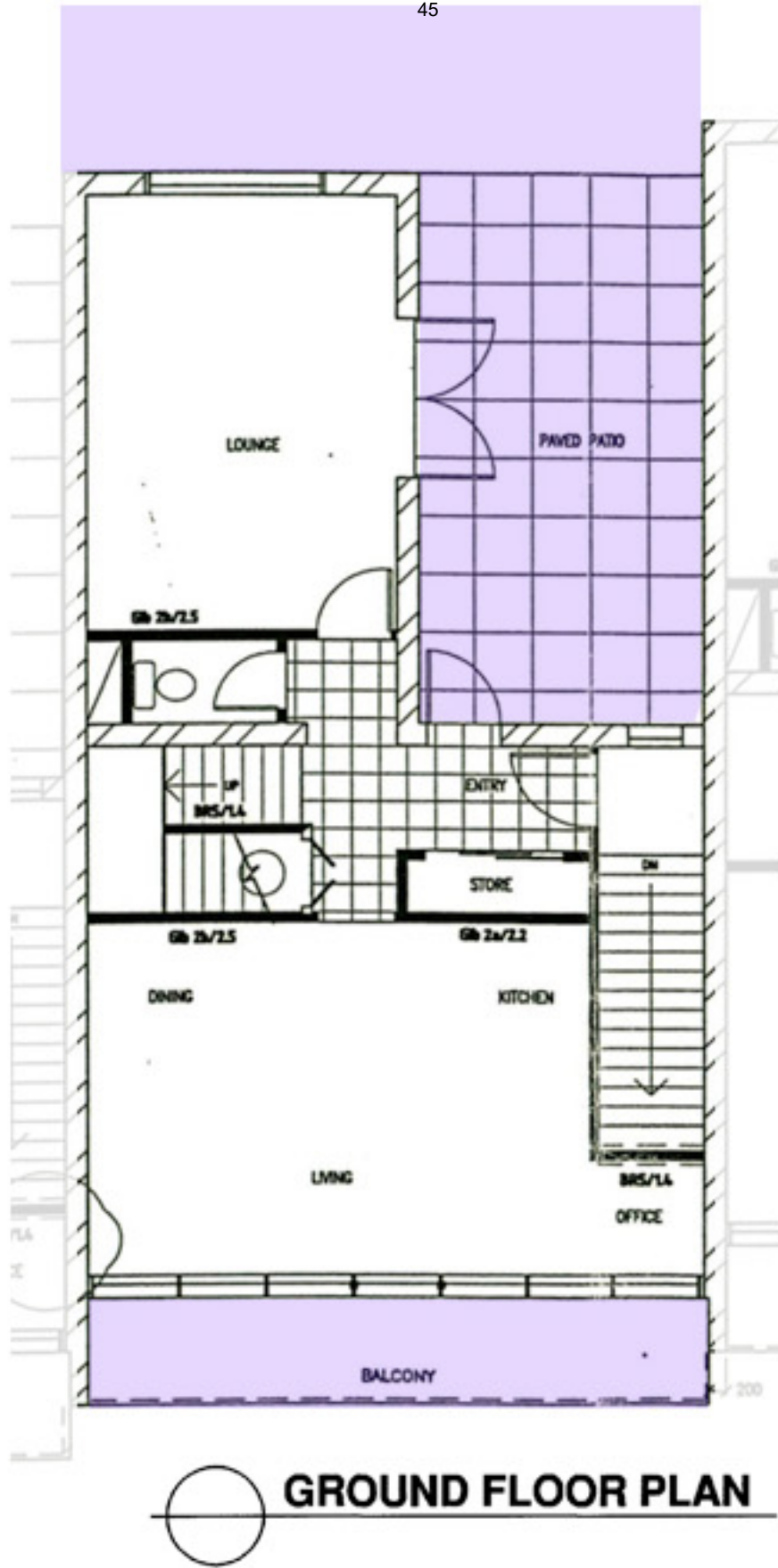
RVA Site Plan 2B Vancouver Drive, Queenstown

Version 1.0 - 23 January 2026



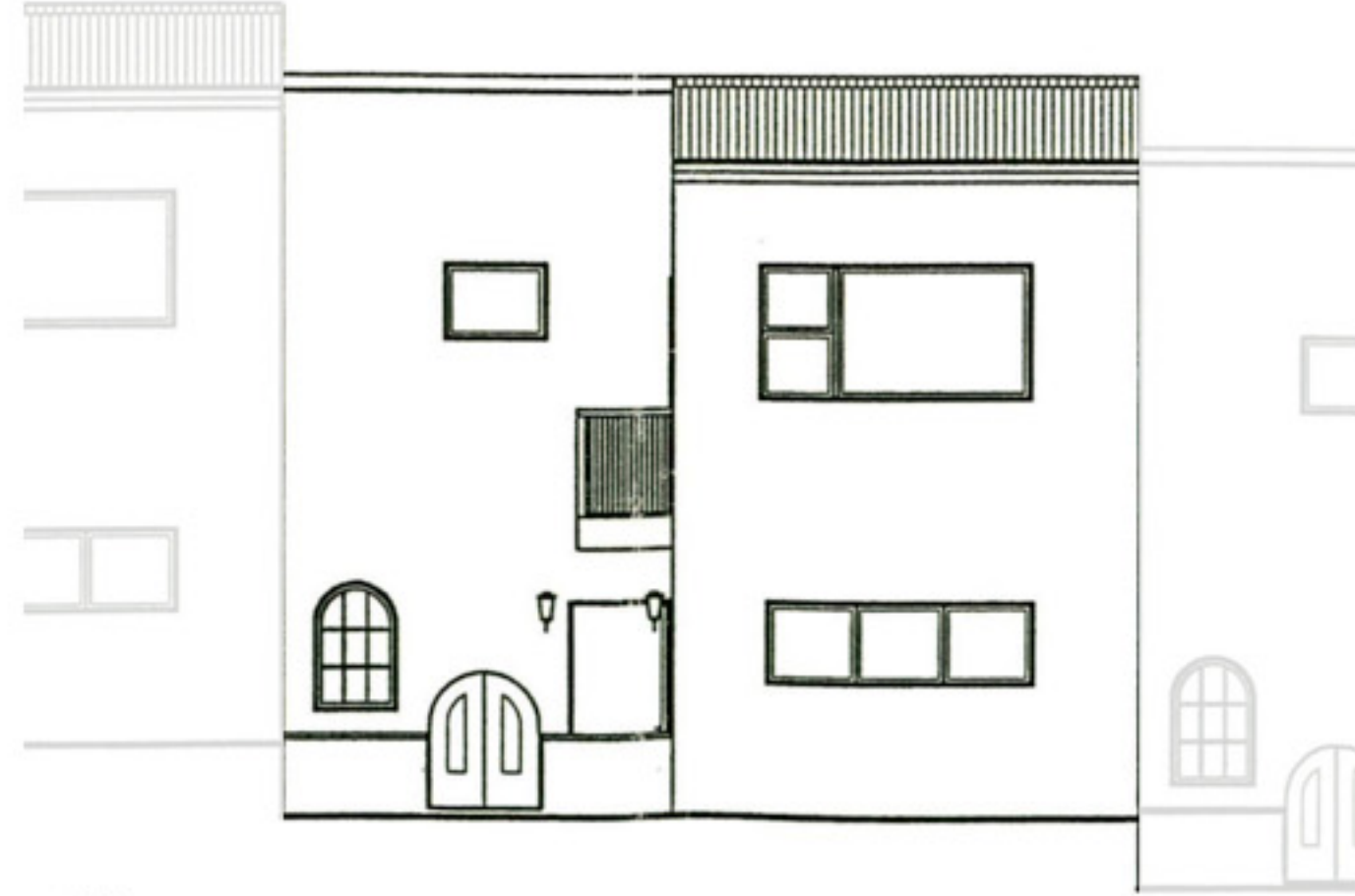


Outdoor Living Area



RVA Floor Plans 2B Vancouver Drive

Version 1.0 - 23 January 2026



 **NORTH ELEVATION**
1:100



 **SOUTH ELEVATION**
1:100



RVA Elevations 2B Vancouver Drive

Version 1.0 - 23 January 2026



Visitor Accommodation Management Plan

2B Vancouver Drive, Queenstown

1.0 Purpose

The purpose of this Visitor Accommodation Management Plan (VAMP) is to provide a foundation for avoiding adverse effects resulting from the use of the residential unit at 2B Vancouver Drive for Residential Visitor Accommodation. This plan also contains a Noise Management Plan (NMP) - designed to assist in achieving compliance with the relevant Visitor Accommodation noise standards of the District Plan (as of February 2026):

- Daytime 0800 – 2000 hours: 50dBA L_{Aeq} (15 min)
- Night-time 2000 – 0800 hours: 40dBA L_{Aeq}

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 and NZS6802:2008.

2.0 Property Manager Details

The current (2026) Local Property Manager is **TBC** and can be contacted as follows:

Name: **TBC**
 Address for Service: **TBC**
 Phone: **TBC**
 Email: **TBC**

3.0 Property Manager Responsibilities

The Property Manager is responsible for the following matters:

Cleaners & Tradespeople

- Ensuring that any cleaners or tradespeople do not drive into the shared accessway or park within the garage. All cleaners and tradespeople must park on the public Vancouver Drive (or other surrounding public roads) and walk to the dwelling from there.
- Rubbish/recycling bins are to go out on the evening before collection, or the morning of collection (before 7.00am) and be brought back in as soon as possible after being emptied. Rubbish/recycling bins shall remain on the street for no greater than 24 hours.

On Booking and Prior to Check-In

- Advising guests of the sleeping configuration/bed availability for the dwelling.

- Advising guests how to safely access the site and where to park (which must be on the public Vancouver Drive or other surrounding public roads) - and that parking on-site or on the shared accessway is strictly prohibited. All car parking must be made on the main Vancouver Drive or other surrounding public roads.
- Advising guests that coaches/buses cannot pick-up, drop-off, or park at the site. Minivans can pick up/drop-off from the main Vancouver Drive where on-street car parks are available, but not from directly outside the house itself.
- Advising guests that a mobility car park is not available on the site, nor in the area.

On Check-In

- To ensure guests are familiar with the car parking arrangement – being that all car parking must be on the main Vancouver Drive or other surrounding public roads) - and that parking on the shared accessway is strictly prohibited.
- To provide the guests with a copy of the “House Rules” (as set out in Section 4.0 of the VAMP);
- To check that the number of guests does not exceed six (6).
- To check that the on-site compendium contains a copy of the House Rules, and a copy of the conditions of resource consent.

On Servicing & Other Visits

- To ensure that guests have not parked any vehicles on-site or on the shared accessway. All guest car parking must be on the main Vancouver Drive or other surrounding public roads
- To ensure that rubbish & recycling bins do not remain on the street for more than 24 hours
- To ensure the maximum number of guests staying within the dwelling does not exceed six (6) at any time.

4.0 House Rules

- i) There shall be no more than six (6) guests present at any one time.
- ii) There shall be no use of any outdoor living areas between 10 pm and 7 am.
- iii) Be courteous of neighbours. There shall be no undue nuisance or noise to neighbours or the local community.
- iv) Any noisy activities should only occur inside after 8 pm with windows and doors closed.
- v) All vehicles, including those used by visitors are to be parked on the site (within the garage for the unit) and not on the street or on the shared accessway.
- vi) Rubbish/recycling bins are to go out on the evening before collection, or the morning of collection (before 7.00am) and be brought back in as soon as possible after being emptied (unless rubbish/recycling is collected privately by the Property Manager).
- vii) There shall be no sleeping on sofas.
- viii) There shall be no use of illegal substances or conduct of illegal activities at the property.

5.0 Noise Management Plan

This NMP will set out specific methods and procedures to be undertaken by the owner/manager of the Residential Visitor Accommodation (RVA).

5.1 Noise Management Procedures

- 5.1.1 The manager of the RVA shall advise guests prior to moving in that the building is located within a residential area and request that they respect this by keeping noise levels to a reasonable level, especially between the hours of 8.00 pm to 8.00 am.
- 5.1.2 The manager of the RVA shall provide their phone contact number to all guests and be contactable within a reasonable period of time.

5.2 Specific Noise Mitigation Measures

- 5.2.1 The manager of the RVA shall advise guests that they are not to play amplified sound from the outdoor living areas between the hours of 8.00 pm – 8.00 am, and that the outdoor living areas are not to be used between 10.00 pm – 7.00 am. Amplified sound includes but is not limited to amplified speakers (musical or otherwise) and musical instruments. The outdoor living areas are defined as the area shown in Figure 1, highlighted in purple, and do not include the interior of the dwelling.
- 5.2.2 The consent holder shall erect signs (minimum A4 size) on site to remind guests that they are in a residential area and to keep noise to a reasonable level, especially between the hours of 8.00 pm to 8.00 am. One sign shall be installed in the kitchen and one weatherproof sign (i.e. laminated or plastic) shall be installed within each outdoor living area. The outdoor signs shall also state that no amplified sound/music is to be played from the outdoor living area between the hours of 8pm – 8am, and that the area is to be vacated between 10pm – 7am.

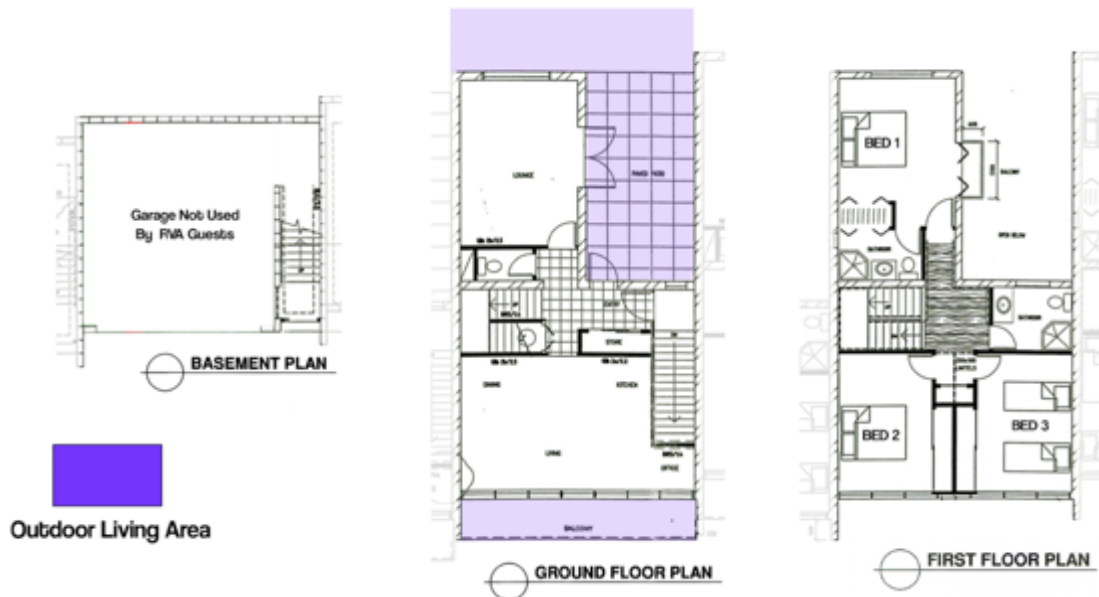


Figure 1 - Outdoor Living Areas

5.3 Complaint Procedures

- 5.3.1 Should a complaint be received in relation to the RVA activity on the site, including from the Council or its Enforcement Officers, neighbours, or any other party, the RVA manager shall take the following steps:

- Take written note of the complaint.
- Investigate the complaint and update the complaints register.
- Decide on any actions, if necessary, that need to be taken to prevent further complaints of the same nature.
- Review the Noise Management Plan to ensure the specified noise mitigation methods remain the best practice to avoid future noise complaints.
- Respond to the complainant and advise them of the outcome of the above processes.
- Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding 5 years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within 48 hours of the complaint being received.
- The complaint register shall be made available for inspection by the Council at all times.

5.4 Review of Noise Management Plan

- 5.4.1 This NMP shall be reviewed on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise remain best-practice.
- 5.4.2 This review shall be completed no later than 30 December of each year.
- 5.4.3 Should any changes to this NMP result from the review process, the amended NMP shall be submitted to the Council's Monitoring Planner for certification.
- 5.4.4 As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red 'X' in Figure 2 below. This letter shall advise each neighbouring unit owner of the contact details of the current manager of the RVA activity and invite neighbours to contact this manager should they have any questions or complaints.



Figure 2 – Neighbours to Receive An Annual Letter

XX NEIGHBOUR'S ADDRESS XX
XX NEIGHBOUR'S ADDRESS XX
XX NEIGHBOUR'S ADDRESS XX

XX DATE/MONTH/YEAR XX

Re: Residential Visitor Accommodation at 2B Vancouver Drive, Queenstown – Information & My Contact Details

Dear Neighbour,

I am the owner of number 2B Vancouver Drive. The Council has granted me resource consent to use my house for residential visitor accommodation, such as Airbnb. Specifically, I have been granted resource consent to use the house in this manner for a maximum of 365 nights/year, for a maximum of 6 guests at any one time.

When the house is not rented in this manner it will be either used by me, by my friends/family, be vacant, or potentially rented out to long-term tenants in future.

The purpose of this letter is to advise you of this, and provide you with my current contact details – to make it easy for you to get in touch with me to discuss any aspect of this use of the property.

When renting out the unit I and my local Property Manager are very careful to only accept guests that we believe will be a good fit for the property. I only want mature, responsible people in my home – and I know these people will be the best neighbours for you.

My consent from the Council involves several measures which will be implemented to ensure I can use my property in this way without adversely affecting my neighbours, including you. All these measures were proposed by me, and accepted by Council. They are as follows:

- 1) A maximum of 6 guests at any one time in the house.
- 2) We will brief guests on where to park, prior to arrival.
- 3) Signs are to be installed in the house reminding guests they are in a residential area and to keep noise levels to a minimum at all times.
- 4) No use of outdoor living areas between 10pm – 7am the following day. This is to avoid unnecessary noise during night time hours. I will install signs that convey this message.
- 5) No amplified music/sound to be played from outdoor areas between 8pm – 8am the following day. Any noisy activities should only occur inside after 8 pm with windows and doors closed.
- 6) Rubbish/recycling bins are to go out on the evening before collection, and be brought back in as soon as possible after being emptied (unless collected privately by the Property Manager).

You can easily view the full resource consent documentation including conditions of the resource consent, approved plans, approved Visitor Accommodation Management Plan on the Council's Edocs website: <https://edocs.qldc.govt.nz/>

By searching for the consent number "RMXXXXXX".

Invitation & Contact Details

My aim is to use my property for visitor accommodation without it adversely affecting you in any way. Therefore, I would like to provide you with the contact details of my local Property Manager (TBC). Please feel free to contact them directly to let us know of any concerns, issues, or complaints. Should any issues arise we would greatly appreciate the opportunity to resolve these directly, as soon as we can.

Name: TBC

Phone: TBC
Address for Service: TBC
Email: TBC

If you need to get in touch with me directly, here are my contact details:

Contact Mobile Number: 0211999949
Email Address: leigh@suenamandesign.com

Thank you and warm regards,

Leigh Nauman

IMPORTANT NOTICE – OUTDOOR AREA

Dear Guests

Kindly note our house is located within a residential area. Please respect our neighbours by keeping noise to a low level at all times, especially between 8pm – 8am.

As agreed with the Queenstown Council, the following rules apply:

- **No amplified sound/music is to be played from the outdoor living areas between the hours of 8pm – 8am.**
- **All outdoor living areas must be vacated between the hours of 10pm – 7am**

If you have any questions about these rules, please call XXX on XXXXX



Residential Zone Design Guide 2021 Assessment – 2B Vancouver Drive, Queenstown

Background:

The Queenstown Lakes District Council Publicly Notified the Council's Decisions on Submissions on Stage 3 of the Proposed District Plan Review on 1 April 2021. Stage 3 of the PDP includes Residential and Business Mixed Use Design Guidelines, designed to promote good design principles to achieve high-quality, high-amenity built residential developments while providing for growth in the Queenstown Lakes District.

The Residential Zone Design Guide, “design guide”, applies to the Lower Density Suburban Residential Zone, Medium Density Residential Zone, and High Density Residential Zone.

The design guide is intended to assist in the initial development and re-development of residential zoned properties within the District and provides examples of good design/urban design practice.

Rule 8.5A.1 states:

“For all restricted discretionary and discretionary activities under Rules 8.4 and 8.5, applications for resource consent shall include a statement confirming that the relevant design elements from the Residential Zone Design Guide 2021 have been considered, including a summary of any particular aspects of the proposal that have resulted from that consideration.”

The activity status for non-compliance of this rule is a Non-Complying Activity.

The proposed Residential Visitor Accommodation is a restricted discretionary under rule 8.5 (8.5.16) – as greater than 90 nights/yr of RVA is sought). Despite the clear intent of these guidelines to apply to residential development/re-development, the RVA activity is captured under Rule 8.5A.1 and as such an assessment is provided as follows:

Assessment:

The current application is for the Residential Visitor Accommodation use of the existing residential unit. No changes to the design of the dwelling or site in general are proposed. Rather the activity under consideration is the part-time use of the dwelling for short-term accommodation whilst the owners are not using it as their personal holiday home.

As the activity under consideration is a land use undertaken within the existing buildings, the Residential Zone Design Guide 2021 is not considered highly relevant. The design elements of this design guide have been reviewed and considered – but given the established existing environment and the fact that no changes are proposed – no aspects of the current proposal have arisen from this consideration. Furthermore, no changes are considered necessary for the site or buildings.

Should the Council desire, an advice note on the decision alerting the consent holder to the existence of the Residential Zone Design Guide 2021 for future development/re-development would be accepted.



Volunteered Conditions of Consent – 2B Vancouver Drive, Queenstown

General Conditions

1. That the residential visitor accommodation activity must be undertaken/carried out in accordance with the plans referenced as follows:
 - Site plan, Dated 23 January 2026
 - Floor Plans, Dated 23 January 2026
 - Elevations, Dated 23 January 2026

stamped as approved on XX XXX 2026

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Operational Conditions

4. The consent holder shall ensure the visitor accommodation activity is undertaken in accordance with the approved visitor accommodation management plan (~~RMXXXXXX~~, Appendix X), and the following conditions (5 - 16).

Advice Note: The visitor accommodation management plan may be updated from time to time, which shall be certified by Council's Planning and Development department prior to implementation and shall demonstrate the management techniques that will be used to ensure conditions (5 - 16) are met, and shall include the contact details of the property manager available for any complaints.

5. The property shall be rented to a maximum of one (1) group at any one time.
6. The maximum number of persons on site in association with the visitor accommodation use shall be restricted to six (6) persons at any one time.
7. Regarding the use of outdoor space:
 - a) The use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
 - b) Prior to commencing the activity, the consent holder shall erect signs (minimum A4 size) on site to remind guests that they are in a residential area and to keep noise to a

reasonable level, especially between the hours of 8.00 pm to 8.00 am the following day. One sign shall be installed in the kitchen and one weatherproof sign (i.e. laminated) shall be installed within each outdoor living area. The outdoor signs shall also state that no amplified sound/music is to be played from the outdoor living area between the hours of 8pm – 8am, and that those areas are to be vacated between 10pm – 7am.

- c) Upon installation, and prior to the use of the property for visitor accommodation, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.
8. The property may be used for visitor accommodation for up to 365 nights per calendar year.
9. The consent holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding 5 years shall be continually maintained. This register shall be made available for inspection by the Council at all times.

Please note: While the consent holder is responsible for there being an up to date register, the register may be completed by a letting agent / property manager.

10. The consent holder shall ensure that no coaches are to service the authorised activity.
11. Any outdoor lighting shall be turned off between the hours of 10.00pm to 7.00am, or shall be sensor-operated, or shall be directed away from adjacent roads and properties so that light spill beyond property boundaries does not occur.
12. All rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection utilised, rubbish and recycling shall only be placed on the street the day of or day prior to collection.

Should Council kerbside collection of rubbish and recycling not be available to the consent holder, the consent holder must submit details of an alternate private collection service to Council for certification prior to such a service being utilised. Details shall include but not necessarily be limited to, the location of rubbish and recycling areas on site, collection method and day of collection.

Note: The management plan may be required to be updated to address a change in rubbish and recycling services.

13. Within three (3) months of the property changing ownership, the consent holder shall provide to the Council's Monitoring department, in writing, confirmation of whether or not they intend to continue operating the Residential Visitor Accommodation, and the nature of the residential use, and also (if required) update the visitor accommodation management plan required under Condition (4) of **RMXXXXXX**
14. Prior to the use of the building for visitor accommodation activities authorised by this consent, and within ten working days of each anniversary of the date of this decision (and within 10 days of a change in property manager contact details), the consent holder shall undertake a letter drop to the owners/occupiers of neighbouring adjacent sites below:
- 2A Vancouver Drive
 - 2C Vancouver Drive
 - 2D Vancouver Drive

The consent holder shall in this correspondence (which may be electronic) advise that a copy of the conditions of **RMXXXXXX**, approved plans, approved visitor management plan (which contains contact details of the property manager for receiving any complaints) is available on QLDC Edocs. The consent Holder shall also copy this correspondence to the Council Monitoring Department for monitoring purposes within 10 working days of each issuance.

15. The consent holder shall maintain a record of all complaints received during the operation of the visitor accommodation activity in the form of a register containing the complaint details and any remedial actions undertaken. Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding 5 years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within 48 hours of the complaint being received. The complaint register shall be made available for inspection by the Council at all times.
16. The visitor accommodation activity shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site:

Daytime 0800 – 2000 hours: 50dBA L_{Aeq} (15 min)
Night-time 2000 – 0800 hours: 40dBA L_{Aeq}

Noise levels shall be measured and assessed in accordance with NZS 6801:2008 and NZS6802:2008.

Review

17. Within six months of the date of this decision; and/or upon the receipt of information identifying non-compliance with the conditions of this consent, and/or within ten working days of each anniversary of the date of this decision, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.
 - d) The purpose of this review is in relation to effects on any person in relation to nuisance (including but not limited to noise and rubbish/recycling).
18. As part of the review clause stated in Condition 17 of this consent, the Council may have the visitor accommodation management plan audited at the consent holder's expense.