

APPLICATION AS NOTIFIED

26 Earnslaw Investment Limited

(RM230538)

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:

26 Earnslaw Investment Limited

What is proposed:

Resource Consent is sought to undertake residential visitor accommodation for up to 180 nights per year, for up to eight (8) guests, with associated transport breaches.

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

26 Earnslaw Terrace, Queenstown

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 RM230538 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

- 74 Shotover Street, Queenstown;
- 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 Georgie Hadfield, who may be contacted by phone at 03 450 2386 or e-mail at georgie.hadfield@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:

7th February 2024

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/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

26 Earnslaw Investment Limited
C/- Richard Kemp
richard@pragmaticplanning.co.nz
Pragmatic Planning
PO Box 2770
Wakatipu
Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Jacob Neaves, Senior Planner, pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 20th December 2023

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
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 14-Dec-2023

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7691084	1	19-Jul-2023
PUB_ACC	AEE	7691085	1	19-Jul-2023
PUB_ACC	ROT	7691080	1	19-Jul-2023
PUB_ACC	RVA Plans	7691079	1	19-Jul-2023
PUB_ACC	Visitor Accommodation Management Plan (VAMP)	7851363	1	06-Dec-2023
PUB_ACC	Volunteered Conditions of Consent - 26 Earnslaw Terrace	7851315	1	06-Dec-2023
PUB_ACC	Residential Design Guideline Assessment	7691081	1	19-Jul-2023
PUB_ACC	Letter to Neighbours	7691083	1	19-Jul-2023
PUB_ACC	Outdoor Area Notice	7691082	1	19-Jul-2023
PUB_ACC	Parking Sign	7851317	1	06-Dec-2023



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.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.

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:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*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:

*Phone Numbers: Day

Mobile:

*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:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:

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:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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:

*Email:

[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:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



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

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate

☐

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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:



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 1-2).

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

☐

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <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 Assessment of Effects (AEE).

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.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



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 and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

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.

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related 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.

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

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 and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:  Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

Invoice for initial fee requested and payment to follow

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

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.

☐

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) **

Full name of person lodging this form

Firm/Company

Dated

**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;

Information provided within the Form above

- (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).

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

- (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.

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));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

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:

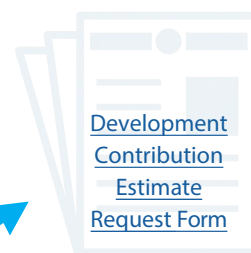
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas 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 Roding)

[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.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. 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 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

Resource Consent Application

To:
Queenstown Lakes District Council

26 Earnslaw Investment Limited

Use of Existing Dwelling for
Residential Visitor Accommodation

26 Earnslaw Terrace, Queenstown

19 July 2023



Application Summary

Applicant: 26 Earnslaw Investment Limited

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: 26 Earnslaw Terrace, Queenstown

Legal Description: Lot 26 Deposited Plan 16397 as held in Record of Title OT15B/682

District Plan (Operative) Zoning: Low Density Residential (Medium Density Residential Sub-Zone)

District Plan (Proposed) Zoning: Lower Density Suburban Residential

Council Assessment Number: 2910417300

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

Background to the Application:

The Applicant is based outside of Queenstown (in Auckland) and previously purchased the property as a part-time holiday home residence for themselves.

Given the residential unit is used as part-time holiday home for the owner, it cannot be rented to long-term tenants. Therefore, the Applicant seeks to utilise the dwelling for short term residential visitor accommodation, whilst not using it for themselves or friends/family.

Proposal Description:

Consent is sought to use an existing residential dwelling for short-stay residential visitor accommodation (RVA) for a *maximum* of eight (8) people, let individually for up to 180 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 8 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: Queen Bed - 2 guests
- Bedroom 2: Queen Bed - 2 guests
- Bedroom 3: Queen Bed - 2 guests
- Bedroom 4: Queen Bed - 2 guests

For the avoidance of doubt, it is clarified that the applicant proposes to be able to advertise the residential unit for rent year-round (365 days), however will only physically let out the unit to paying customers for a maximum of 180 nights per year.

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, there is car parking for two vehicles within the internal double garage of the property.

Rubbish and recycling associated with the activity is to be disposed of via either the regular Council collection, or via private collection (collected by the Property Manager

when servicing the property). The managers of the activity ensure rubbish and recycling is placed for collection each week.

As a part-time residential visitor accommodation use is sought for up to 180 nights/yr, for the remainder of the year the dwelling will be used for the owner's personal use when they visit Queenstown, for friends/family when visiting Queenstown (non-fee paying), or potentially rented to tenants for a period greater than 90 consecutive days in future.

Site and Locality Description



Figure 1 – The Subject Site



Figure 2 – Subject Dwelling (Source: Bayleys)

The site is legally described as Lot 26 Deposited Plan 16397 as held in Record of Title OT15B/682, with a street address of 26 Earnslaw Terrace on Queenstown Hill (as seen in Figure 1).

The site contains one existing three-level residential dwelling (seen in Figure 2). The basement level contains a double garage (which includes laundry), entry foyer, and lower lift lobby. The middle level contains three bedrooms, bathroom, and WC. The upper level contains the master bedroom, powder room, and open-plan kitchen/living/dining areas.

The outdoor living areas of the site comprise of an expansive south-facing deck accessed off the kitchen/living/dining area, and also a small enclosed deck accessed to the east off the kitchen.

Access to the property is off the legal Earnslaw Terrace carriageway, via an existing vehicle crossing and driveway/ROW (shared with #24) to access the double garage.

The topography of the site has been highly modified by the construction of the dwelling but is of a slope down from the northern boundary toward the southern boundary.

The wider surrounding environment consists of a mix of residential living and visitor accommodation activities.

Relevant Site History

Resource Consent RM140721 was granted on 18 December 2014 to construct a dwelling that breaches internal boundary setbacks and maximum permitted height, and to undertake associated earthworks. This consent has been given effect to.

RM150926 was granted on 10 December 2015 as a s348 of the Local Government Act 1974 (LGA) to create new Right of Way easements over Lot 25 and Lot 26 Deposited Plan 16397 (24 and 26 Earnslaw Terrace). A subsequent s348 certificate was then applied for and issued by Council – however the process was never completed and these approvals lapsed.

More recently, RM221046 was granted as essentially a replacement s348 consent to RM150926 in order to establish the right of way easements over the driveway of 24/26 Earnslaw Terrace. This consent is in the process of being implemented with a s348 certificate applied for an easement document is currently being drafted by a solicitor.

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 'Lower Density Suburban Residential' in the PDP and the proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 7.5.18 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 (i.e marked-out / sign posted). 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.

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:*

The owner/occupier of #24 Earnslaw Terrace has been consulted on the proposal, with their written approval expected to follow shortly. The details of this consultation will be outlined in the s95E assessment to follow.

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

It is proposed to undertake RVA from the property for up to 180 nights per year. This frequency is considered reasonable to ensure that a non-residential activity does not become the dominant land use of the dwelling. For the remainder of the year the dwelling will either be vacant, used for owner's personal use, or rented to long-term tenants.

The dwelling contains four bedrooms – each containing a bed(s) suitable for two guests. Therefore, the dwelling will comfortably accommodate a maximum of 8 guests without resulting in over-crowding or necessitating people sleeping on couches etc. A condition of consent ensuring a maximum occupancy of 8 guests at any one time is invited.

Given there is car parking for two (2) cars on the site and the majority of cars in New Zealand have capacity for a minimum of 5 pax – this will ensure the nature of the RVA activity (including the scale of associated traffic generation/car parking) will be completely absorbed by the site.

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.

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

Although not a matter of reserved discretion for this application, 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 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

Access to the site and residential unit is proposed to be the same as existing – via the existing vehicle crossing off Earnslaw Terrace and up to the site over the shared driveway with #24 Earnslaw Terrace. All guests will be briefed on the access and car parking situation prior to arriving at the site.

Relevant assessment matters in this regard direct consideration to the adequacy of car and coach parking on the site, adverse effects resulting from vehicles (noise, vibration, lighting etc), pedestrian safety, traffic generation/congestion, and the ability to mitigate these adverse effects.

Given the nature and scale of RVA proposed (being very similar to anticipated residential activity), this existing access is considered suitable to serve the needs of the site. Adequate on-site car parking will be provided as determined above.

No dedicated coach parking is provided for the activity – all guests will either arrive to the site by private vehicle or public transportation (i.e. regular buses or taxis). Despite this, the provision for buses is a matter of reserved discretion for Council. In this regard, it is noted that the proposal is not of a scale that would necessitate the provision of an on-site coach park. The RVA activity proposed will accommodate a maximum of 8 people and is of a scale that would not attract tour groups or similar.

However, in order to ensure the avoidance of adverse effects in this regard, the applicant would invite a condition of consent that no coaches are to pick-up, drop-off, or park at the site.

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.

With respect to pedestrian safety – given that the existing access points will be used and adequate on-site car parking will be provided; any resulting adverse effects on the environment in this regard will be less than minor.

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 area(s) 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 access and on-site car parking 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.

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 (Subject Site Outlined)

Northern adjoining Residential Neighbour – 57 Panorama Terrace

The adjacent property to the north is 57 Panorama Terrace and is separately accessed off Panorama Terrace, rather than Earnslaw Terrace.

As can be seen in Figure 5 above, this neighbouring property is located at a much higher level than #26 Earnslaw Terrace and has views/outlook out over the roof of the application dwelling.

Figure 6 also demonstrates the significant level of separation afforded by this difference in topography and existing landscaping.



Figure 6 – Separation Between #55 Panorama Terrace and #26 Earnslaw Terrace

The outdoor living areas on #26 are completely shielded from view of #55 by the dwelling itself and also a masonry block wall – ensuring the protection of their privacy and residential amenity.

Given these design factors, no aspect of the proposed RVA activity will be readily visible to this person.

Regardless, a comprehensive VAMP (including NMP) is proposed to ensure the activity is undertaken in a way that will not affect the residential amenity of this person. In particular, the volunteered restriction on use of the outdoor living areas during night-time hours and provision for the proper disposal of waste will adequately protect their residential amenity.

Adequate on-site car parking will be provided – ensuring that traffic and parking effects on this neighbour are avoided. With particular regard to noise, the volunteered measures (outdoor living areas, signage, guest advice on check-in) will ensure these effects are the same or less than that which would occur with standard residential activity as anticipated by the District Plan.

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 55 Panorama Terrace are considered to be less than minor. This person is not considered adversely affected.

Southern Residential Neighbours – 25, 27 & 29 Earnslaw Terrace

The nearby southern neighbours are 25, 27 & 29 Earnslaw Terrace, located on the opposing side of the Earnslaw Terrace carriageway. Each of these properties contains a single dwelling with a southern orientation (away from #26 – as seen in Figure 5) and are very well-separated from the application site given the presence of the carriageway and substantial difference in topography.

While the owners/occupiers of these neighbouring sites may potentially observe the RVA activity – this will be generally limited to views of guests entering/exiting the site via the vehicle crossing off Earnslaw Terrace or using the outdoor living areas at a significant distance (noting that this will be indistinguishable from non-RVA guests).

With specific respect to privacy, the views/outlook of these properties is toward the south-east and away from the application site. As seen in Figure 5, it is primarily 'non-sensitive' elements of these dwellings that front Earnslaw Terrace, such as garaging and access.

The application dwelling is elevated above these neighbours – such that the views/outlook is over the roofs of these neighbouring properties toward the lake.

Combined with the physical separation afforded by Earnslaw Terrace itself + differences in topography, these design factors will ensure that any privacy or amenity-related effects resulting from the proposed RVA activity on these persons, will be less than minor.

Adequate on-site car parking will be provided – ensuring that traffic and parking effects on these neighbours are avoided.

A comprehensive VAMP (including NMP) is proposed to ensure the activity is undertaken in a way that will not affect the residential amenity of these persons. In particular, the volunteered restriction on use of the outdoor living area during night-time hours and provision for the proper disposal of waste will adequately protect their residential amenity.

With particular regard to noise, the volunteered measures (outdoor living area hours, signage, guest advice on check-in) will ensure these effects are the same or less than that which would occur with standard residential activity as anticipated by the District Plan.

One component of the proposed NMP is that an annual letter drop be undertaken to the owners of these adjoining properties - providing the contact details of the current RVA manager and inviting them to get in touch with any issues or complaints.

Overall, it is concluded that adverse effects on the owners/occupiers of 25, 27 & 29 Earnslaw Terrace will be less than minor. These persons are not considered to be adversely affected.

Eastern adjoining Residential Neighbours – Lot 37 DP 1639, 59A Panorama Terrace and 28 Earnslaw Terrace

The eastern neighbours are 59A Panorama Terrace and 28 Earnslaw Terrace - both located on the opposite side of the intermediary QLDC-owned recreation reserve/pedestrian link (Lot 37 DP 16397).

Turning firstly to Lot 37 DP 16397, the proposed RVA activity will not adversely affect the ability of QLDC to administer/maintain this reserve land in any manner. Specifically, the VAMP contains clauses designed to ensure the proper management of rubbish and recycling generated by the activity, avoiding adverse effects on this entity.

Turning to 59A Panorama Terrace and 28 Earnslaw Terrace, both of these properties contain a single dwelling with a southern orientation and are well-separated from the application site by the QLDC-owned reserve, as demonstrated in Figure 7:



Figure 7 – Separation Between #59A Panorama Terrace and 28 Earnslaw Terrace (Base Image Source: Bayleys)

While the owners/occupiers of these neighbouring sites may potentially observe the RVA activity – this will be generally limited to views of guests entering/exiting the site via Earnslaw Terrace (noting that this will be indistinguishable from non-RVA guests), or potentially using the outdoor living areas – both at a distance. The provision for limits on outdoor living use will further enhance the privacy of the owners/occupiers of these neighbouring sites.

Adequate on-site car parking will be provided – ensuring that traffic and parking effects on these neighbours are avoided in this regard.

A comprehensive VAMP (including NMP) is proposed to ensure the activity is undertaken in a way that will not affect the residential amenity of these persons. In particular, the volunteered restriction on use of the outdoor living areas during night-time hours and provision for the proper disposal of waste will adequately protect their residential amenity.

With particular regard to noise, the volunteered measures (outdoor living area hours, signage, guest advice on check-in) will ensure these effects are the same or less than that which would occur with standard residential activity as anticipated by the District Plan.

One component of the proposed NMP is that an annual letter drop be undertaken to the owners of these adjoining residential properties - providing the contact details of the current RVA manager and inviting them to get in touch with any issues or complaints.

Overall, it is concluded that adverse effects on the owners/occupiers of Lot 37 DP 16397, 59A Panorama Terrace and 28 Earnslaw Terrace will be less than minor. These persons are not considered to be adversely affected.

Western adjoining Residential Neighbour – 24 Earnslaw Terrace

Consultation is ongoing with the owners of 24 Earnslaw Terrace, and it is anticipated that written approval from this person will be forwarded to the Processing Planner.

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 OVERALL 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 7 – Lower Density Suburban Residential Zone

Objective 7.2.8 - *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

7.2.8.2 - *Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.*

7.2.8.3 - *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.*

7.2.8.4 - *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.*

7.2.8.5 - *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.*

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. As the dwelling will be used for RVA activities for less than ½ of a given year, the predominant land use of the area will remain strongly residential.

The assessment of potential cumulative effects undertaken has determined that this activity will not sufficiently change the neighbourhood, nor adversely affect existing social cohesion to a notable degree.

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.

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, in accordance with the standards (i.e. sign posted), in reality guests with mobility needs can be easily loaded and

unloaded from a vehicle within the double garage, and the dwelling features an elevator to ensure high levels of accessibility.

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 eight (8) people for up to 180 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
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **OT15B/682**

Land Registration District **Otago**

Date Issued 29 October 1993

Prior References

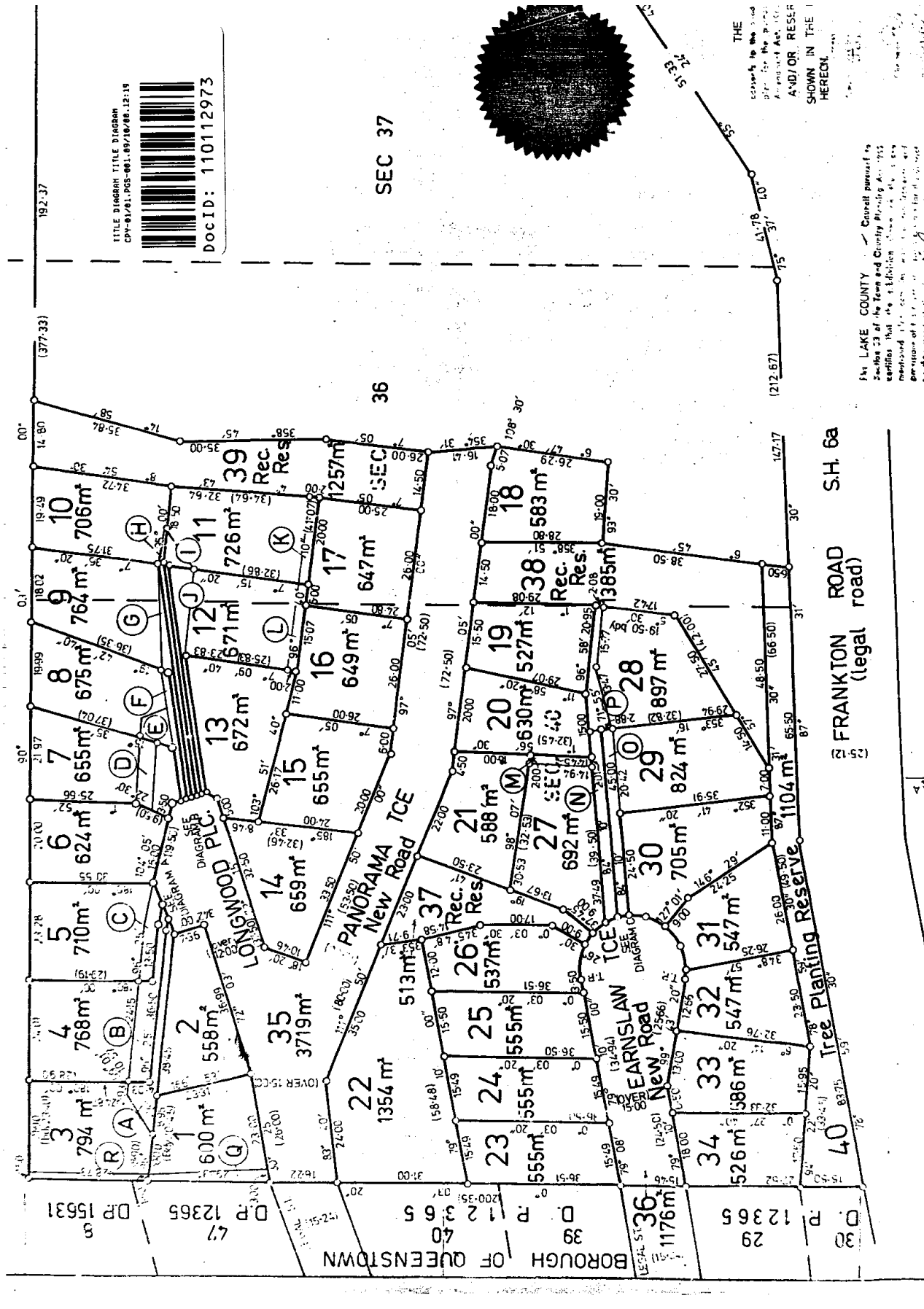
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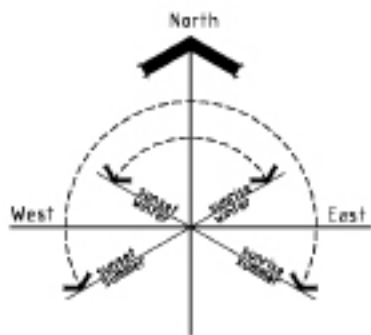
Estate Fee Simple
Area 537 square metres more or less
Legal Description Lot 26 Deposited Plan 16397
Registered Owners
26 Earnslaw Investment Limited

Interests

5042785.1 Transfer creating the following easements - 18.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 26 Deposited Plan 16397 - herein	A DP 27587	Lot 25 Deposited Plan 16397 - CT OT7B/74	N/A

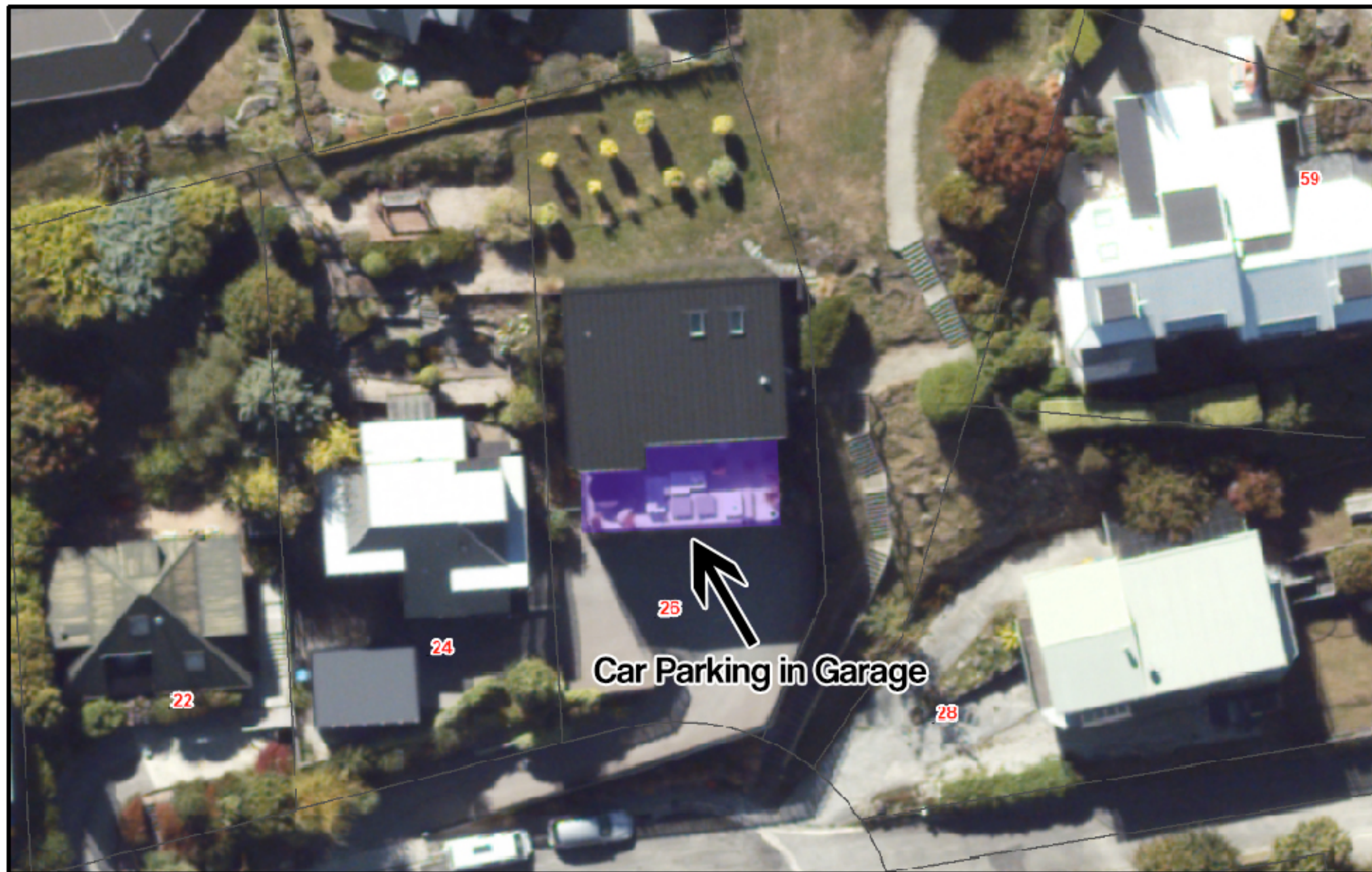




Outdoor Living Area



Locality Plan



Residential Visitor Accommodation 26 Earnslaw Terrace, Queenstown

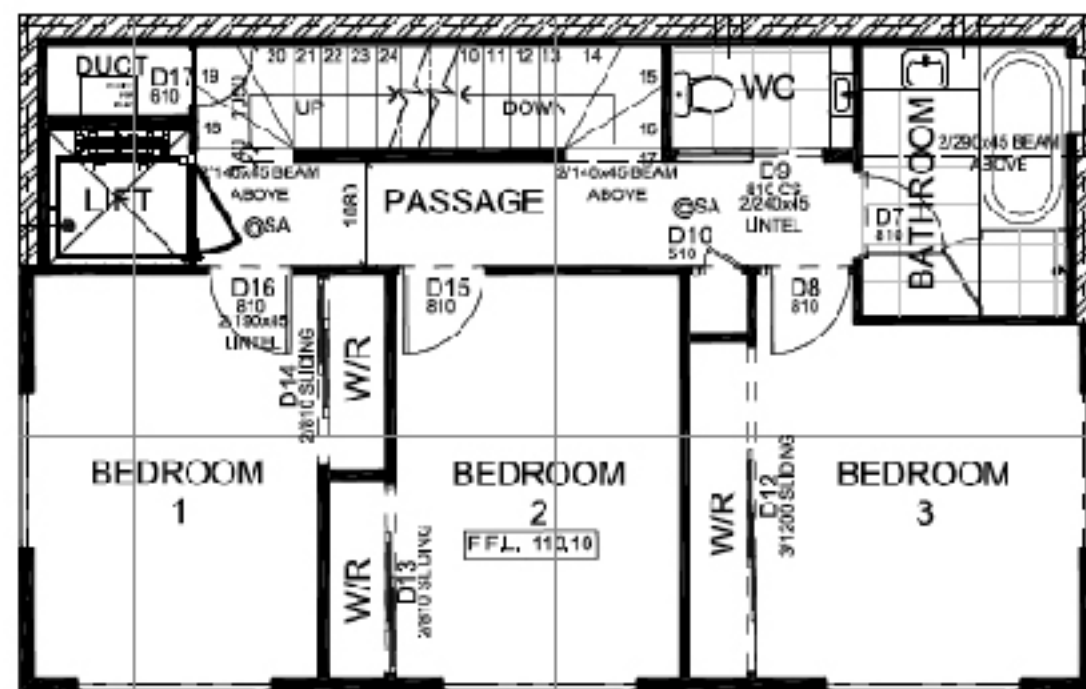
Version 1.0 - 2 July 2023



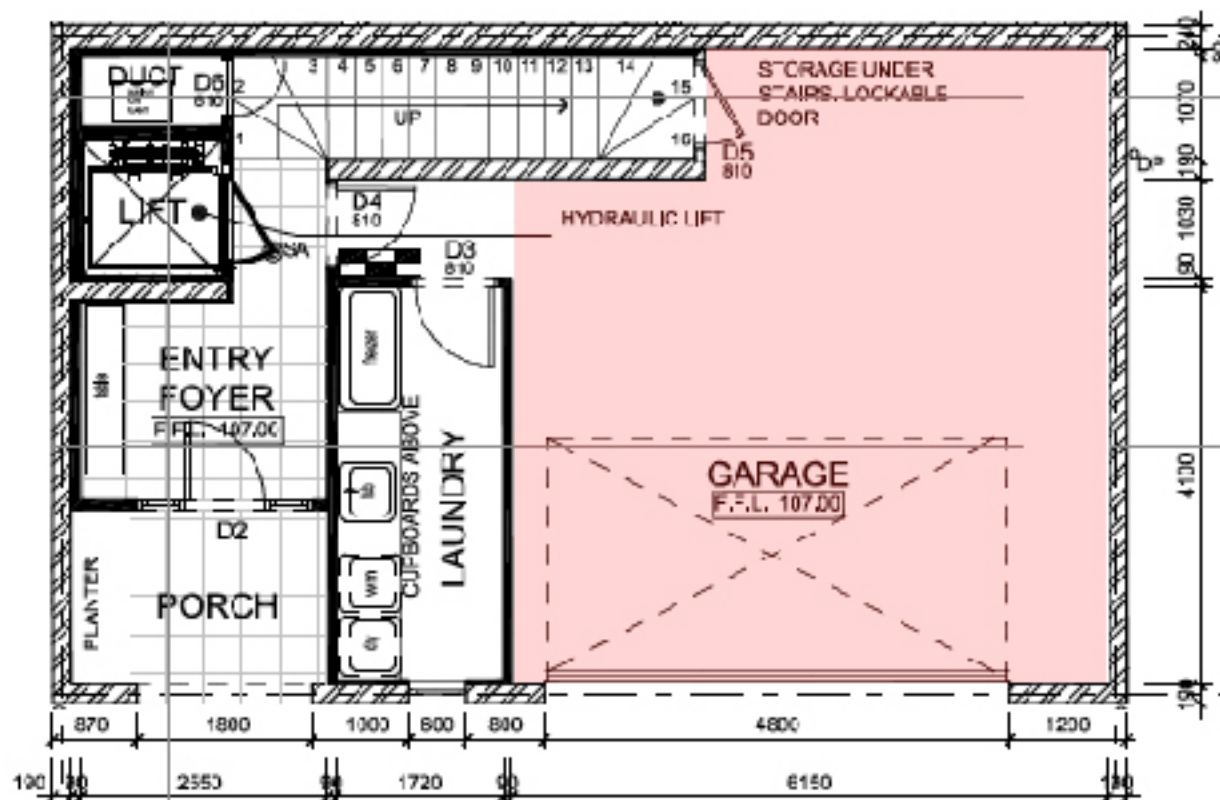
Car Parking



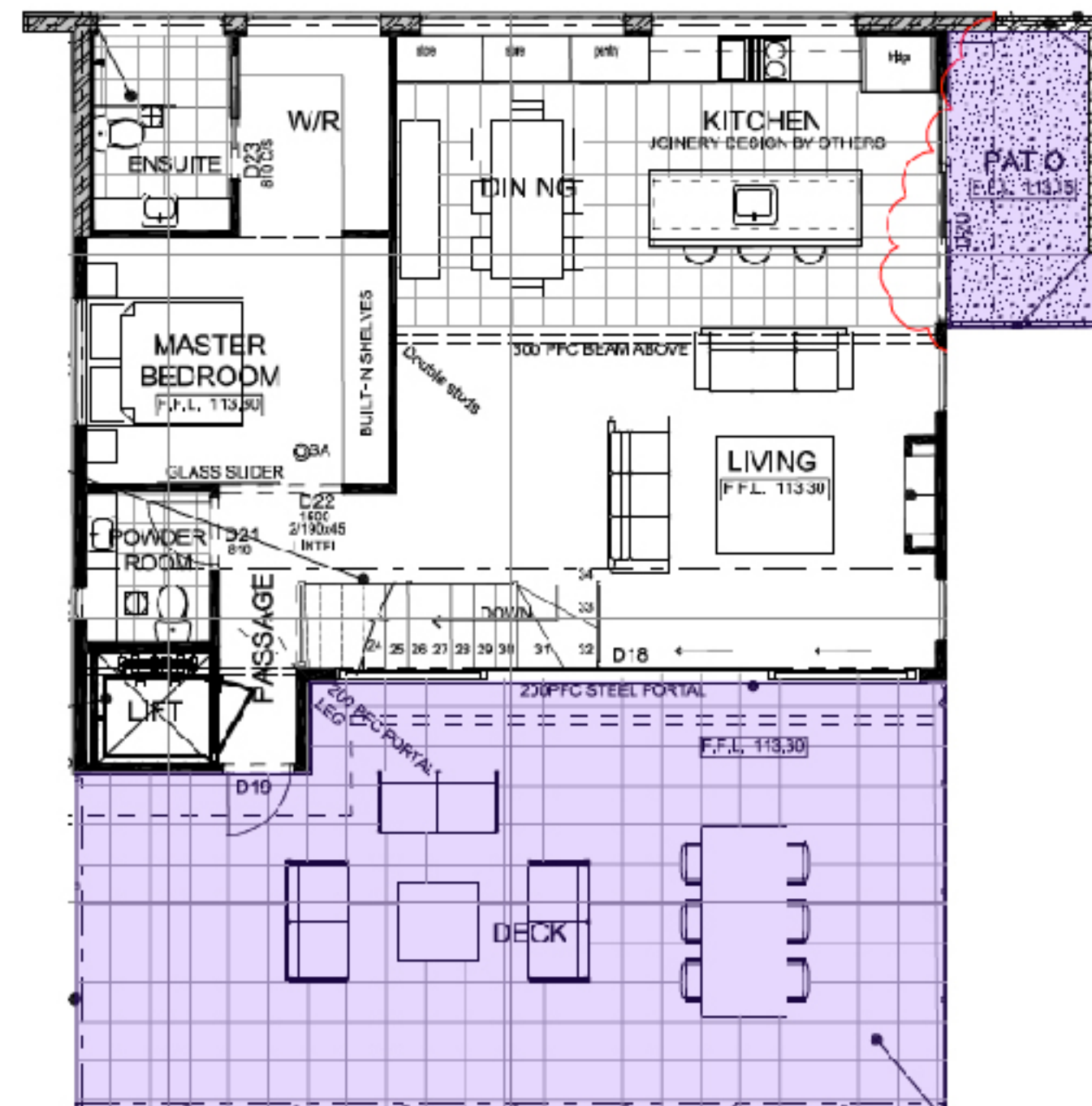
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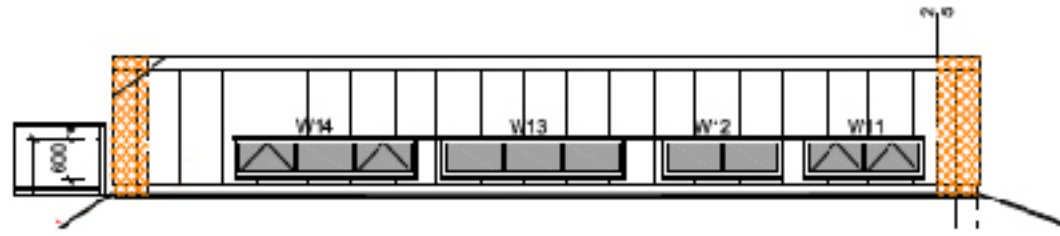
GROUND FLOOR PLAN



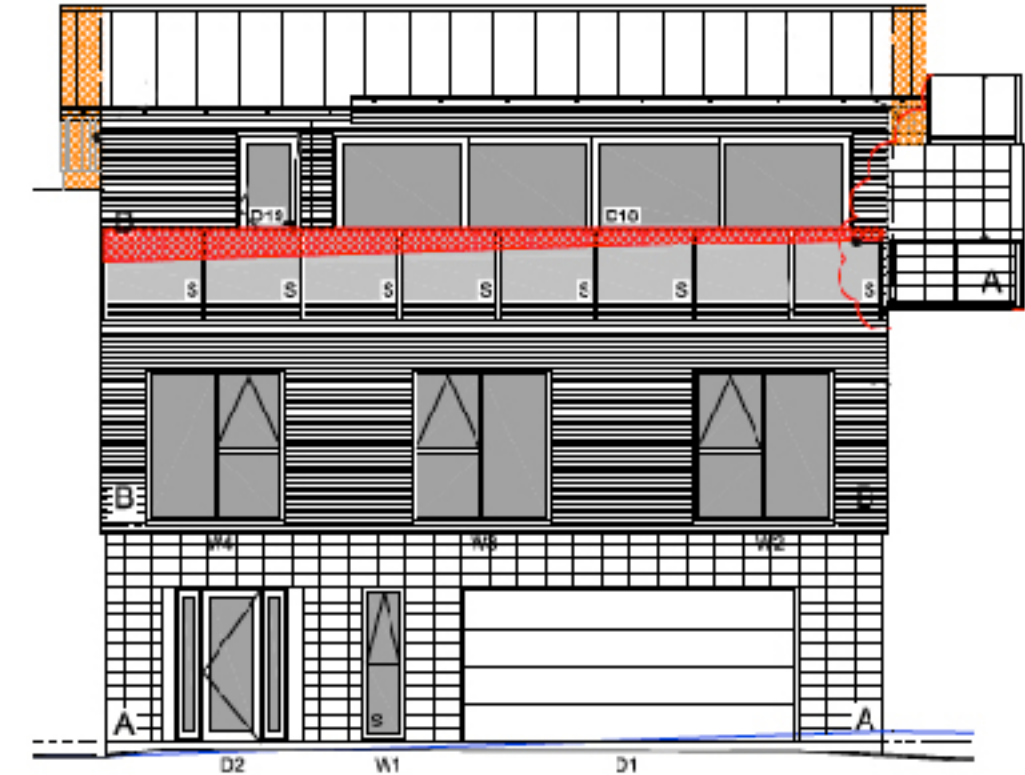
BASEMENT PLAN



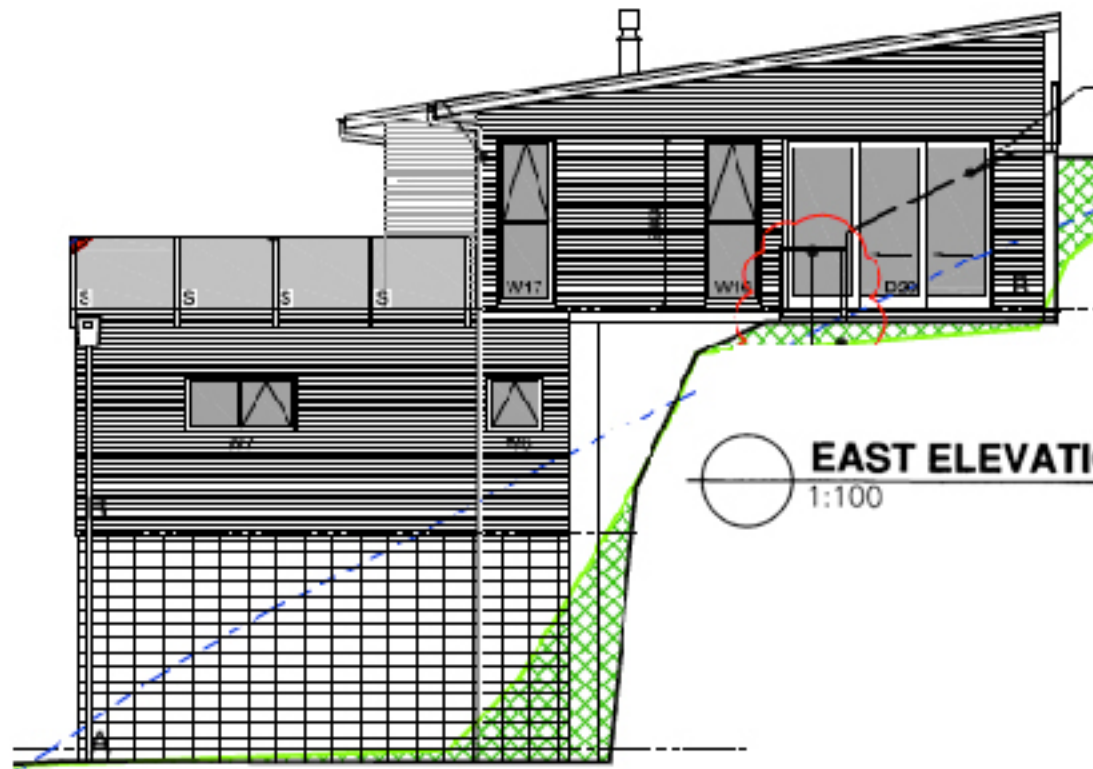
FIRST FLOOR PLAN



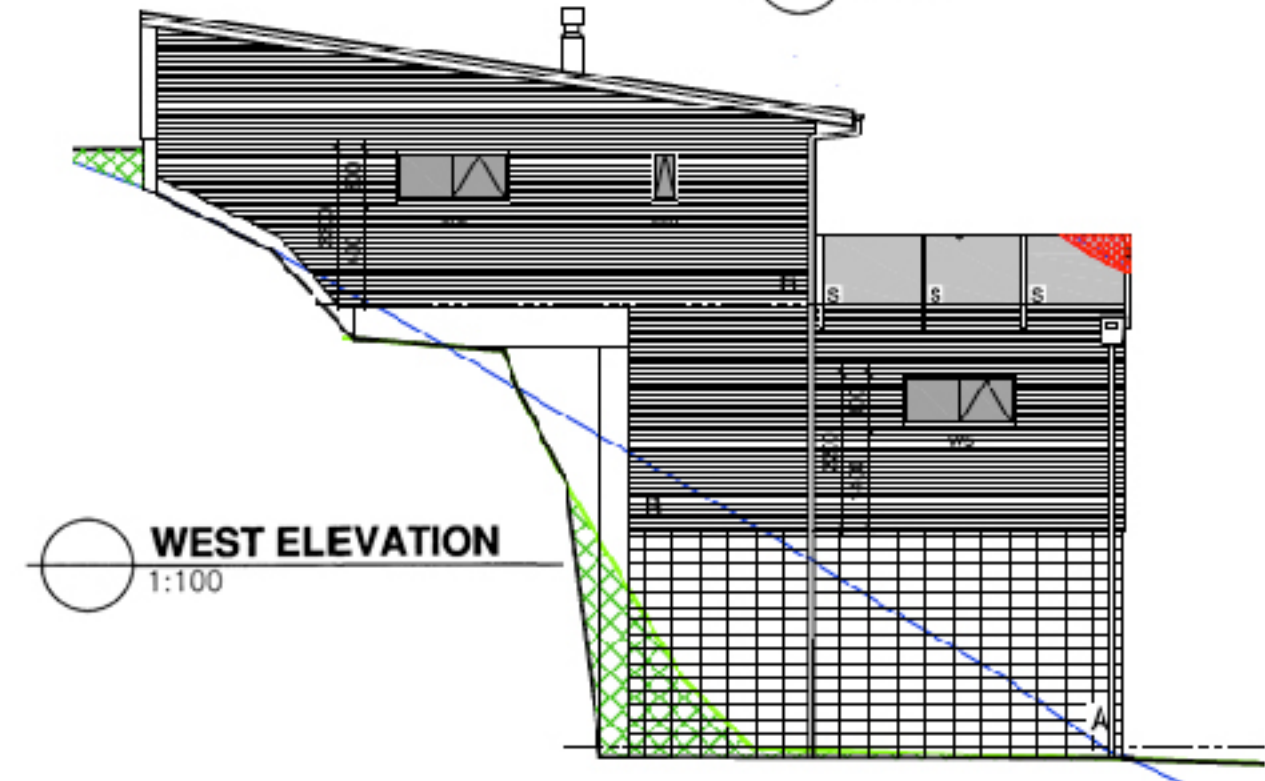
NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100



Visitor Accommodation Management Plan

26 Earnslaw Terrace, 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 26 Earnslaw Terrace, Queenstown 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 Operative & Proposed District Plans (as of December 2023):

xii Noise

(a) Sound from visitor accommodation activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i)	daytime	(0800 to 2000 hrs)	50 dB $L_{Aeq}(15 \text{ min})$
(ii)	night-time	(2000 to 0800 hrs)	40 dB $L_{Aeq}(15 \text{ min})$
(iii)	night-time	(2000 to 0800 hrs)	70 dB L_{AFmax}

and of the Proposed District Plan – which are the same noise limits as above, except the night-time L_{AFmax} is 75 dB L, and applicable within any site (not limited to within the same zone).

2.0 Property Manager Details

The current (2024) Local Property Manager is Queenstown Scenic Property Management and can be contacted as follows:

Name: Queenstown Scenic Property Management
Phone: +64 27 521 1108
Email: qtscenicproperty@gmail.com

3.0 Property Manager Responsibilities

The Property Manager is responsible for the following matters:

On Booking and Prior to Check-In

- Advising guests of the sleeping configuration/bed availability for the dwelling.
- Advising guests that there is two (2) on site car parks on the property within the garage, and that there is no other parking on-site, or on the street.
- Advising guests how to safely access the site and where to park. Specifically, this shall include instructing guests that they must park within the garage of the property and not on the shared accessway.
- Advising guests that they must not block the driveway or front entrance to the neighbouring property at 24 Earnslaw Terrace.
- Advising guests that coaches cannot pick-up, drop-off, or park at the site.
- Advising guests that a dedicated mobility car park is not available on the site, nor in the area. However, guests will be advised that the mobility guests can be easily loaded/unloaded into a vehicle within the double garage – and there is an elevator within the dwelling.
- 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 eight (8).
- 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 rubbish & recycling bins do not remain on the street for more than 24 hours;
- As the recycling collection day is Wednesday this may require a visit on Wednesday night or Thursday morning (unless rubbish/recycling is collected privately by the Property Manager).
- To ensure the maximum number of guests staying within the dwelling does not exceed eight (8) at any time.
- Checking that guests are familiar with the car parking arrangement for the site. Specifically, this will include reminding guests that they must park within the double garage and that parking on the shared accessway outside the garage is prohibited.

4.0 House Rules

- i) There shall be no more than eight (8) 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) and not on the street or shared accessway with #24 Earnslaw Terrace.
- vi) Rubbish/recycling bins are to go out on Tuesday evening or Wednesday morning 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

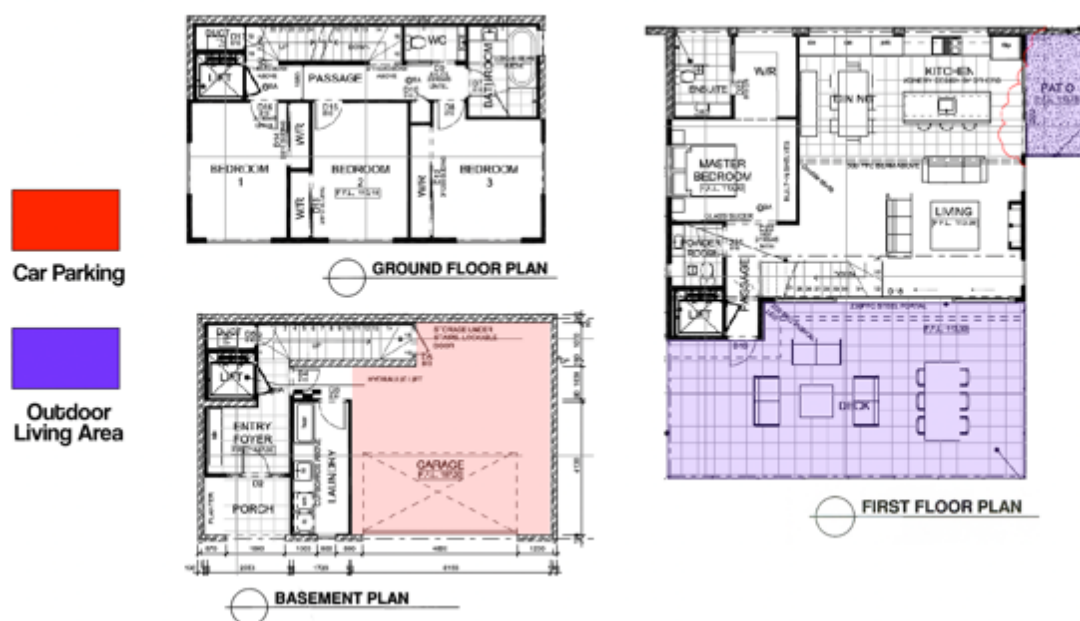
This NMP will set out specific methods and procedures to be undertaken by the owner/manager of the Residential Visitor Accommodation (RVA).

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.



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



Volunteered Conditions of Consent – 26 Earnslaw Terrace, 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 2 July 2023
- Floor Plans, Dated 2 July 2023
- Elevations, Dated 2 July 2023

stamped as approved on XX XXX 2023

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 eight (8) 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 no more than 180 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. The consent holder shall ensure that guests are advised that they must park within the garage on the property and that parking outside the garage or on the shared accessway is prohibited.
12. Prior to commencement of the activity, the consent holder shall install two (2) signs on the property that visually instruct guests that they must park within the garage on the property. One sign shall be installed within the garage, and the other sign installed within the main entrance to the dwelling on the lowest floor. Each sign shall be a minimum size of A4 and shall be retained on-site for as long as the residential visitor accommodation activity is undertaken.
13. 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.
14. 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.

15. 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**
16. 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:
- 24 Earnslaw Terrace
 - 57 Panorama Terrace

- 59A Panorama Terrace
- 28 Earnslaw Terrace
- 29 Earnslaw Terrace
- 27 Earnslaw Terrace
- 25 Earnslaw Terrace

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.

17. 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.
18. 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 within this zone:

Daytime 0800 – 2000 hours 50dBA L15
Night-time 2000 – 0800 hours 40 dBA L15 and 70 dBALmax

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

Review

19. 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).
20. As part of the review clause stated in Condition 19 of this consent, the Council may have the visitor accommodation management plan audited at the consent holder's expense.



Residential Zone Design Guide 2021 Assessment – 26 Earnslaw Terrace, 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 7.5A.1 states:

"For all restricted discretionary and discretionary activities under Rules 7.4 and 7.5, 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 7.5 (7.5.18) – 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 7.5A.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.

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 26 Earnslaw Terrace, Queenstown – Information & My Contact Details

Dear Neighbour,

I am the owner of number 26 Earnslaw Terrace. The Council has granted me resource consent to use my house for part-time residential visitor accommodation, such as Airbnb. Specifically, I have been granted resource consent to use the house in this manner for a maximum of 180 nights/year, for a maximum of 8 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 house 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 8 guests at any one time in the house.
- 2) We will brief guests on where to park, prior to arrival. All guests will be required to park on my property (in the garage) and not out on the street.
- 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 (Queenstown Scenic Property Management). 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: Queenstown Scenic Property Management
Phone: +64 27 521 1108
Email: qtscenicproperty@gmail.com

Thank you and warm regards,

Jon Zhang

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 Queenstown Scenic Property Management on +64 27 521 1108



**PLEASE DO NOT BLOCK THE NEIGHBOUR'S DRIVEWAY OR FRONT ENTRANCE
YOU MUST BE PARKED INSIDE THE GARAGE**

