

APPLICATION AS NOTIFIED

NWF Invest Limited

(RM250720)

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:

NWF Invest Limited

What is proposed:

Land use consent is sought to operate Residential Visitor Accommodation (RVA) from two approved residential units at 62 Middleton Road, Queenstown. It is intended that the units will be located on individual lots identified as 62B and 62C Middleton Road. Each unit will accommodate up to six guests, for up to 365 nights per year, and with no minimum stay requirement, or mobility parking provided.

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

Location: 62 Middleton Road, Queenstown

Legal Description: Lot 126 Deposited Plan 534603 held in Record of Title 881684

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 RM250720 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Megan Phillips, who may be contacted by phone at 03 443 0166 or email at megan.phillips@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:

18th February 2026

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

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

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

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

You must serve a copy of your submission to the applicant (NWF Invest Limited) as soon as reasonably practicable after serving your submission to Council:

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

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 20th January 2026

Address for Service for Consent Authority:

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

Phone
 Email
 Website

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

TechnologyOne ECM Document Summary

Printed On 19-Jan-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	9013242	1	12-Sep-2025
PUB_ACC	Assessment of Effects on the Environment - 3.12.2025	9232212	1	17-Dec-2025
PUB_ACC	Record of Title 881684	9013237	1	12-Sep-2025
PUB_ACC	Consent Notice 8283616.19	9013244	1	12-Sep-2025
PUB_ACC	Consent Notice 11677745.5	9013243	1	12-Sep-2025
PUB_ACC	Land Covenant 11677745.15	9013240	1	12-Sep-2025
PUB_ACC	Land Covenant 11098487.6	9013241	1	12-Sep-2025
PUB_ACC	RVA Plans	9013235	1	12-Sep-2025
PUB_ACC	Volunteered Conditions of Consent - 62 Middleton Road	9013230	1	12-Sep-2025
PUB_ACC	Residential Design Guideline Assessment	9013236	1	12-Sep-2025
PUB_ACC	Visitor Accommodation Management Plan - 62B Middleton Road	9013232	1	12-Sep-2025
PUB_ACC	Visitor Accommodation Management Plan - 62C Middleton Road	9233853	1	18-Dec-2025
PUB_ACC	Outdoor Area Notice	9013238	1	12-Sep-2025
PUB_ACC	Letter to Neighbours - 3.12.2025	9231325	1	17-Dec-2025

PUB_ACC	APA 14 O'Kane Lane	5	9231329	1	17-Dec-2025
PUB_ACC	APA 11 O'Kane Lane		9231330	1	17-Dec-2025
PUB_ACC	APA 64 Middleton Road		9231331	1	17-Dec-2025



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **NWF Invest Limited**
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **James Clarke**

*Postal Address: **Level 6, 135 Broadway, Newmarket, Auckland**

*Post code:

1023

*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: **admin@jcconsult.co.nz**

*Phone Numbers: Day **021 075 1365**

Mobile: **021 075 1365**

*The Applicant is:

Owner

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

Occupier

Lessee

Other - Please Specify:



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

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



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

*Name & Company: **Richard Kemp - Pragmatic Planning**

*Phone Numbers: Day **021 104 3405**

Mobile: **021 104 3405**

*Email Address: **richard@pragmaticplanning.co.nz**

*Postal Address: **PO Box 2770
Wakatipu
Queenstown**

*Postcode:

9349

INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

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

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention: **NWF Invest Limited**

*Postal Address:

Level 6, 135 Broadway, Newmarket, Auckland

*Post code:

1023

*Please provide an email AND full postal address.

*Email: **admin@jcconsult.co.nz**



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

Owner Name: G D Jones Builder Limited

Owner Address: Unknown - QLDC Rating Database Redacted

Owner Email: Unknown - QLDC Rating Database Redacted

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: NWF Invest Limited

*Email: admin@jcconsult.co.nz

[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:

62 Middleton Road, Queenstown

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

Lot 126 Deposited Plan 534603 as held in Record of Title 881684

District Plan Zone(s): Lower Density Suburban Residential Zone



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

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

YES NO

Is there a dog on the property?

YES NO

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

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



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

Land Use Consent

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

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here

Land Use Consent includes earthworks

Land Use Consent combined with s127 and/or s221

Subdivision Consent



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

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



BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:

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



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



OTHER CONSENTS

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

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

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

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

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

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

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

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



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

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

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

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

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants
(Must be official order copy from LINZ <https://www.linz.govt.nz/>).



A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An AEE (Assessment of Effects).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



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



PRIVACY INFORMATION

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

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

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



FEES INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



APPLICATION & DECLARATION

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



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

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

OR:



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

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



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

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

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

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

Firm/Company **Pragmatic Planning**

Dated **12 September 2025**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:

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

Clause 6: Information required in assessment of environmental effects

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

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

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

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

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

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

UNDER THE FOURTH SCHEDULE TO THE ACT:

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

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

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

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

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



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

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

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

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

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

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

Application Form	Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910 Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.
AEE (Assessment of Environmental Effects)	Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456
Landscape Report	Geotechnical Report
Engineering Report	Urban Design Report
Affected Party Approval/s	
Ecological Report	

Resource Consent Application

To:
Queenstown Lakes District Council

NWF Invest Limited

Use of Dwellings for Residential Visitor Accommodation

62 Middleton Road, Queenstown

3 December 2025



Application Summary

Applicant: NWF Invest Limited

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

Location: 62 Middleton Road, Queenstown

Legal Description: Lot 126 Deposited Plan 534603 as held in Record of Title 881684

District Plan (Operative) Zoning: Low Density Residential

District Plan (Proposed) Zoning: Lower Density Suburban Residential Zone; Wāhi Tūpuna #20 - *Te Tapunui* (Queenstown Hill)

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 & Proposal Description:

Resource consent RM250547 was granted on 12 September 2025 to construct three (3) detached residential units that are in breach of various density, bulk, location, and transport standards, and to undertake an associated three-lot subdivision so each unit is located on a separate lot.

The current application relates to the lower/southern two units approved by RM250547 (shown as Units 2 and 3 on the approved RM250547 plans). An overview of the consented development is below in Figure 1:

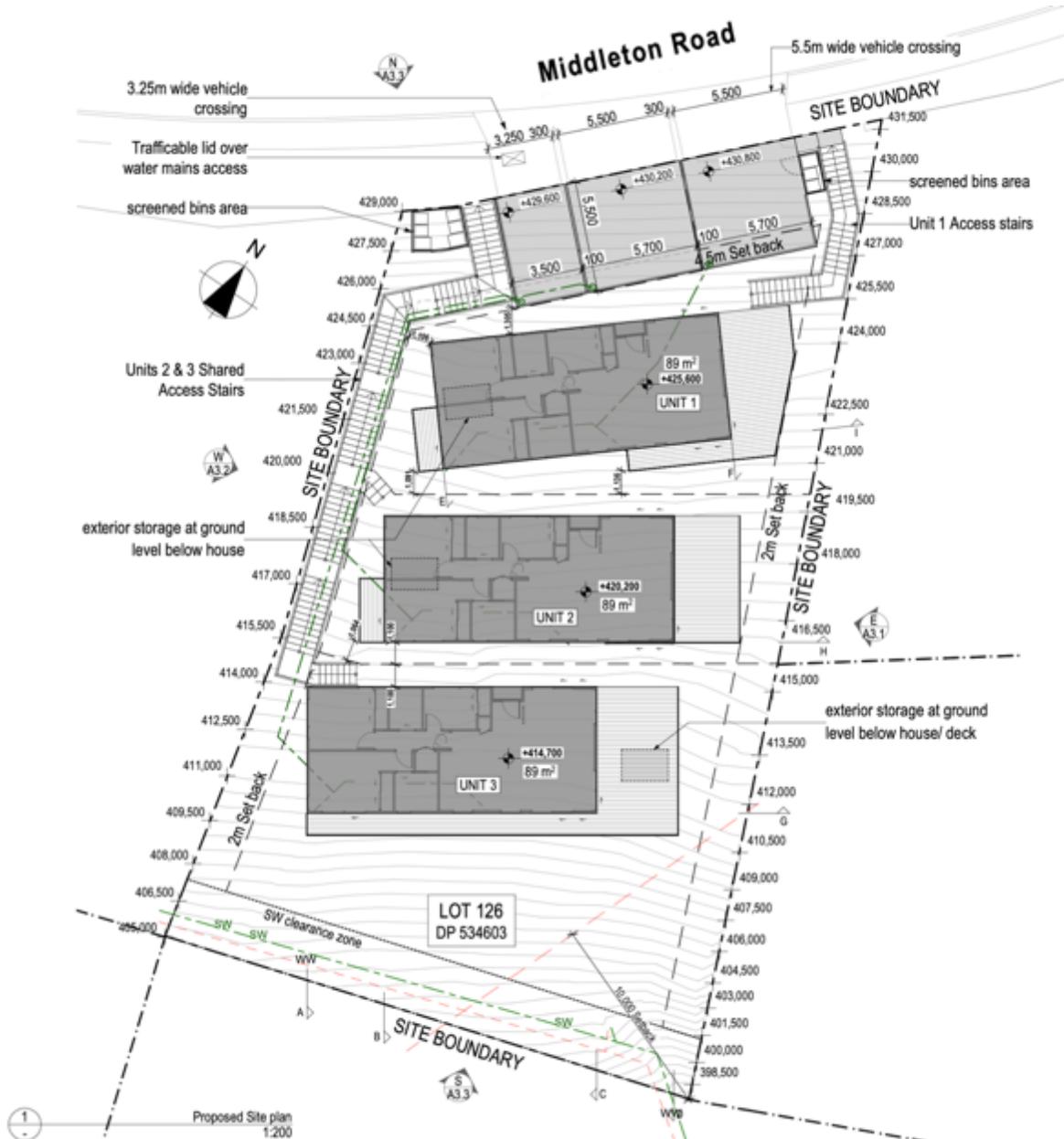


Figure 1: Consented Development on 62 Middleton Road (RM250547)

These will be given the street addresses 62B and 62C Middleton Road (as confirmed by Alice Conway, QLDC Geospatial Analyst).

The consent holder seeks to offer purchasers of these two dwellings the option to use the units for residential visitor accommodation as personal holiday homes, in addition to standard residential activity.

Consent is therefore sought to use each residential dwelling for short-stay residential visitor accommodation (RVA) for a *maximum* of six (6) people, let individually and independently for up to 365 nights per year, with a minimum stay of one (1) night for guests.

For clarity, consent is sought for each residential unit to be either used for long-term accommodation/standard residential activity, or RVA – it will be the decision of the property owner of the time how the unit is occupied/let.

Specifically, the form of visitor accommodation proposed is the commercial letting of each residential unit through means such as (but not limited to) Airbnb, Bookabach and other holiday home letting websites.

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).

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

As consent is sought for more than 180 nights/yr of RVA for each unit, each unit owner will therefore either have their locally-based Property Manager remove rubbish/recycling off-site for disposal when servicing the unit, or alternatively will engage a private contractor to collect rubbish and recycling, such as All Waste or Smart Environmental.

The dwellings will have an identical design and comprised of approximately 89m² of gross floor area. Each dwelling will contain a master bedroom with ensuite, one regular double bedroom, a single bedroom, bathroom, laundry, and open-plan kitchen/living/dining areas. The primary outdoor living areas will comprise of south facing decks with views out toward Lake Wakatipu accessed off the kitchen/living/dining areas.

Exterior storage will be provided underneath each unit with gravel/landscaped footpaths to these beneath the house/decks.

With respect to car parking on-site car parking is provided for each unit on a parking platform adjacent to the Middleton Road boundary.

A condition of consent is volunteered by the Applicant to prevent any RVA letting of the dwellings until s224(c) of the subdivision approved by RM250547 is issued, and each dwelling approved by RM250547 held in a separate record of title.

Site and Locality Description



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, and for rubbish/recycling bins that may be put out onto the street the evening before collection (rather than on the day of collection). 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.

Note: Given the volunteered condition that s224(c) for the RM250547 subdivision must be issued, and each RM250547 unit held in a separate Record of Title prior to RVA commencing, consent is not sought to breach Rules 7.5.18.2 & 7.5.18.3.

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

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

3.0 SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification

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

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

Step 2 – Public notification precluded

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

Accordingly, public notification of the application is not precluded.

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

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

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

Step 4 - public notification in special circumstances

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

4.0 EXCLUSIONS FROM ASSESSMENT (s95D(D))



Figure 4 – The Subject Site & Adjacent Land

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 4.

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 (per site) 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:*

In this case the owners of 11 & 14 O'Kane Lane and 64 Middleton Road have provided written approval to the proposal all effects on these persons must be disregarded.

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, nature and scale of activities on site

It is proposed to undertake RVA from each of the units for up to 365 nights per year, to give future owners the option of either long-term or short-term accommodation as holiday homes. Consent is sought for the individual and independent RVA use of each residential unit, such that it will be a future owners' decision whether they use their property for either RVA or standard residential activity.

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

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

Given the RVA activity will be undertaken from existing and serviced residential units, 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 Visitor Accommodation Management Plan (VAMP) for each unit sets out procedures for ensuring that rubbish/recycling is disposed of properly – to be overseen by the manager.

Nature and Scale - Cumulative Effects

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

As can be seen in Figure 5, as of the date of resource consent application lodgement, the vast majority of the surrounding area does not have a resource consented visitor accommodation land use. Whist some short-term accommodation activity is present, the vast 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 wider Remarkables Views 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 5 – Visitor Accommodation Approved for Surrounding Properties

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

Vehicle Access and Parking

The parent consent authorises two on-site car parks for two of the dwellings on double parking platforms constructed off the Middleton Road boundary, and a single parking platform for the third dwelling. Guests booking these units will be explicitly directed to use these provided on-site car parking areas. Management procedures, as set out in the Visitor Accommodation Management Plans (VAMPs), will ensure this occurs through pre-arrival instructions and check-in briefings so as to effectively avoid adverse effects.

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). However, 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 6 people (in each unit) and is of a scale that would not attract tour groups or similar, given the units will

be let for RVA interpedently of each other, 'holiday home' style. 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 a dedicated mobility car parking space will not be provided for each unit, the VAMP includes measures designed to avoid adverse effects in this regard, and the scale of the activity is such that demand for an accessible car park is likely to be much less than a larger scale visitor accommodation complex. Furthermore, the dwellings are fundamentally not suited for occupation by guests with mobility needs, given the stairs being the only means of access down to the dwellings.

While using the existing dwellings 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 residential use.

With respect to pedestrian safety – safe and legible pedestrian access is proposed from Middleton Road to each of the two proposed RVA dwellings via stairways. These stairways have already been approved and assessed as part of the parent resource consent (RM250547), and provide a suitable means of pedestrian access to each dwelling from the street frontage. Guests will be advised of these arrangements during booking and check-in, and the presence of stairs and lack of dedicated mobility parking is clearly communicated as part of the management plans, ensuring that the site is used only by guests who can reasonably and safely access the dwellings.

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 dwellings. It is considered that noise from activity undertaken within the units is 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 each dwelling 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 Noise Management Plan (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 each 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. The proposed VAMP contains clauses relating to health and safety, and sufficient smoke alarms will be installed/maintained.

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

Rubbish and Recycling

The proposed VAMP contains specific clauses to ensure the proper management of rubbish and recycling generated by the RVA activity. The Applicant understands Council's policy that QLDC-supplied rubbish and recycling collection will no longer be available to them if resource consent is granted for more than 180 nights/yr of RVA. Private collection/disposal will therefore be arranged, with at least two contractors in Queenstown that can provide this service.

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 per site.

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 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 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 (RVA)

Overall, the proposed use of the residences 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 6 – The Subject Site & Adjacent Land (Subject Site Outlined in Blue)

Northern Residential Neighbours – 1 & 3 Luckie Lane

The northern neighbours are 1 & 3 Luckie Lane, and are separated from the subject site by the Middleton Road carriageway and a significant change in elevation.

As illustrated in Figure 7, these neighbouring properties are located at a substantially higher elevation, with a notable topographical drop – akin to a small cliff – down to 62 Middleton Road. This results in a strong degree of both vertical and horizontal separation.



Figure 7 – Significant Separation Between Northern Neighbours and 62 Middleton Road

Of these two properties, #3 Luckie Lane is currently developed with a dwelling, while #1 Luckie Lane remains an undeveloped residential-zoned lot. Nevertheless, this assessment considers the potential effects on both properties, including the assumption of future residential development on the vacant site.

Due to the combination of topography and the wide intervening Middleton Road corridor, the visibility of the RVA activity from these sites will be minimal. The primary activity observable from the north will be the occasional arrival and departure of guests, including light foot traffic and parking manoeuvres. However, these occurrences will be visually and functionally indistinguishable from regular residential activity and will occur at a distance that significantly mitigates any potential amenity effects.

Importantly, there will be no opportunity for overlooking or direct privacy impacts on these neighbours, owing to the steep elevation differential. This vertical separation ensures that even once the vacant lots are developed, the visibility of activity at 62 Middleton Road will remain minimal and non-intrusive.

A robust suite of guest management measures will be implemented, including a comprehensive Visitor Accommodation Management Plan (VAMP) and Noise Management Plan (NMP), restrictions on outdoor area use between 10pm and 7am, pre-arrival guest communications regarding noise and conduct expectations, and a locally-based property manager who will be contactable at all times. An annual letter drop will also be undertaken to advise these neighbouring property owners/occupiers of the property manager's contact details and invite contact should any concerns arise.

Given the substantial topographical and spatial separation from the subject site (see Figure 7), and the well-controlled nature of the proposed RVA activity, it is concluded that the proposal will not give rise to adverse effects on the privacy or residential amenity of 1 or 3 Luckie Lane that are minor, or more than minor. These persons are not deemed to be adversely affected.

Southern Residential Neighbours – 11 O’Kane Lane and 34 Middleton Road

The southern neighbours are 11 O’Kane Lane and 34 Middleton Road. These properties are positioned downslope of the subject site, with the topography of Queenstown Hill providing substantial vertical separation from the consented residential units at 62 Middleton Road.

Number 11 O’Kane Lane directly abuts the southern boundary of the subject site and is currently undeveloped, although zoned for residential purposes. Any future residential development on this site would be accessed from O’Kane Lane. Additionally, the owner of this property has provided written approval to the application.

Number 34 Middleton Road, by contrast, is located much further downslope and shares only a small corner-to-corner boundary with the subject site. Additionally, as demonstrated in Figures 8 and 9, the existing dwelling on this property is positioned in the south-western extent of their land – well away from the consented dwellings at 62 Middleton Road.



Figure 8 – Significant Separation Between Dwelling on 34 Middleton Road and 62 Middleton Road



Figure 9 – Significant Separation Between Dwelling on 34 Middleton Road and 62 Middleton Road

Given the topography and the absence of a shared interface along a primary elevation or boundary, there will be minimal visibility of the RVA activity from this address. Any views will be filtered, indirect, and distant. The orientation of the RVA units ensures that primary activity areas and visual focus remain away from 34 Middleton Road, further reducing any potential for adverse effects.

The RVA activity will also be subject to a comprehensive Visitor Accommodation Management Plan (VAMP) and Noise Management Plan (NMP), which include:

- A prohibition on the use of outdoor living areas between 10pm and 7am;
- Pre-arrival communication with guests regarding noise expectations and behaviour protocols;
- A locally based property manager who is contactable at all times to respond to any concerns; and
- An annual letter drop to inform neighbouring owners/occupiers of property management contact details and invite contact if issues arise.

The combination of substantial topographical separation, limited visual connection, and robust management of guest activity ensures that any potential effects on the privacy and amenity of 11 O’Kane Lane and 34 Middleton Road resulting from the proposed RVA activity will be less than minor. These persons are not deemed adversely affected.

Eastern adjoining Residential Neighbours – 64 Middleton Road & 14 O’Kane Lane

The eastern adjoining neighbours comprise of 64 Middleton Road & 14 O’Kane Lane. These properties are located to the east of the subject site and the owners of both properties have provided written approval to the application.

Number 64 Middleton Road is positioned slightly upslope relative to 62 Middleton Road. While the two properties have a more direct relationship due to their frontage to Middleton Road, any visibility of guest activity will be incidental and comparable to that of a standard residential use.

The elevation difference between the sites, combined with vegetation (required to be implemented by the parent resource consent on #62) and dwelling orientation will sufficiently mitigate potential privacy or amenity effects such that they will be less than minor.

Number 14 O’Kane Lane, by contrast, is located further downslope. Given the topography and orientation of the two properties, any views will be filtered, indirect, and distant. The orientation of the RVA units ensures that primary activity areas and visual focus remain away from 14 O’Kane Lane, further reducing any potential for adverse effects.

In addition, the proposed RVA use will be managed under a comprehensive Visitor Accommodation Management Plan (VAMP) and Noise Management Plan (NMP), which include:

- A prohibition on the use of outdoor living areas between 10pm and 7am;
- Pre-arrival communication with guests regarding noise expectations and behaviour protocols;
- A locally based property manager who is contactable at all times to respond to any concerns; and

- An annual letter drop to inform neighbouring owners/occupiers of property management contact details and invite contact if issues arise.

The combination of landscaping, vertical separation, and the Applicant's proactive management measures will ensure that any potential effects on the privacy, amenity, and character of the eastern neighbours at 64 Middleton Road & 14 O'Kane Lane will be less than minor. These persons are not deemed adversely affected by the proposed RVA activity.

Western adjoining Residential Neighbour – 60 Middleton Road

The western neighbour at 60 Middleton Road is has recently been developed with a residential unit with a southern orientation (away from 62 Middleton Road).

While this site directly abuts the western boundary of the subject property, any potential effects are mitigated by the orientation of built form and outdoor living areas at 62 Middleton Road.

The outlook from the application units / primary outdoor living areas – is directed predominantly toward the south and east, toward the Frankton Arm and broader mountain vistas. This orientation ensures that any views from the application site are directed away from 60 Middleton Road.

This southerly visual bias is reinforced by the elevated positioning of the application site and the spectacular natural landscape outlook, which draws the focus of guests toward long-range views rather than toward the immediate neighbouring property. Consequently, the residential activity on 60 Middleton Road is unlikely to be directly overlooked, and adverse privacy or overlooking effects are unlikely to arise.

In terms of general amenity and acoustic effects, guest activity will be managed under a comprehensive Visitor Accommodation Management Plan (VAMP) and Noise Management Plan (NMP), which include:

- A prohibition on outdoor living area use between 10pm and 7am;
- Pre-arrival education of guests about noise expectations and behaviour standards;
- A locally based property manager who is contactable at all times; and
- An annual letter drop to the owner/occupier of 60 Middleton Road inviting direct contact in the event of any concerns.

In summary, the combination of southerly orientation, the visual and topographical outlook bias, and robust management of guest conduct will ensure that any potential adverse effects on the residential amenity of 60 Middleton Road will be less than minor. This person is not deemed adversely affected.

Conclusion – Effects on Persons

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

7.0 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.*

Policy 7.2.8.2 is not relevant given the proposal is for RVA, not for VA. Therefore, the policy framework does not seek to restrict the proposed RVA activity.

With respect to Policy 7.2.8.3, as determined throughout this assessment; the nature, scale and frequency of the proposed activity is sufficient to protect the residential character and amenity of the area. The scale and character of the activity will appear very similar to anticipated residential activity.

The assessment of potential cumulative effects undertaken has determined that this activity will not noticeably change the neighbourhood, nor adversely affect existing social cohesion to a notable degree. As such, the proposal will align with Policy 7.2.8.3 as residential character and amenity values will be maintained.

Policy 7.2.8.4 is enabling – it seeks to provide for the proposed RVA activity as one of many forms accommodation for visitors to the District. The activity will provide supply of low-intensity residential visitor accommodation for the area/Town, in a manner which utilises existing infrastructure – providing for social and economic wellbeing. The proposal will therefore align with this policy.

Finally, Policy 7.2.8.5 seeks the management of effects of the activity by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities. Residential amenity values will be maintained through the comprehensive suite of management procedures proposed within the VAMP's, in addition to volunteered conditions of consent. As such, the proposal will be aligned with Policy 7.2.8.5.

As such, the proposal will align with the relevant objectives and policies of proposed Chapter 7.

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 for any unit, the VAMP includes measures designed to avoid adverse effects in this regard, and the scale of the activity is such that demand for an accessible car park is likely to be much less than a larger scale visitor accommodation complex. Furthermore, the residential units are fundamentally not suited for occupation by guests with mobility needs, given the stairs being the only means of access to the dwellings.

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 proposed use of the residential units 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 the lower two dwellings (Units 2 and 3) approved by RM250547 at 62 Middleton Road, Queenstown for short-stay residential visitor accommodation (RVA) for a *maximum* of six (6) people, let individually and independently for up to 365 nights per year, with a minimum stay of one (1) night for guests.

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 **881684**

Land Registration District **Otago**

Date Issued 17 April 2020

Prior References

830761

Estate Fee Simple

Area 1048 square metres more or less

Legal Description Lot 126 Deposited Plan 534603

Registered Owners

G D Jones Builder Limited

Interests

8283616.19 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.5.2010 at 1:10 pm

Land Covenant in Covenant Instrument 11098487.6 - 24.1.2019 at 4:19 pm

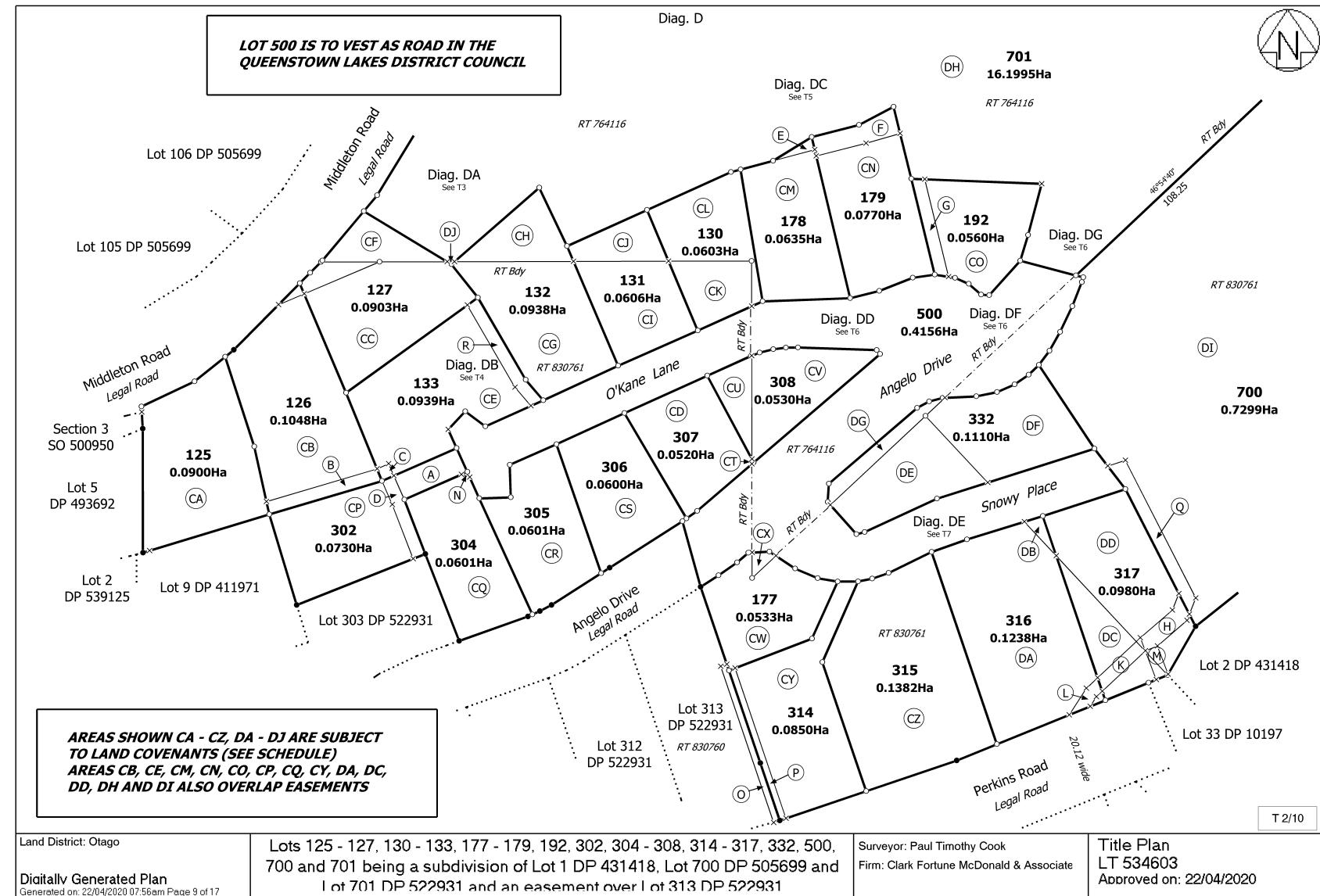
11677745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.4.2020 at 5:28 pm

Subject to a right (in gross) to drain sewage and water over part marked B on DP 534603 in favour of Queenstown Lakes District Council created by Easement Instrument 11677745.6 - 17.4.2020 at 5:28 pm

The easements created by Easement Instrument 11677745.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 11677745.15 - 17.4.2020 at 5:28 pm

Fencing Covenant in Transfer 11746449.1 - 22.5.2020 at 9:53 am



View Instrument Details



Instrument No 8283616.19
Status Registered
Date & Time Lodged 28 May 2010 13:10
Lodged By Torrey, Sandra Leah
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers Land District

449410	Otago
449411	Otago
449412	Otago
449413	Otago
449414	Otago
449415	Otago
449416	Otago
449417	Otago
449418	Otago
449420	Otago
449421	Otago
449422	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Kieran Edward Tohill as Territorial Authority Representative on 25/05/2010 03:50 PM

*** End of Report ***

IN THE MATTER of Section 221 of the Resource Management Act 1991

AND

IN THE MATTER of an Application for Subdivision Consent by QUEENSTOWN HILL DEVELOPMENT & REMARKABLES HEIGHTS LTD

CONSENT NOTICE

BACKGROUND

- A. QUEENSTOWN HILL DEVELOPMENT & REMARKABLES HEIGHTS LTD of Queenstown have applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificate of Titles 302159, 235179, 235173, 235172, 406577 (Otago Registry) ("the land").
- B. Council has granted consent (RM070513) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereof.
- C. This Consent Notice relates to Stage 3 of Remarkables View.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments: -

1) Lots 1 – 9, D.P. 411971

a) At a time that a dwelling is constructed on Lots 1 – 9 D.P. 411971, the owner for the time being shall construct a vehicle crossing in accordance with the requirements of Council applicable at that time.

2) Lot 101 – 103 D.P. 411971

a) All services shall be provided to Lots 101 – 103 D.P. 411971 at the time of further development of these lots, in accordance with Council's standard applicable at that time. No development contributions have been taken for these lots and no credits shall be given at the time of further development.

Dated this 7th day of May 2009 2010

SIGNED for and on behalf
Of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its

Principal Administrative Officer



Affected Records of Title	Land District
881683	Otago
881684	Otago
881685	Otago
881686	Otago
881687	Otago
881688	Otago
881689	Otago
881690	Otago
881691	Otago
881692	Otago
881693	Otago
881694	Otago
881695	Otago
881696	Otago
881697	Otago
881698	Otago
881699	Otago
881700	Otago
881701	Otago
881702	Otago
881703	Otago
881704	Otago

Annexure Schedule Contains 5 Pages.

Signature

Signed by Philippa Jean Roberts as Territorial Authority Representative on 16/04/2020 05:11 PM

*** End of Report ***

IN THE MATTER of Lots 125 - 127, 130 – 133, 177 – 179, 192, 302, 304 -308, 314 – 317, 332, 500 and 701 being a Subdivision of Lot 1 DP 431418, Lot 700 DP 505699 and Lot 701 DP 522931

AND

IN THE MATTER of Resource Consent RM081212 (as varied by RM150520, RM161211, RM170002, RM180268 and RM190686) Queenstown Lakes District Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

BACKGROUND

A. Queenstown Hill Developments Limited, Remarkable Heights Limited and PJ, LME and GH Hensman have applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 830761, 764115 and 830760 (Otago Registry).

QLD002381 8281872.1

B. Council has granted subdivision consent RM081212 (as varied by RM150520, RM161211, RM170002, RM180268 and RM190686) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:

Lot 125 DP 534603 comprised in Record of Title 881683
Lot 126 DP 534603 comprised in Record of Title 881684
Lot 127 DP 534603 comprised in Record of Title 881685
Lot 130 DP 534603 comprised in Record of Title 881686
Lot 131 DP 534603 comprised in Record of Title 881687
Lot 132 DP 534603 comprised in Record of Title 881688
Lot 133 DP 534603 comprised in Record of Title 881689
Lot 177 DP 534603 comprised in Record of Title 881690
Lot 178 DP 534603 comprised in Record of Title 881691
Lot 179 DP 534603 comprised in Record of Title 881692
Lot 192 DP 534603 comprised in Record of Title 881693
Lot 302 DP 534603 comprised in Record of Title 881694
Lot 304 DP 534603 comprised in Record of Title 881695
Lot 305 DP 534603 comprised in Record of Title 881696
Lot 306 DP 534603 comprised in Record of Title 881697
Lot 307 DP 534603 comprised in Record of Title 881698
Lot 308 DP 534603 comprised in Record of Title 881699
Lot 314 DP 534603 comprised in Record of Title 881700
Lot 315 DP 534603 comprised in Record of Title 881701
Lot 316 DP 534603 comprised in Record of Title 881702
Lot 317 DP 534603 comprised in Record of Title 881703
Lot 332 DP 534603 comprised in Record of Title 881704

Conditions

The condition contained below shall apply to the Lots specified in Schedule 1:

Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification specific engineering design and geotechnical assessment for foundations to comply with the requirements set out in Schedule 1 together with the Schedule 2A Certificate and Geotechnical Completion Report prepared by Geosolve Limited dated December 2019, Geosolve Reference: 150639. All such measures shall be implemented prior to occupation of any building.

DATED this 3rd day of April 2020

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT
COUNCIL under delegated authority
by its Team Leader, Subdivision,
Development Contributions &
Property



Alex John Dunn

QLD002381 8281872.1

Schedule 1

Lot	Schedule 2A Conditions for Future Development
177	<ul style="list-style-type: none"> • Beneath surface layers of topsoil and colluvium, the underlying geology (glacial till and schist bedrock) is preliminarily assessed to be “Good Ground” as defined in NZS3604 with respect to foundation bearing. Thin engineered fills are also present in some locations. This opinion does not remove the necessity for checks by competent site personnel to ensure all weak or otherwise unsuitable materials, e.g. organics, have been removed from beneath the building footprint areas. • Sloping ground and foundation requirements should be assessed as per Section 3 of NZS3604; • Specific detailed geotechnical assessment above those required for NZS3604, are not mandatory and will depend on the extent of earthworks proposed, building design, structural engineers and Queenstown Lakes District Council requirements; • If excavations >1.2 m depth in rock are required, the geotechnical stability of the rock cut should be assessed.
304, 305	<ul style="list-style-type: none"> • Beneath surface layers of topsoil and colluvium, and localised fill, the underlying geology (glacial till and schist bedrock) is preliminarily assessed to be “Good Ground” as defined in NZS3604 with respect to foundation bearing. This opinion does not remove the necessity for checks by competent site personnel to ensure all weak or otherwise unsuitable materials, e.g. organics, have been removed from beneath the building footprint areas. • Sloping ground and foundation requirements should be assessed as per Section 3 of NZS3604; • Specific geotechnical assessment above those required for NZS3604 will be required to ensure the stability of the existing gabion retaining structure on the Lot 304/305 upslope boundary is maintained, and; • If excavations >1.2 m depth in rock are required, the geotechnical stability of the rock cut should be assessed.

125 - 127, 130 – 133, 178 – 179, 192, 302, 306 - 308, 314 – 317, 332	<ul style="list-style-type: none">• Beneath surface layers of topsoil and colluvium, the underlying geology (glacial till and schist bedrock), and areas of engineered fill are preliminarily assessed to be “Good Ground” as defined in NZS3604 with respect to foundation bearing, however due to the sloping topography foundations will require Specific Engineering Design;• Due to the steepness of the slopes the requirements in NZS3604 with respect to sloping ground and foundations (section 3 of this standard), are unlikely to be met. Specific Engineering Design of foundations and detailed geotechnical assessment of the proposed development is therefore required. Final geotechnical inputs will depend on the extent of earthworks proposed, building design, structural engineers and Queenstown Lakes District Council requirements;• Detailed engineering input will be required for any excavation/modification of the reinforced engineered fill slope present along the northern boundary of Lot 315, or the ground directly beneath it. The integrity of the reinforced fill adjacent to any excavated areas is to be maintained at all times.
---	---

View Instrument Details



Instrument No 11677745.15
Status Registered
Date & Time Lodged 17 April 2020 17:28
Lodged By Roberts, Philippa Jean
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
881683	Otago
881684	Otago
881685	Otago
881686	Otago
881687	Otago
881688	Otago
881689	Otago
881690	Otago
881691	Otago
881692	Otago
881693	Otago
881694	Otago
881695	Otago
881696	Otago
881697	Otago
881698	Otago
881699	Otago
881700	Otago
881701	Otago
881702	Otago
881703	Otago
881704	Otago
881705	Otago
887237	Otago

Annexure Schedule Contains 4 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Philippa Jean Roberts as Covenantor Representative on 17/04/2020 09:45 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Philippa Jean Roberts as Covenantee Representative on 17/04/2020 09:46 AM

***** End of Report *****

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

QUEENSTOWN HILL DEVELOPMENTS LIMITED, REMARKABLE HEIGHTS LIMITED
Grant Hylton HENSMAN, Phillip John HENSMAN, Lynda Mary Elizabeth HENSMAN

Covenantee

QUEENSTOWN HILL DEVELOPMENTS LIMITED AND REMARKABLE HEIGHTS LIMITED
Grant Hylton HENSMAN, Phillip John HENSMAN, Lynda Mary Elizabeth HENSMAN

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A
Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	All of the burdened land	Lots 125-127, 130-133, 177-179, 192, 302, 304-308, 314-317, 332 DP 534603 (RTs 881683 – 881704 (inclusive))	Lot 701 DP 534603 (RT 881705) Lot 700 DP 534603 (RT 887237)

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule 1].

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Annexure Schedule 1

1. Definitions

1.1 In this Annexure Schedule 1 the following definitions apply:

- 1.1.1 **Burdened Land** means the land described and shown on the front page of this Instrument as the Burdened Land.
- 1.1.2 **Covenantee** means the owner of the Benefited Land and their executors, administrators, assignees and successors in title from time to time.
- 1.1.3 **Covenantee's Land** means the land described as Lot 701 Deposited Plan 534603 contained in identifier 881705 and lot 700 Deposited Plan 534603 contained in identifier 887237;
- 1.1.4 **Covenantor** means the owner of the Burdened Land and their executors, administrators, assignees and successors in title from time to time.
- 1.1.5 **Lodge any Submission** means (without limitation) personally or through any agent or servant or directly or indirectly, lodge or support in any way any objection submission to any Planning Proposal and includes (without limitation) taking part in any planning hearing, appeal or reference arising in respect of a Planning Proposal whether as a party or otherwise.
- 1.1.6 **Planning Proposal** includes (without limitation) any application for resource consent and / or plan change and / or variation of any nature under the relevant District Plan or proposed District Plan;
- 1.1.7 **Regulations** means the Land Transfer Regulations 2018; and
- 1.1.8 All other defined terms have the same meaning given to them in the Fourth Schedule of the Regulations.

2. General Covenants

2.1 The Covenantor covenants and agrees:

- 2.1.1 to observe and perform all Covenants at all times; and
- 2.1.2 to ensure that all occupiers, employees, contractors, invitees and anyone or thing that is present on the Burdened Land under the control of, or at the direction or invitation of the Covenantor, observes and performs all relevant and applicable covenants at all times; and
- 2.1.3 that the Covenants shall run with and bind the Burdened Land for the benefit of the Benefited Land.

3. No-Objection Covenants

3.1 The Covenantor covenants in relation to the Covenantee's Land that:

- 3.1.1 it will not, and will not encourage or support any other person to:
 - (a) object to or Lodge any Submission against any Planning Proposal;
 - (b) obtain an order, injunction or any other remedy;
 - (c) make any complaint against any contractor or any consultant, which relates to the Covenantee's Land.
- 3.1.2 if requested by the Covenantee, the Covenantor shall promptly give its unqualified and irrevocable:

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

- (a) written approval (including any affected party approval under section 95E of the Resource Management Act 1991) to any Planning Proposal relating to the Covenantee's Land; and/or
- (b) submission in support of any Planning Proposal, relating to the Covenantee's Land.
- (c) the Covenantor shall sign all documents and do all things required by the Covenantee to meet the Covenantor's obligation under this clause 3.

4. Enforcement

- 4.1 The Covenantor and Covenantee acknowledge and agree that:
 - 4.1.1 This Instrument is subject to the Contracts (Privity) Act 1982 and that the covenants contained in this Instrument that are intended to create obligations on the Covenantor, confer benefits on the Covenantee and are enforceable at the suit of the Covenantee as well as by the Covenantee.
 - 4.1.2 The Covenantee may facilitate the observance of this Instrument by the Covenantor by taking all necessary steps to enforce its observance on behalf of any Covenantee.
- 4.2 The Covenantor acknowledges that the Covenantee shall not be liable to the Covenantor for any loss, damage, claim or expenses or a failure to enforce the Covenants set out in this Instrument.
- 4.3 In the event that the Covenantor fails to observe and perform the Covenants set out in this Instrument, a Covenantee shall have a right (but not an obligation) to do whatever may be reasonably required to remedy such failure on the part of the Covenantor, and the cost incurred by the Covenantee in remedying the default shall be refunded by the Covenantor to that Covenantee upon demand.
- 4.4 All notices relating to this Instrument are to be served in writing.

5. Liability

- 5.1 Without prejudice to the Covenantor's and Covenantee's other rights, this Instrument binds the Covenantor's and Covenantee's successors in title so that contemporaneously with the acquisition of any interest in the Burdened Land all such successors in title become bound to comply with this Instrument. However, the liability of any Covenantor under this Instrument is limited to obligations and liabilities that accrue during that Covenantor's time as registered proprietor of the Burdened Land and only in respect of that part of the Burdened Land owned by that Covenantor. A Covenantor will not be liable for any breach of this Instrument which occurs during any period prior to or after its term as registered proprietor of the Burdened Land (however, for the avoidance of doubt, any Covenantor shall remain liable for any such antecedent breach following the transfer of its interest in the Burdened Land).

6. 12. Costs

- 6.1 The Covenantee will pay all costs directly or indirectly attributable to the preparation and registration of this Instrument.
- 6.2 The Covenantor will pay all costs directly or indirectly attributable to the enforcement and discharge of this Instrument.

View Instrument Details



Instrument No 11098487.6
Status Registered
Date & Time Lodged 24 January 2019 16:19
Lodged By Weinberg, Jessica Millen
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
764116	Otago
830755	Otago
830756	Otago
830757	Otago
830758	Otago
830759	Otago
830760	Otago
830761	Otago

Annexure Schedule: Contains 5 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Jessica Millen Weinberg as Covenantor Representative on 23/01/2019 09:51 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Jessica Millen Weinberg as Covenantee Representative on 23/01/2019 09:51 AM

*** End of Report ***

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

PHILLIP JOHN HENSMAN, GRANT HYLTON HENSMAN AND LYNDA MARY
ELIZABETH HENSMAN

Covenantee

PHILLIP JOHN HENSMAN, GRANT HYLTON HENSMAN AND LYNDA MARY
ELIZABETH HENSMAN
REMARKABLE HEIGHTS LIMITED
QUEENSTOWN HILL DEVELOPMENTS LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A*Annexure Schedule, if required**Continue in additional*

Purpose covenant of	Shown reference) (plan	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	All of Burdened Land	Lot 303 DP 522931 (RT 830755), Lot 309 DP 522931 (RT 830756), Lot 310 DP 522931 (RT 830757), Lot 311 DP 522931 (RT 830758), Lot 312 DP 522931 (RT 830759), Lot 313 DP 522931 (RT 830760)	Lot 701 DP 522931 , Lot 1 DP 431418 (RT 830761) Lot 700 DP 505699 (RT 764116)

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule 1].

Annexure Schedule 1

1. Definitions

1.1 In this Annexure Schedule 1 the following definitions apply:

- 1.1.1 **Burdened Land** means the land described and shown on the front page of this Instrument as the Burdened Land.
- 1.1.2 **Covenantee** means the owner of the Benefited Land and their executors, administrators, assignees and successors in title from time to time.
- 1.1.3 **Covenantee's Land** means the land described as Lot 700 Deposited Plan 505699 contained in record of title 764116, and Lot 701 Deposited Plan 522931, Lot 1 Deposited Plan 431418 contained in record of title 830760;
- 1.1.4 **Covenantor** means the owner of the Burdened Land and their executors, administrators, assignees and successors in title from time to time.
- 1.1.5 **Lodge any Submission** means (without limitation) personally or through any agent or servant or directly or indirectly, lodge or support in any way any objection submission to any Planning Proposal and includes (without limitation) taking part in any planning hearing, appeal or reference arising in respect of a Planning Proposal whether as a party or otherwise.
- 1.1.6 **Planning Proposal** includes (without limitation) any application for resource consent and / or plan change and / or variation of any nature under the relevant District Plan or proposed District Plan;
- 1.1.7 **Regulations** means the Land Transfer Regulations 2018; and
- 1.1.8 All other defined terms have the same meaning given to them in the Regulations.

2. General Covenants

2.1 The Covenantor covenants and agrees:

- 2.1.1 to observe and perform all Covenants at all times; and
- 2.1.2 to ensure that all occupiers, employees, contractors, invitees and anyone or thing that is present on the Burdened Land under the control of, or at the direction or invitation of the Covenantor, observes and performs all relevant and applicable covenants at all times; and
- 2.1.3 that the Covenants shall run with and bind the Burdened Land for the benefit of the Benefited Land.

3. No-Objection Covenants

3.1 The Covenantor covenants in relation to the Covenantee's Land that:

- 3.1.1 it will not, and will not encourage or support any other person to:

- (a) object to or Lodge any Submission against any Planning Proposal;
- (b) obtain an order, injunction or any other remedy;
- (c) make any complaint against any contractor or any consultant, which relates to the Covenantee's Land.

3.1.2 if requested by the Covenantee, the Covenantor shall promptly give its unqualified and irrevocable:

- (a) written approval (including any affected party approval under section 95E of the Resource Management Act 1991) to any Planning Proposal relating to the Covenantee's Land; and/or
- (b) submission in support of any Planning Proposal, relating to the Covenantee's Land.
- (c) the Covenantor shall sign all documents and do all things required by the Covenantee to meet the Covenantor's obligation under this clause 3.

4. Enforcement

4.1 The Covenantor and Covenantee acknowledge and agree that:

- 4.1.1 This Instrument is subject to the Contracts (Privity) Act 1982 and that the covenants contained in this Instrument that are intended to create obligations on the Covenantor, confer benefits on the Covenantee and are enforceable at the suit of the Covenantee as well as by the Covenantee.
- 4.1.2 The Covenantee may facilitate the observance of this Instrument by the Covenantor by taking all necessary steps to enforce its observance on behalf of any Covenantee.
- 4.1.3 The Covenantee irrevocably appoints the Covenantor to be its attorney and in its name and at its expense to provide written approval if required in order to enforce clause 3.1.2.

4.2 The Covenantor acknowledges that the Covenantee shall not be liable to the Covenantor for any loss, damage, claim or expenses or a failure to enforce the Covenants set out in this Instrument.

4.3 In the event that the Covenantor fails to observe and perform the Covenants set out in this Instrument, a Covenantee shall have a right (but not an obligation) to do whatever may be reasonably required to remedy such failure on the part of the Covenantor, and the cost incurred by the Covenantee in remedying the default shall be refunded by the Covenantor to that Covenantee upon demand.

4.4 All notices relating to this Instrument are to be served in writing.

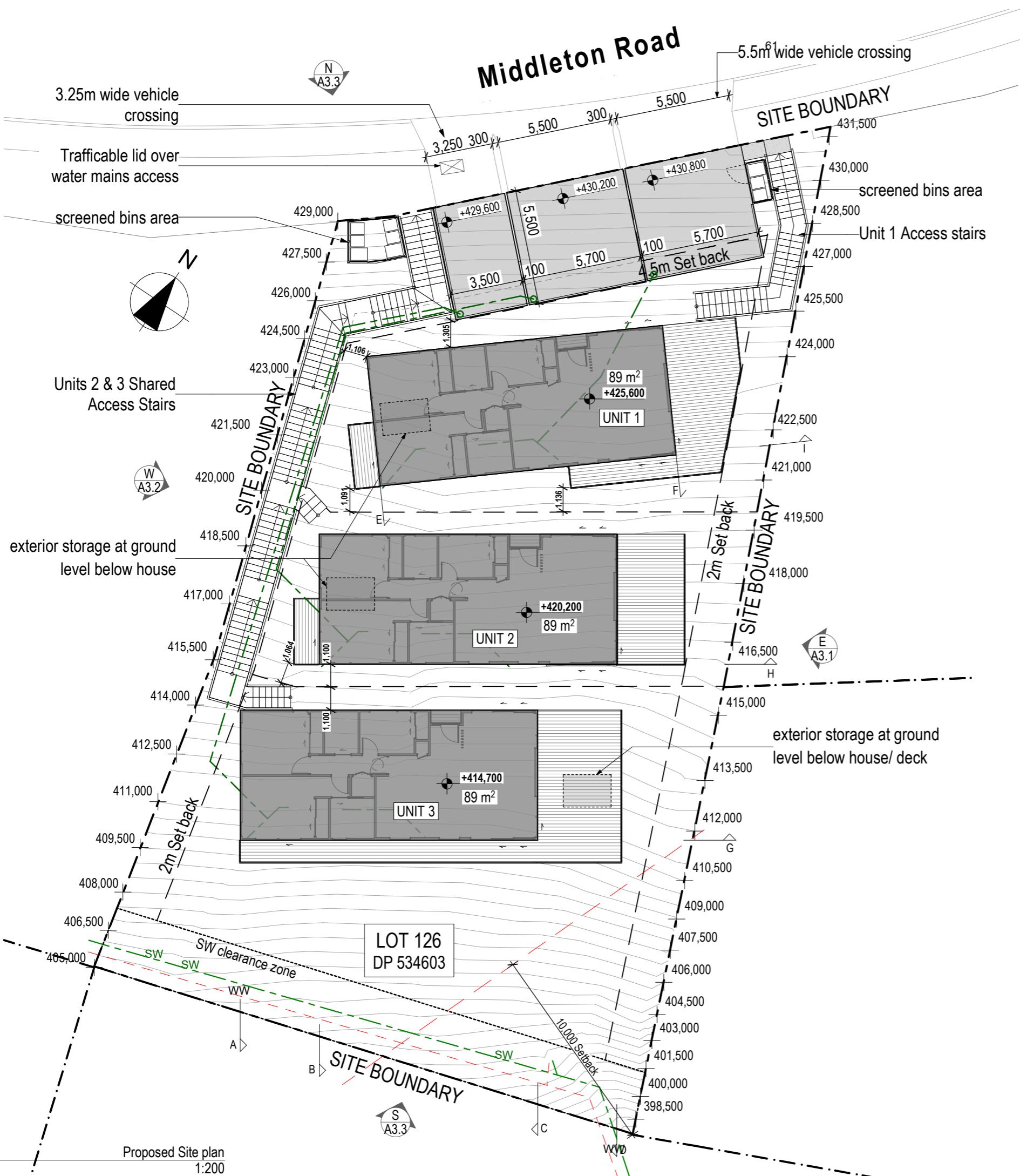
5. Liability

5.1 Without prejudice to the Covenantor's and Covenantee's other rights, this Instrument binds the Covenantor's and Covenantee's successors in title so that contemporaneously with the acquisition of any interest in the Burdened Land all such successors in title become bound to comply with this Instrument. However, the liability of any Covenantor under this Instrument is limited to obligations and liabilities that accrue during that Covenantor's time as registered proprietor of the Burdened Land

and only in respect of that part of the Burdened Land owned by that Covenantor. A Covenantor will not be liable for any breach of this Instrument which occurs during any period prior to or after its term as registered proprietor of the Burdened Land (however, for the avoidance of doubt, any Covenantor shall remain liable for any such antecedent breach following the transfer of its interest in the Burdened Land).

6. Costs

- 6.1 The Covenantee will pay all costs directly or indirectly attributable to the preparation and registration of this Instrument.
- 6.2 The Covenantor will pay all costs directly or indirectly attributable to the enforcement and discharge of this Instrument.



GENERAL NOTES

GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

C		DESCRIPTION	DATE
B	DEVELOPED DESIGN		14.07.25
A	DEVELOPED DESIGN		08.07.25
REV	DESCRIPTION		DATE
RESOURCE CONSENT			

FOUR WALLS ARCHITECTURE LTD

CLIENT
NWF Invest Ltd

PROJECT Middleton Road Development

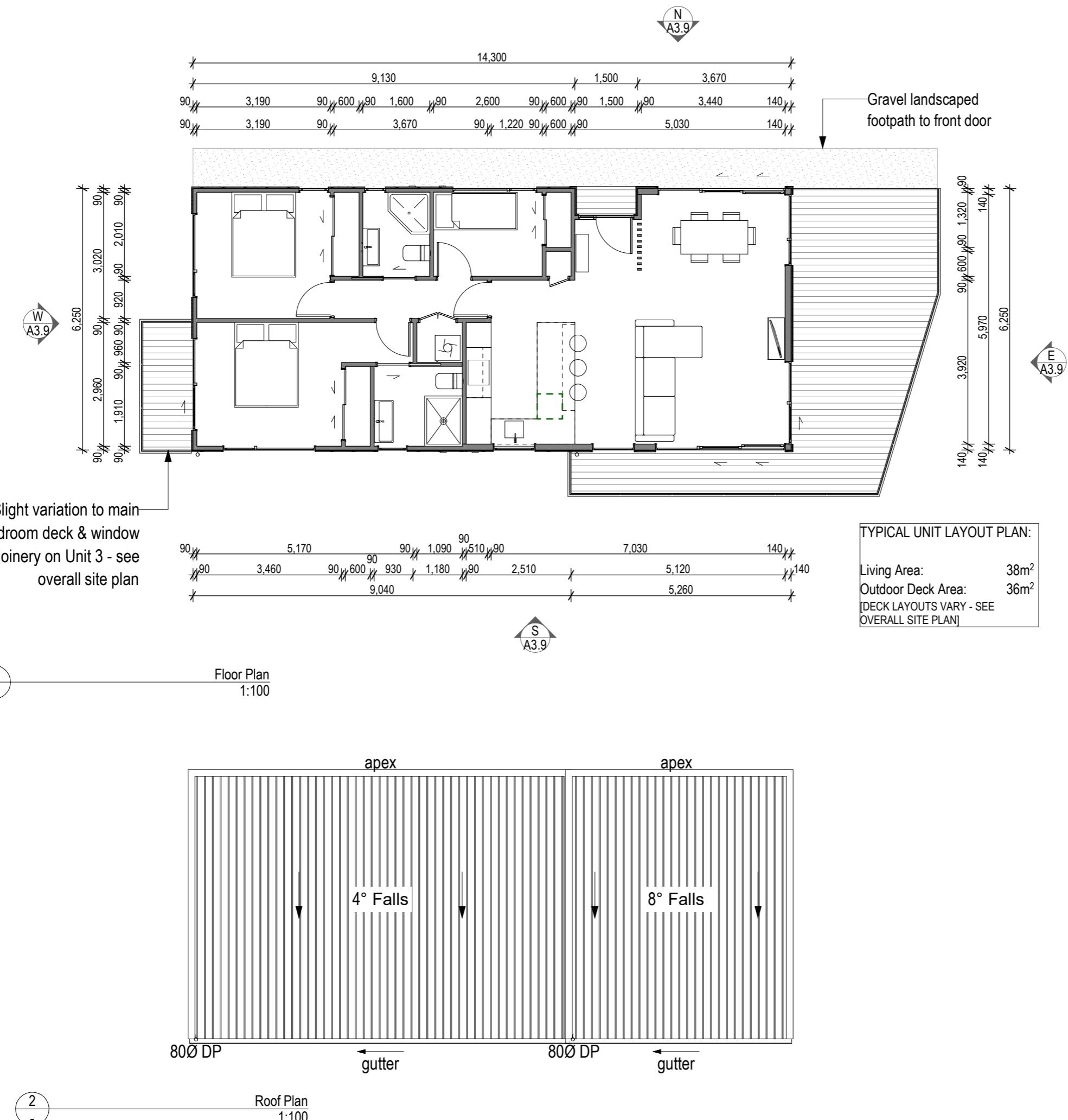
PROJECT NUMBER
2025_002

DRAWING NAME
Site Plans
Proposed Site Plan

DRAWING CREATION DATE
DRAWING NUMBER

A1.1

C



GENERAL NOTES

GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - **IF IN DOUBT ASK THE ARCHITECT**
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

Resource Consent		
REV	DESCRIPTION	DATE
B	RESOURCE CONSENT	01.08.25
A	DEVELOPED DESIGN	08.07.05

FOUR WALLS ARCHITECTURE LTD.

CLIENT
NWF Invest Ltd

PROJECT Middleton Road Development

PROJECT NUMBER
2025 002

DRAWING NAME
Floorplans
Detailed Floor & Roof Plan

DRAWING CREATION DATE
DRAWING NUMBER

DRAWINGS

SCALE

1:100

B



GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - IF IN DOUBT ASK THE ARCHITECT
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

REV	DESCRIPTION	DATE
RESOURCE CONSENT		

FOUR WALLS
ARCHITECTURE LTD

CLIENT
NWF Invest Ltd

PROJECT
Middleton Road Development

PROJECT NUMBER
2025_002

DRAWING NAME
Elevations and sections
Site Elevations

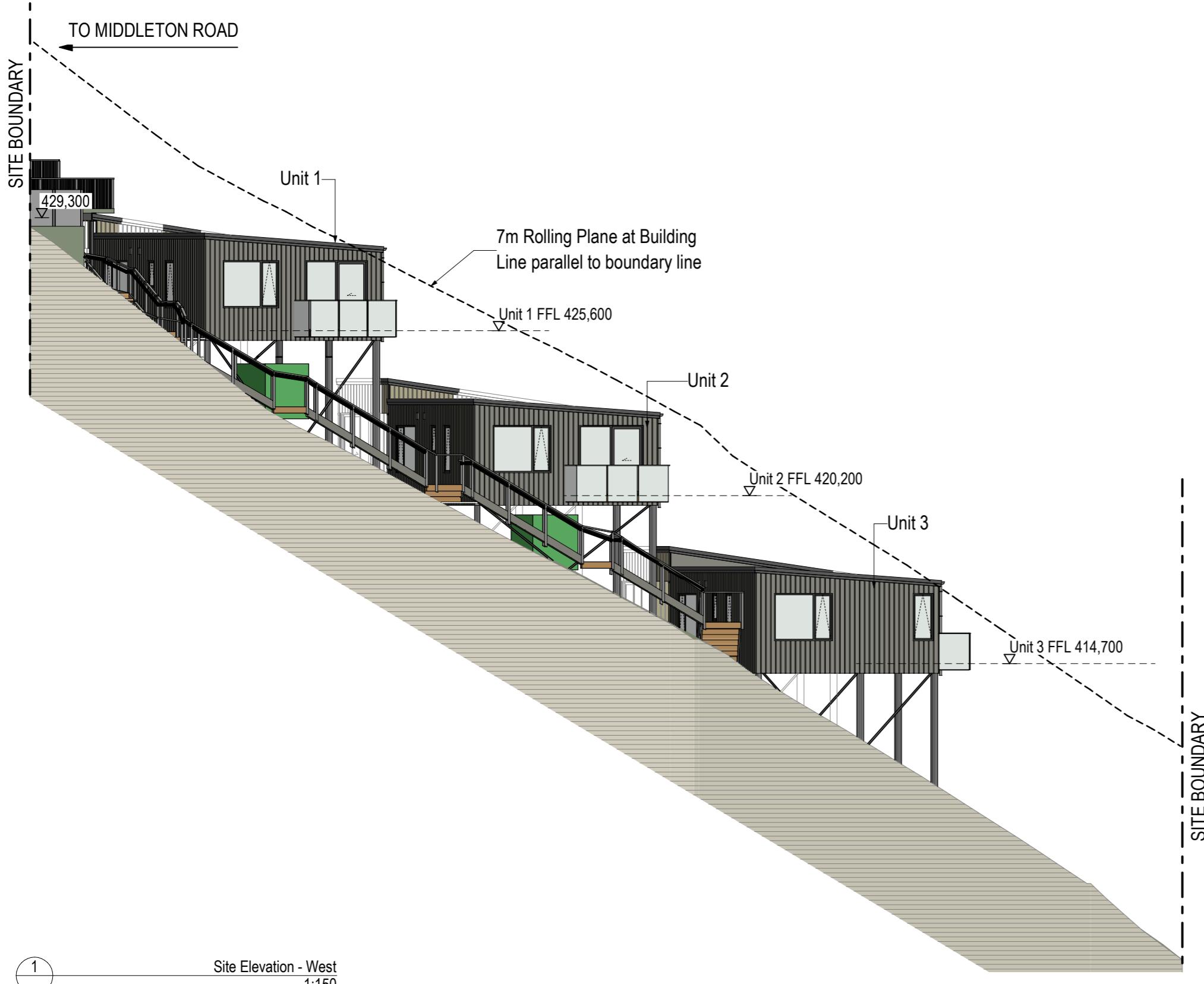
DRAWING CREATION DATE
DRAWING NUMBER

A3.1

C

SCALE

@A3



GENERAL NOTES

- DO NOT SCALE OFF DRAWING
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - IF IN DOUBT ASK THE ARCHITECT
- ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
- THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

C	RESOURCE CONSENT	01.08.25
B	DEVELOPED DESIGN	14.07.25
A	DEVELOPED DESIGN	08.07.05
REV	DESCRIPTION	DATE
RESOURCE CONSENT		

FOUR WALLS
ARCHITECTURE LTD

CLIENT
NWF Invest Ltd

PROJECT
Middleton Road Development

PROJECT NUMBER
2025_002

DRAWING NAME
Elevations and sections
Site Elevations Cont.

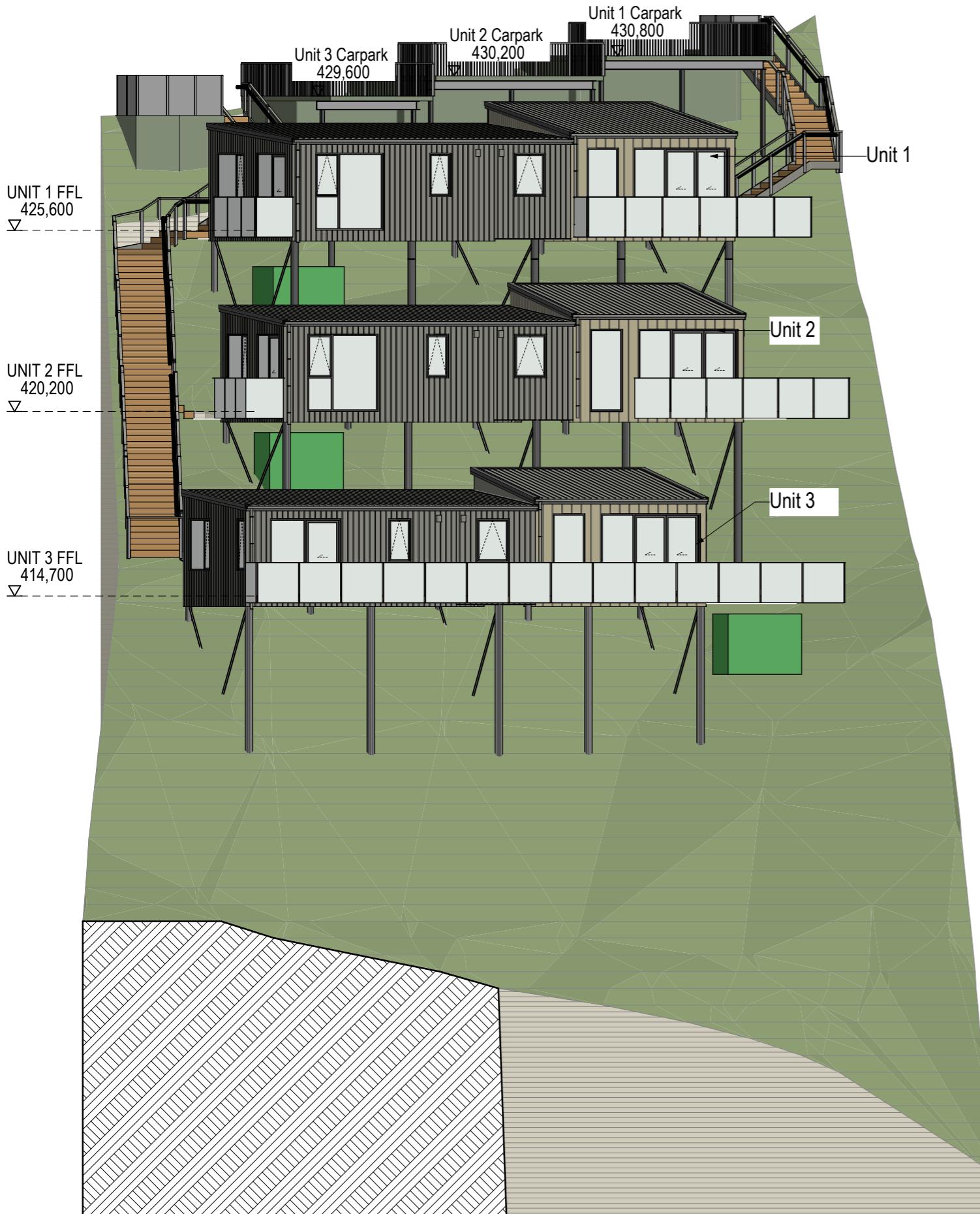
DRAWING CREATION DATE
DRAWING NUMBER

A3.2

C

SCALE

@A3



Site Elevation - South

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

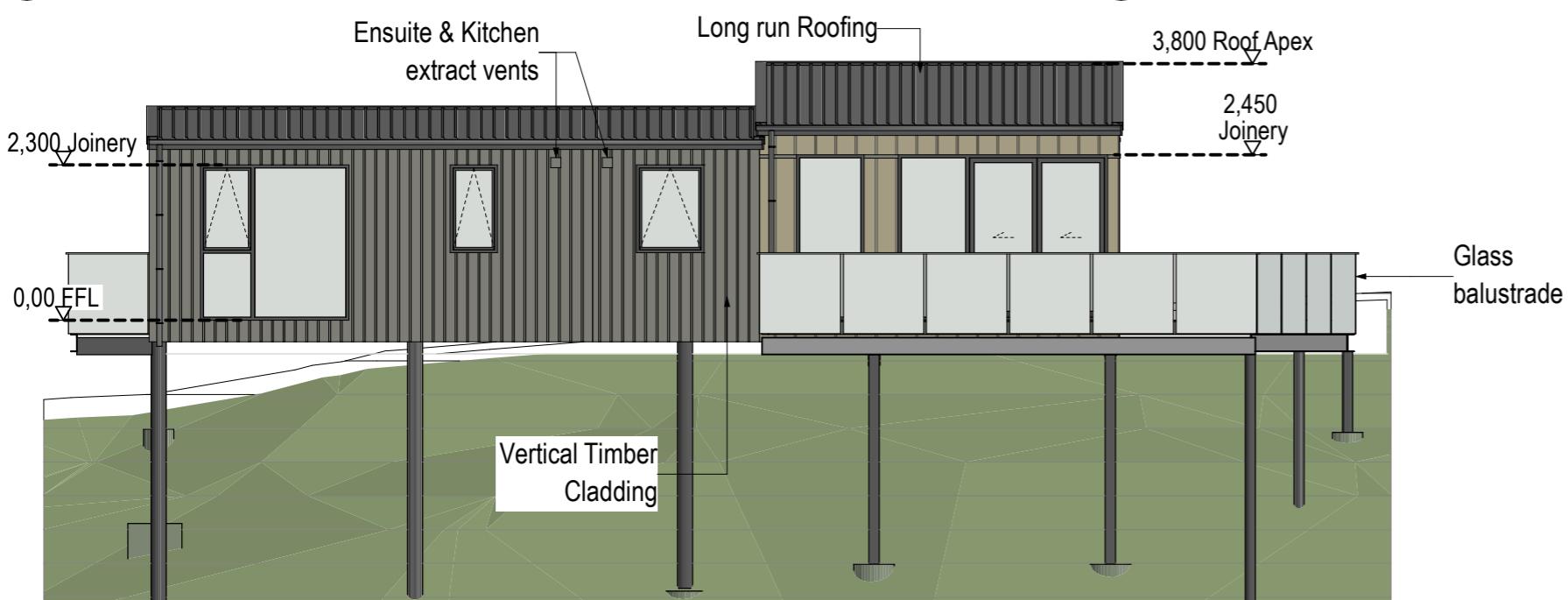
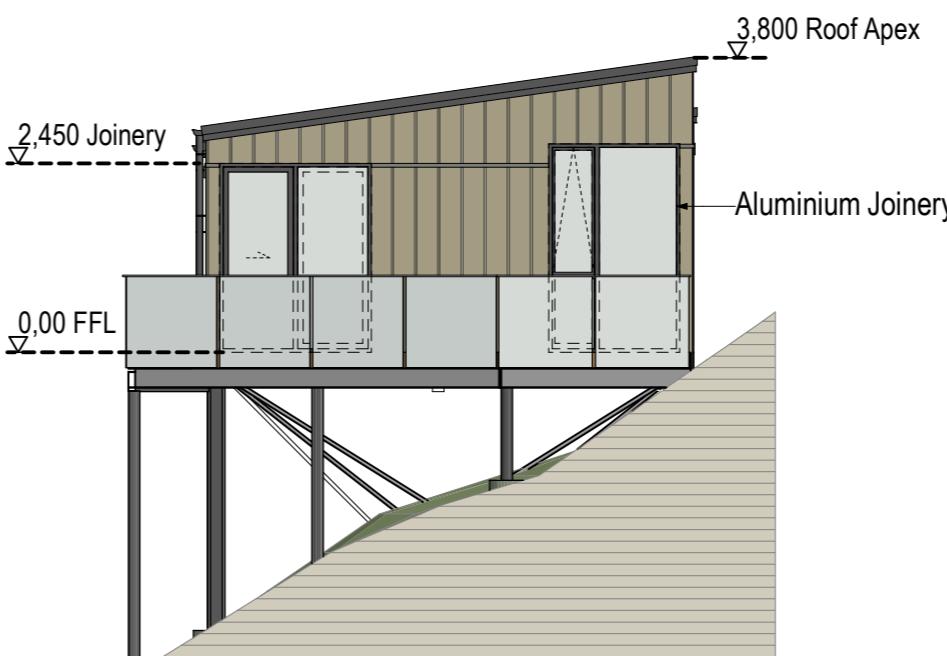
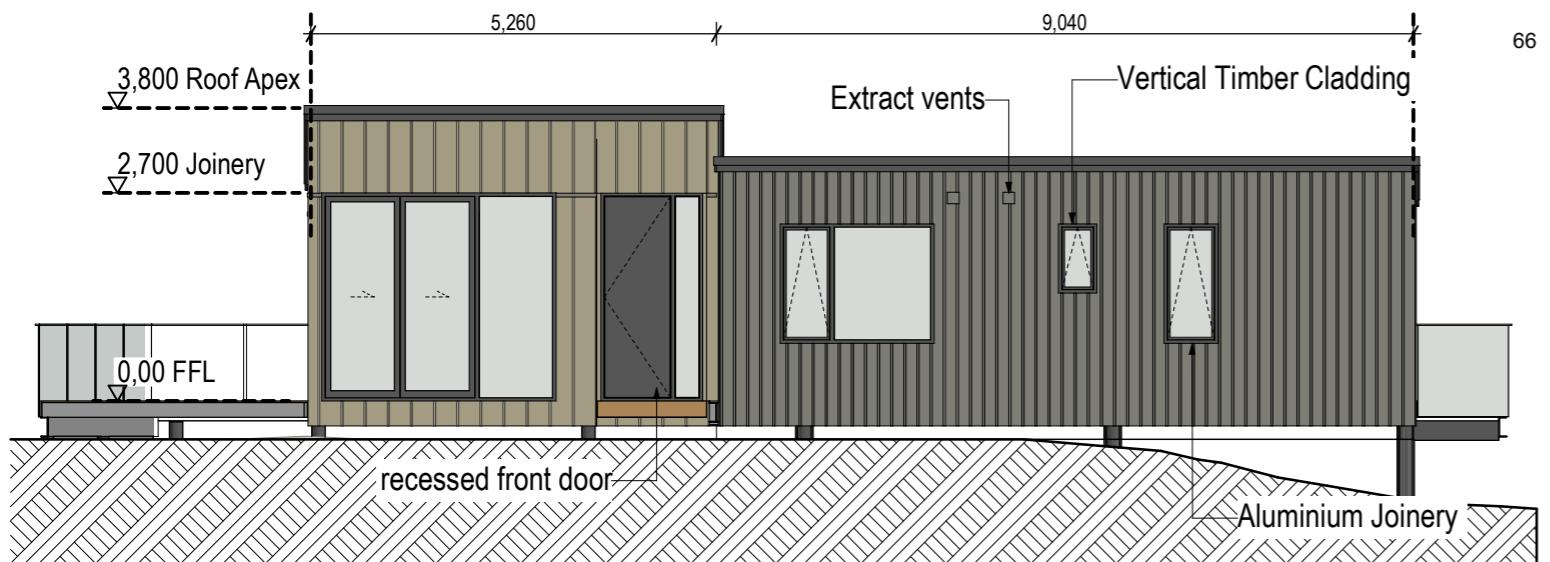
236

237</

GENERAL NOTES

1. DO NOT SCALE OFF DRAWING
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON SITE - IF IN DOUBT ASK THE ARCHITECT
3. ARCHITECTS TO BE NOTIFIED OF ANY VARIATION BETWEEN SITE DIMENSION AND THOSE ON PLANS.
4. THESE DRAWINGS REMAIN THE PROPERTY OF FOUR WALLS ARCHITECTURE AND SHOULD NOT BE COPIED IN ANY FORM OR PASSED ON TO A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT

C	RESOURCE CONSENT	01.08.25
A	DEVELOPED DESIGN	08.07.05
REV	DESCRIPTION	DATE
RESOURCE CONSENT		



FOUR WALLS
ARCHITECTURE LTD

CLIENT
NWF Invest Ltd

PROJECT
Middleton Road Development

PROJECT NUMBER
2025_002

DRAWING NAME
Elevations and sections
Detailed Elevations

DRAWING CREATION DATE
DRAWING NUMBER

A3.9

B

SCALE

1:100

@A3



Volunteered Conditions of Consent – 62 Middleton Road, Queenstown

General Conditions

1. That the residential visitor accommodation activity must be undertaken/carried out in accordance with the plans referenced as follows:
 - 'Proposed Site Plan' Project # 2025_02, Drawing # A1.1 prepared by Four Walls Architecture, Dated 21.08.25
 - 'Detailed Floor and Roof Plan' Project # 2025_002, Drawing #A2.1 prepared by Four Walls Architecture, Dated 01.08.2025
 - 'Site Elevations' Project # 2025_002, Drawing # A3.1 prepared by Four Walls Architecture, Dated 21.08.25
 - 'Site Elevations Cont.' Project # 2025_002, Drawing # A3.2 prepared by Four Walls Architecture, Dated 01.08.2025
 - 'Site Elevations Cont.' Project #2025_002, Drawing # A3.3 prepared by Four Walls Architecture, Dated 21.08.2025
 - 'Detailed Elevations' Project # 2025_002, Drawing # A3.9, prepared by Four Walls Architecture, Dated 01.08.2025

stamped as approved on XX XXX 2025

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.

Pre-Commencement of RVA Activity

4. Prior to giving effect to this resource consent, the s224(c) certificate for the subdivision approved by resource consent RM250547 shall be issued, and each unit approved by RM250547 held in a separate record of title.

Operational Conditions

5. The consent holder shall ensure the visitor accommodation activity is undertaken in accordance with the approved visitor accommodation management plan for each unit (**RMXXXXXX, Appendix X**), and the following conditions (6 - 17).

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 (6 - 17) are met, and shall include the contact details of the property manager available for any complaints.

6. Each unit shall be rented to a maximum of one (1) group at any one time.
7. The maximum number of persons on site in association with the visitor accommodation use shall be restricted to six (6) persons at any one time in each residential unit.
8. Regarding the use of outdoor space:
 - a) When used for visitor accommodation, the use of a unit's outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
 - b) Prior to a unit being used for visitor accommodation, two (2) signs (minimum A4 size) shall be erected within that unit to remind guests that they are in a residential area, and that the use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am. One sign shall be installed in the kitchen of the unit and weatherproof signs (e.g. laminated) shall be installed within each outdoor area.
 - c) Upon installation, and prior to the use of a unit 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.
9. Each unit may be used for visitor accommodation for up to 365 nights per calendar year.
10. 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.

11. The consent holder shall ensure that no coaches are to service the authorised activity.
12. 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.
13. 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.

14. 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 (5) of RMXXXXXX
15. Prior to the use of a unit 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:

- 1 Luckie Lane
- 3 Luckie Lane
- 64 Middleton Road
- 14 O'Kane Lane
- 11 O'Kane Lane
- 34 Middleton Road
- 60 Middleton Road

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.

16. 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.
17. The visitor accommodation activity shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site:

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

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

Review

18. 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).
19. As part of the review clause stated in Condition 18 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 – 62 Middleton Road, 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). Despite the clear intent of these guidelines to apply to residential development/re-development, the proposed 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 consented residential units at 62 Middleton Road. No changes to the consented design of the dwellings or site in general are proposed. Rather the activity under consideration is the use of the dwellings 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.



Visitor Accommodation Management Plan

62B Middleton Road, 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 62B Middleton Road, 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 District Plan (as of September 2025):

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

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

2.0 Property Manager Details

The current (2025) Local Property Manager is **TBC** and can be contacted as follows:

Name: **TBC**

Address for Service: **TBC**

Phone: **TBC**

Email: **TBC**

3.0 Property Manager Responsibilities

The Property Manager is responsible for the following matters:

On Booking and Prior to Check-In

- Advising guests of the sleeping configuration/bed availability for the dwelling.
- Advising guests how to safely access the site and where to park.
- 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 on the car parking platform – but that there are stairs down to the dwelling meaning the property may not be suitable for guests with mobility needs.

On Check-In

Version 1.0 – September 2025

- To provide the guests with a copy of the “House Rules” (as set out in Section 4.0 of the VAMP);
- To check that the number of guests does not exceed six (6).
- To check that the on-site compendium contains a copy of the House Rules, and a copy of the conditions of resource consent.
- To ensure guests are familiar with the car parking arrangement for the site.

On Servicing & Other Visits

- To ensure that rubbish & recycling bins do not remain on the street for more than 24 hours
- To ensure the maximum number of guests staying within the dwelling does not exceed six (6) at any time.

4.0 House Rules

- i) There shall be no more than six (6) guests present at any one time.
- ii) There shall be no use of any outdoor living areas between 10 pm and 7 am.
- iii) Be courteous of neighbours. There shall be no undue nuisance or noise to neighbours or the local community.
- iv) Any noisy activities should only occur inside after 8 pm with windows and doors closed.
- v) Rubbish/recycling bins are to go out on the evening before collection, or the morning of collection (before 7.00am) and be brought back in as soon as possible after being emptied (unless rubbish/recycling is collected privately by the Property Manager).
- vi) There shall be no sleeping on sofas.
- vii) There shall be no use of illegal substances or conduct of illegal activities at the property.

5.0 Noise Management Plan

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

5.1 Noise Management Procedures

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

5.2 Specific Noise Mitigation Measures

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



Figure 1 - Outdoor Living Areas

5.3 Complaint Procedures

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

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

5.4 Review of Noise Management Plan

5.4.1 This NMP shall be reviewed on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise remain best-practice.

5.4.2 This review shall be completed no later than 30 December of each year.

5.4.3 Should any changes to this NMP result from the review process, the amended NMP shall be submitted to the Council's Monitoring Planner for certification.

5.4.4 As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red 'X' in Figure 2 below. This letter shall advise each neighbouring unit owner of the contact details of the current manager of the RVA activity and invite neighbours to contact this manager should they have any questions or complaints.



Figure 2 – Neighbours to Receive An Annual Letter



Visitor Accommodation Management Plan

62C Middleton Road, 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 62C Middleton Road, 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 District Plan (as of December 2025):

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

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

2.0 Property Manager Details

The current (2025) Local Property Manager is **TBC** and can be contacted as follows:

Name: **TBC**

Address for Service: **TBC**

Phone: **TBC**

Email: **TBC**

3.0 Property Manager Responsibilities

The Property Manager is responsible for the following matters:

On Booking and Prior to Check-In

- Advising guests of the sleeping configuration/bed availability for the dwelling.
- Advising guests how to safely access the site and where to park.
- 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, and in addition there are stairs down to the dwelling meaning the property is likely not suitable for guests with mobility needs.

On Check-In

- To provide the guests with a copy of the “House Rules” (as set out in Section 4.0 of the VAMP);
- To check that the number of guests does not exceed six (6).
- To check that the on-site compendium contains a copy of the House Rules, and a copy of the conditions of resource consent.
- To ensure guests are familiar with the car parking arrangement for the site.

On Servicing & Other Visits

- To ensure that rubbish & recycling bins do not remain on the street for more than 24 hours
- To ensure the maximum number of guests staying within the dwelling does not exceed six (6) at any time.

4.0 House Rules

- i) There shall be no more than six (6) guests present at any one time.
- ii) There shall be no use of any outdoor living areas between 10 pm and 7 am.
- iii) Be courteous of neighbours. There shall be no undue nuisance or noise to neighbours or the local community.
- iv) Any noisy activities should only occur inside after 8 pm with windows and doors closed.
- v) Rubbish/recycling bins are to go out on the evening before collection, or the morning of collection (before 7.00am) and be brought back in as soon as possible after being emptied (unless rubbish/recycling is collected privately by the Property Manager).
- vi) There shall be no sleeping on sofas.
- vii) There shall be no use of illegal substances or conduct of illegal activities at the property.

5.0 Noise Management Plan

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

5.1 Noise Management Procedures

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

5.2 Specific Noise Mitigation Measures

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



Figure 1 - Outdoor Living Areas

5.3 Complaint Procedures

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

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

5.4 Review of Noise Management Plan

5.4.1 This NMP shall be reviewed on an annual basis to ensure the specified objectives and methods to ensure the minimisation of noise remain best-practice.

5.4.2 This review shall be completed no later than 30 December of each year.

5.4.3 Should any changes to this NMP result from the review process, the amended NMP shall be submitted to the Council's Monitoring Planner for certification.

5.4.4 As part of this annual review, a letter drop shall be undertaken to all neighbouring property owners – identified by a red 'X' in Figure 2 below. This letter shall advise each neighbouring unit owner of the contact details of the current manager of the RVA activity and invite neighbours to contact this manager should they have any questions or complaints.



Figure 2 – Neighbours to Receive An Annual Letter

IMPORTANT NOTICE – OUTDOOR AREA

Dear Guests

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

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

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

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

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 62B / 62C Middleton Road, Queenstown
 – Information & Our Contact Details**

Dear Neighbour,

We are the owners of number 62B / 62C Middleton Road. The Council has granted us resource consent to use our property for part-time residential visitor accommodation, such as Airbnb. Specifically, we have been granted resource consent to use the house in this manner for a maximum of 365 nights/year, for a maximum of 6 guests at any one time.

When the house is not rented in this manner it will be either used by us, by our 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 our current contact details – to make it easy for you to get in touch with us to discuss any aspect of this use of the property.

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

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

- 1) A maximum of 6 guests at any one time in the house.
- 2) We will brief guests on where to park, prior to arrival. All guests will be required to park on our property 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. We 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

Our aim is to use our property for visitor accommodation without it adversely affecting you in any way. Therefore, we would like to provide you with the contact details of our local Property Manager (TBC). Please feel free to contact them directly to let us know of any concerns, issues, or complaints.

Should any issues arise we would greatly appreciate the opportunity to resolve these directly, as soon as we can.

Name: **TBC**

Phone: **TBC**

Address for Service: **TBC**

Email: **TBC**

If you need to get in touch with us directly, here are our contact details:

Contact Mobile Number: **XXXXXX**

Email Address: **XXXXXX**

Postal Address: **XXXXXX**

Thank you and warm regards,

XXXXXX NAME XXXXXX

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

NWF Invest Limited



AFFECTED PERSON'S DETAILS

I/We Kamalpreet Dhillon

Are the owners/occupiers of

14 O'Kane Lane, Queenstown



DETAILS OF PROPOSAL

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

Use each of the three (3) residential dwellings approved by resource consent RM250547 for short-stay residential visitor accommodation (RVA) for a maximum of six (6) people in each dwelling, let individually and independently for up to 365 nights per year, with a minimum stay of one (1) night for guests.

at the following subject site(s):

62 Middleton Road, Queenstown



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

01.08.25



APPROVAL OF AFFECTED PERSON(S)

83

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

A	Name (PRINT)	Kamalpreet Dhillon	
	Contact Phone / Email address	kamal@camarosa.co.nz	
	Signature		
	Date	09/09/2025	

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

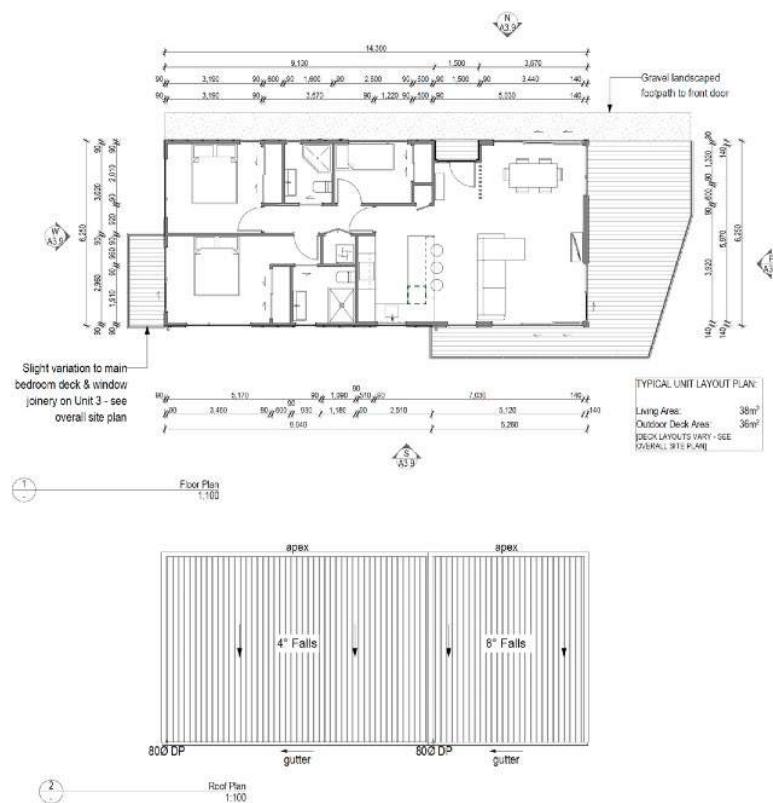
If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



PLEASE SIGN HERE

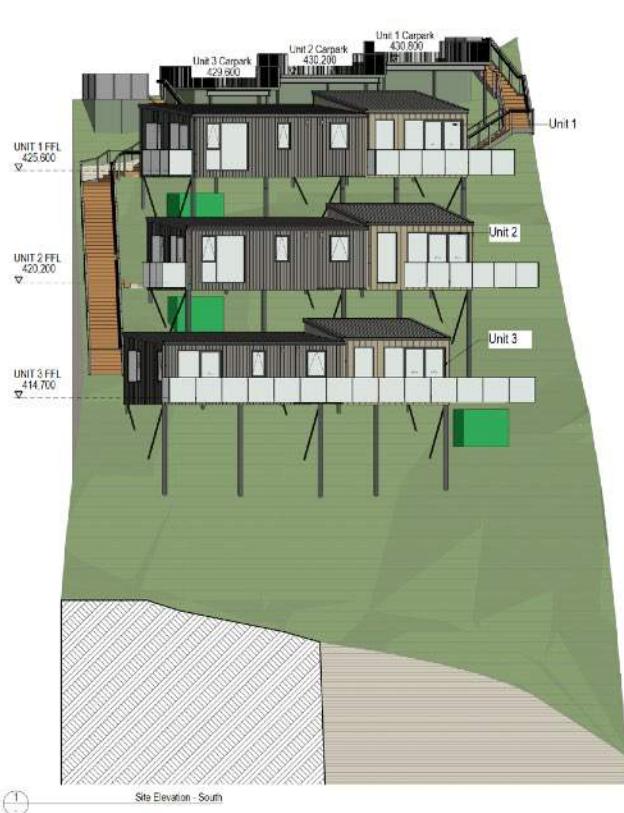
Kamalpreet Dhillon





PLEASE SIGN HERE Kamalpreet Dhillon





PLEASE SIGN HERE

Kamalpreet Dhillon



FOUR WALLS
ARCHITECTURE LTD

CLIENT
NWE Invest Ltd

PROJECT
Middleton Road Development

PROJECT NUMBER

2025_002

DRAWING NAME
Elevations and sections

**DRAWING CREATION
DRAWING NUMBER**

A.J.C.

C



FOUR ||| WALLS
ARCHITECTURE LTD.

CLIENT
NWF Invest Ltd

PROJECT
Middleton Road Development

PROJECT NUMBER
2025_002

DRAWING NAME
Elevations and sections
Sheet No. 1/10

DRAWING CREATION DATE: 1/1/2023
DRAWING NUMBER: A3.9
SCALE: 1:100
A3.9 @A3.9

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

NWF Invest Limited



AFFECTED PERSON'S DETAILS

I/We Kevin Lai

Are the owners/occupiers of
11 O'Kane Lane, Queenstown



DETAILS OF PROPOSAL

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

Use each of the three (3) residential dwellings approved by resource consent RM250547 for short-stay residential visitor accommodation (RVA) for a maximum of six (6) people in each dwelling, let individually and independently for up to 365 nights per year, with a minimum stay of one (1) night for guests.

at the following subject site(s):

62 Middleton Road, Queenstown



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

01.08.25



APPROVAL OF AFFECTED PERSON(S)

88

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

A	Name (PRINT) Kevin Lai
	Contact Phone / Email address KevinLai30@gmail.com
	Signature 
	Date 7 October 2025

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

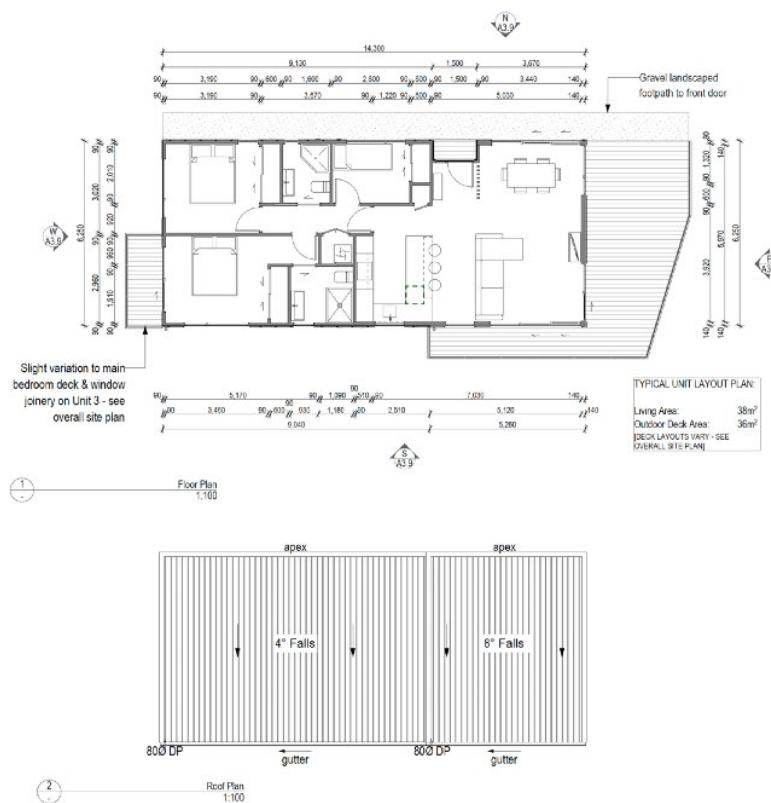
There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



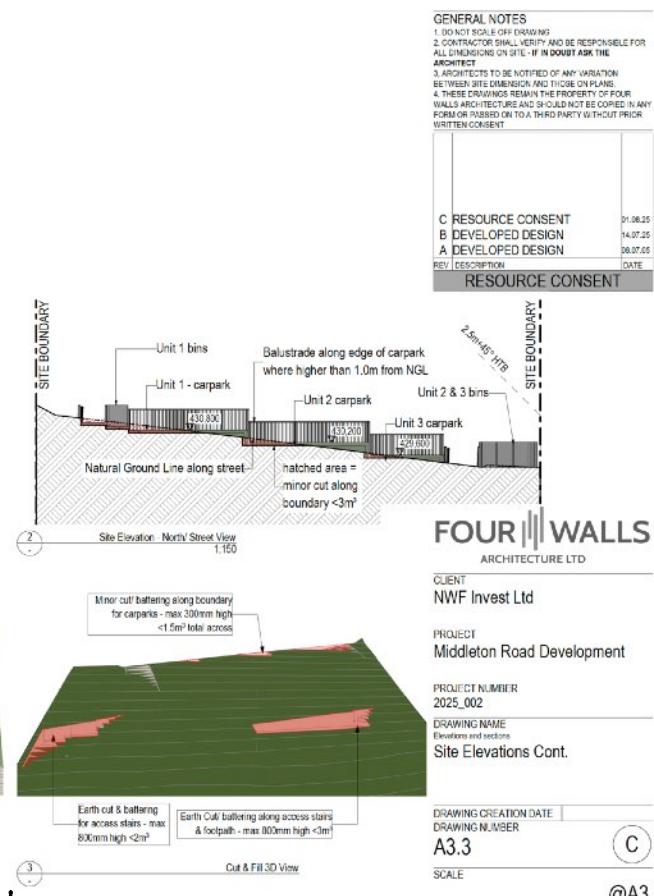
PLEASE SIGN HERE





PLEASE SIGN HERE





PLEASE SIGN HERE





AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

NWF Invest Limited



AFFECTED PERSON'S DETAILS

I/We Hancock Jones Super PTY Limited

Are the owners/occupiers of
64 Middleton Road, Queenstown



DETAILS OF PROPOSAL

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

Use each of the three (3) residential dwellings approved by resource consent RM250547 for short-stay residential visitor accommodation (RVA) for a maximum of six (6) people in each dwelling, let individually and independently for up to 365 nights per year, with a minimum stay of one (1) night for guests.

at the following subject site(s):

62 Middleton Road, Queenstown



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

01.08.25



APPROVAL OF AFFECTED PERSON(S)

93

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

A	Name (PRINT) Brett Jones (as Director)
	Contact Phone / Email address brett@hancockjonesgroup.com.au
	Signature 
Date 09/30/2025	

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

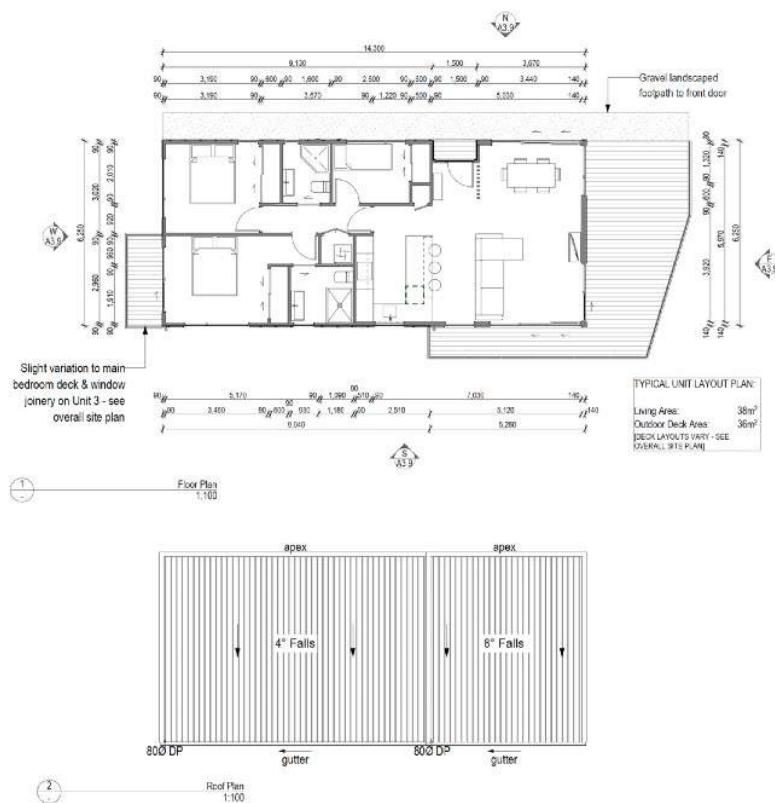
There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



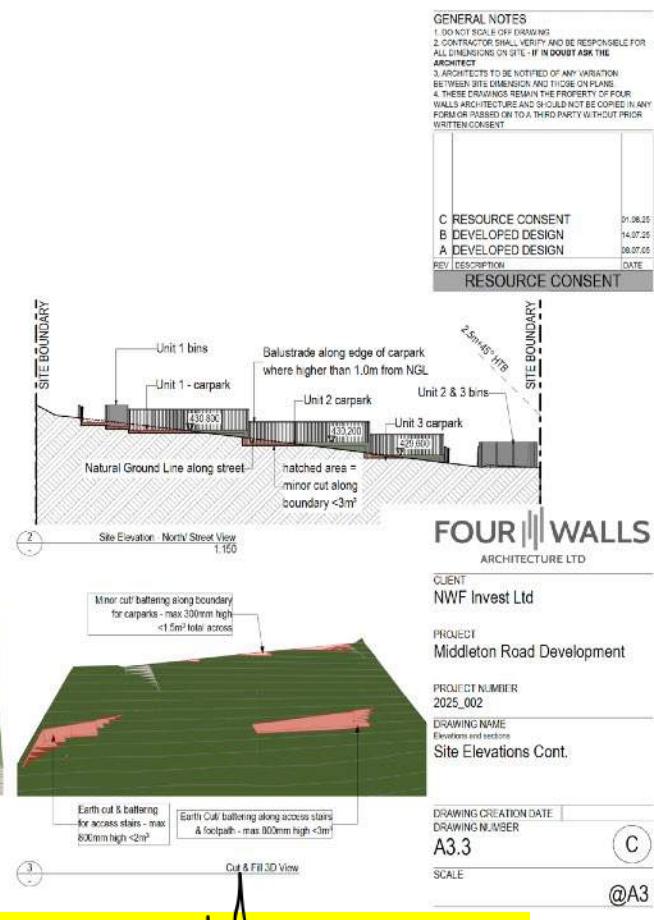
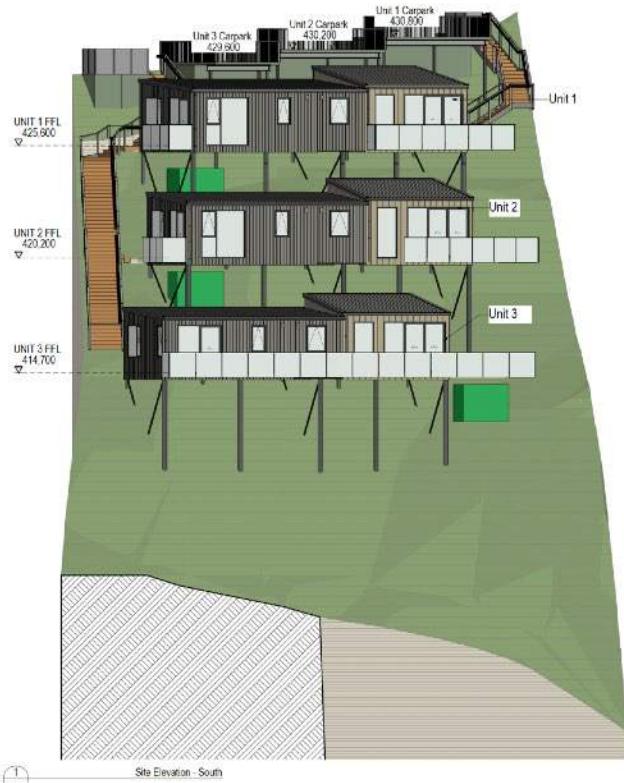
PLEASE SIGN HERE





PLEASE SIGN HERE





PLEASE SIGN HERE _____

