

- 49.0. In this case, the proposed activity aligns with the purpose of the Resource Management Act (RMA) by balancing the efficient use of the property for visitor accommodation with the need to maintain residential amenity.

Positive Effects

Economic benefits

- 50.0. The activity will contribute to the local economy by attracting visitors to Albert Town who are likely to support nearby businesses, such as the Four-Square supermarket, bakery, and other retail and dining establishments. Visitors may also take advantage of recreational opportunities in the wider Wānaka area, such as hiking, cycling, and kayaking, generating additional economic activity in sectors like outdoor equipment rentals, guided tours, and hospitality.

Low impact compared to large scale accommodation providers

- 51.0. Unlike large commercial visitor accommodation providers, this small-scale activity accommodates only two guests at a time, minimising its impact on the surrounding neighbourhood. The limited scale ensures the activity integrates into the local residential setting without disrupting community life.

Housing market flexibility

- 52.0. Allowing homeowners to utilise their properties for residential visitor accommodation provides financial flexibility, which can make homeownership more sustainable. For some property owners, short-term rental income can help offset the costs of maintaining or improving their properties, contributing to the long-term viability of housing in the area.

Conclusion

- 53.0. The proposed Residential Visitor Accommodation activity is anticipated to result in effects that can be considered less than minor. The activity aligns with the purpose and objectives of the District Plan, specifically Objective 7.2.8 and Policies 7.2.8.1, 7.2.8.3, 7.2.8.4, and 7.2.8.5, ensuring consistency with the intent to provide appropriate visitor accommodation while protecting residential character and amenity.

- 54.0. The comprehensive measures outlined in this application, including guest management, noise restrictions, enhanced privacy planting, and compliance with parking and waste standards, demonstrate a commitment to minimising any potential adverse effects that could arise. The scale and nature of the activity integrate seamlessly with the residential environment, and the mitigation measures ensure no undue impact on neighbouring properties.
- 55.0. By addressing all relevant planning considerations, the application ensures the activity will operate responsibly and harmoniously within the community. On this basis, it is respectfully submitted that the application be approved.

Volunteered conditions

General conditions

1. This consent shall not be exercised and activity associated with it will not be commenced or continued until all charges have been paid in full.

Operational conditions

1. The consent holder shall ensure the visitor accommodation activity is undertaken in accordance with the Guest Management Plan.
2. The property shall be rented to a maximum of one (1) group at any one time.
3. The maximum number of persons on site in association with the visitor accommodation use shall be restricted to two (2) persons at any one time.
4. Regarding the use of outdoor space:
 - a) The use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am.
 - b) Prior to commencing the activity, the consent holder shall erect signs (minimum A4 size) on site to remind guests that they are in a residential area and to keep noise to a reasonable level, especially between the hours of 8.00 pm to 8.00 am the following day. One sign shall be installed in the kitchen and one weatherproof sign (i.e. laminated) shall be installed within each outdoor living area. The outdoor signs shall also state that no amplified sound/music is to be played from the outdoor living area between the hours of 8pm – 8am, and that those areas are to be vacated between 10pm – 7am.
 - c) Upon installation, and prior to the use of the property for visitor accommodation, the consent holder shall submit photographs of these signs to the Council Monitoring Department for monitoring purposes. The signs shall be retained on site if the visitor accommodation activity is undertaken.
5. The property may be used for visitor accommodation for up to 365 nights per calendar year.

6. 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 at the request of and for the Council.
7. The consent holder shall ensure that no coaches are to service the authorised activity.
8. 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.
9. All rubbish and recycling shall be disposed of appropriately.
10. 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.
11. 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.
12. 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 LAeq (15 min)

Night-time 2000 – 0800 hours: 40dBA LAeq Noise levels shall be

Measured and assessed in accordance with NZS 6801:2008 and NZS6802:2008.

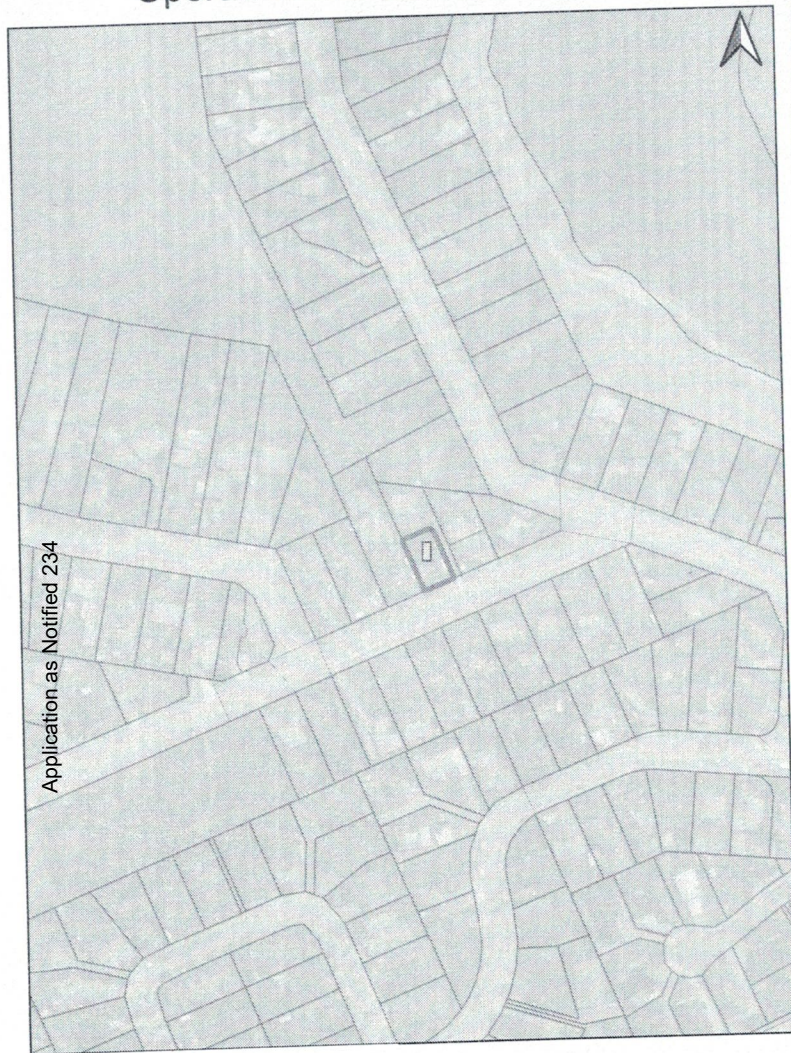
Appendix A1 – Certificate of Title

VA
SH

Appendix B1 – Operative and Proposed District Plan Mapping

Appendix B1 - Operative and Proposed District Plan Mapping

Operative District Plan 2007

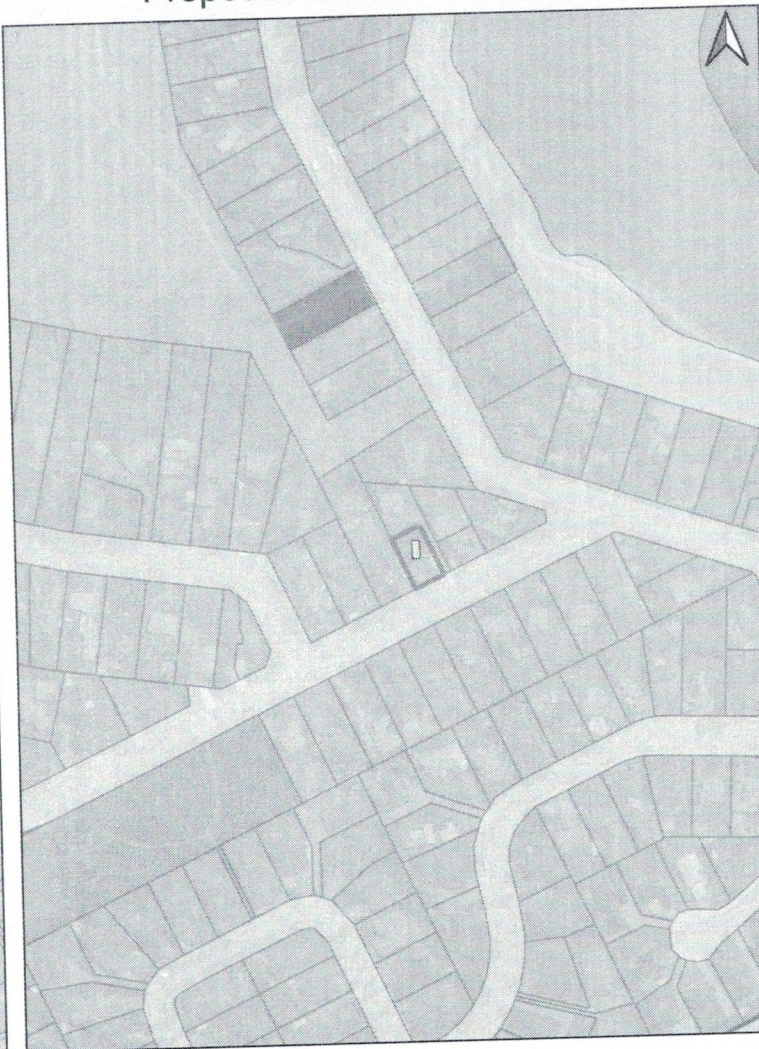


Application as Notified 234

Legend

- Aproximate tiny house outline
- Property Boundary
- Land Parcels and Properties
- Operative District Plan Zones**
 - Road Zone
 - Township Zone
 - Water Zone

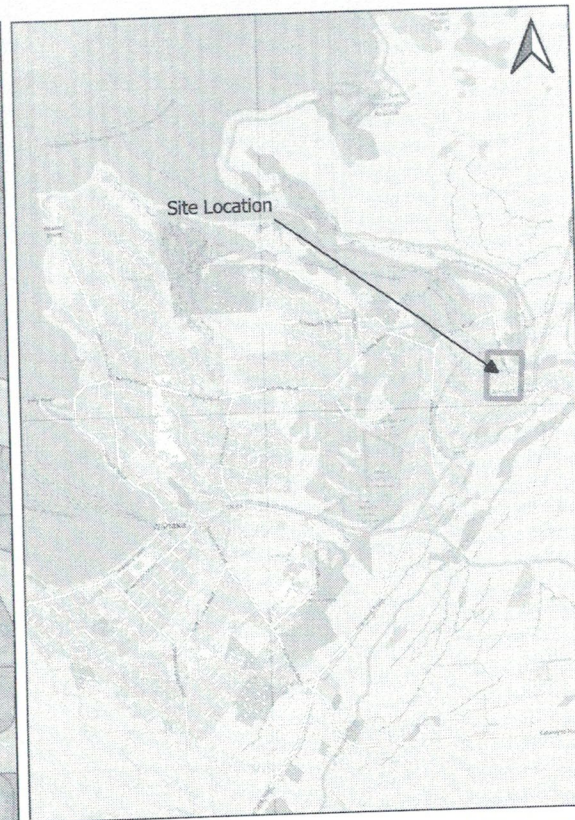
Proposed District Plan 2015



Legend

- Aproximate tiny house outline
- Property Boundary
- Land Parcels and Properties
- Proposed District Plan**
- Zones**
 - Settlements
 - Nature Conservation
 - Informal Recreation
 - Road

Locality Plan



This map has been prepared to support a resource consent application and includes data sourced from various providers, including land parcel and property data from the Queenstown Lakes District Council (QLDC) and aerial imagery from Land Information New Zealand (LINZ). Additional features shown on the map are indicative and approximate only, and their positions may not accurately reflect on-the-ground conditions. This map should not be relied upon for precise spatial measurements, legal, or engineering purposes. Users should verify all information independently before making decisions based on this map.

All coordinates are in terms of the New Zealand Transverse Mercator 2000 (NZTM2000) projection, and vertical datums are in terms of the New Zealand Vertical Datum 2016 (NZVD2016).

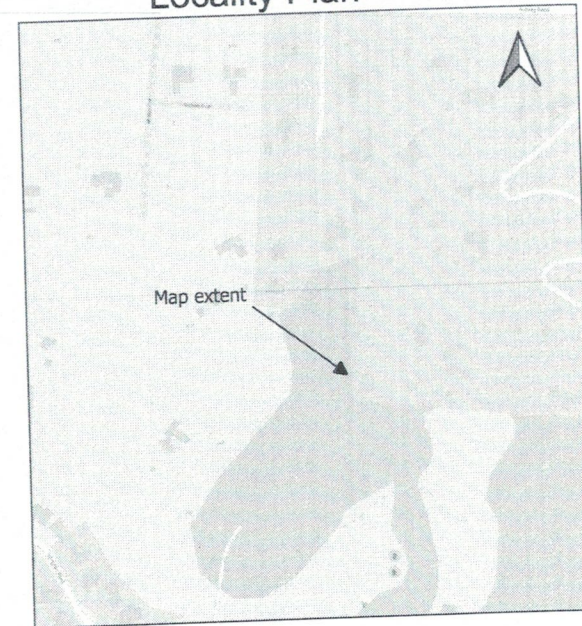
The map is provided "as is" without warranties of any kind regarding its accuracy, completeness, or reliability. The creator accepts no liability for any loss or damage resulting from its use.

Appendix C1 – Site and surrounds

Appendix C1 - Site and surrounds

Surrounding Activities

Locality Plan



Legend

- 18 Dale Street
- Aproximate tiny house outline
- Property Boundary
- Roads
- Resource_Consents
- Land Parcels and Properties

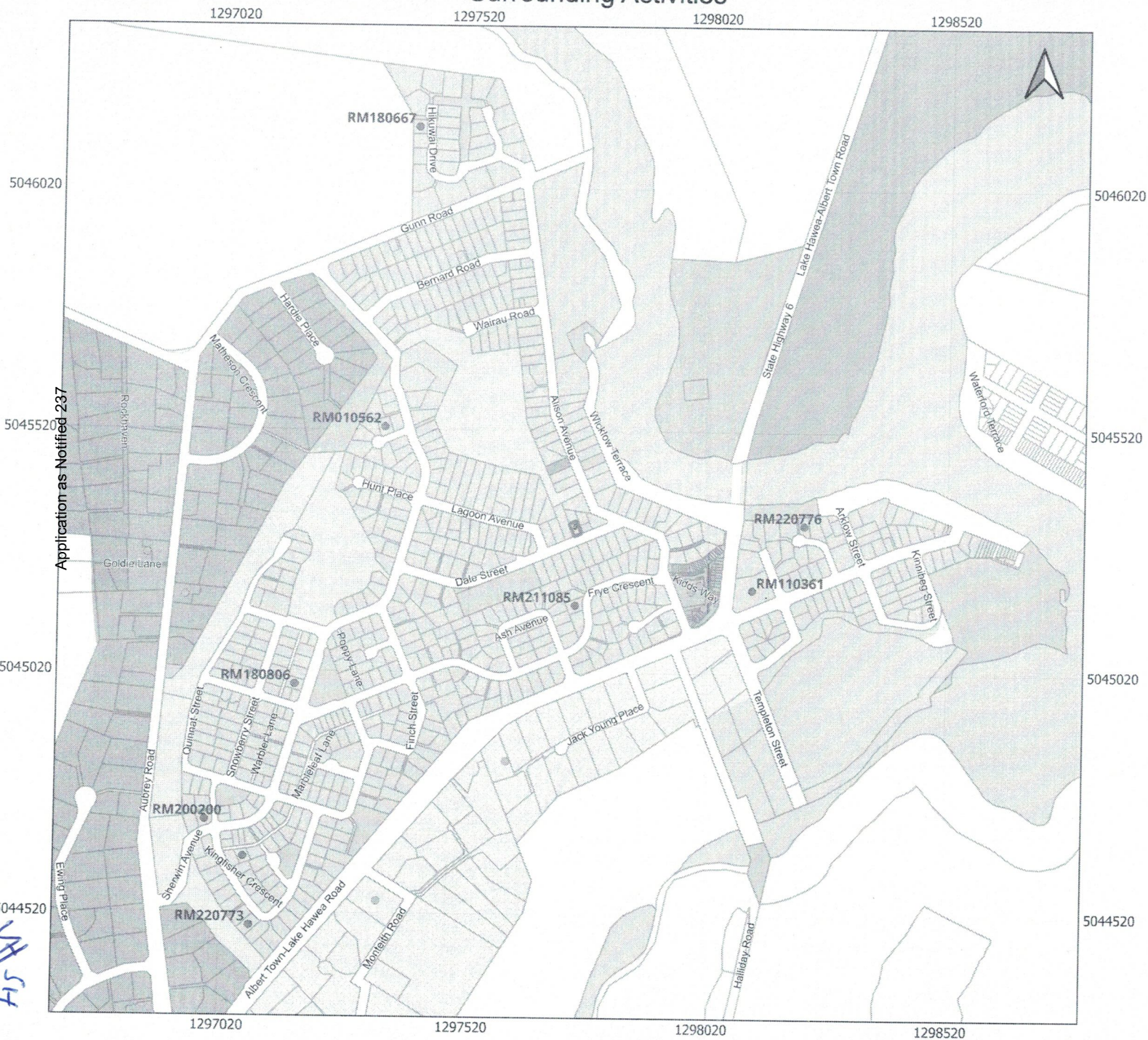
This map has been prepared to support a resource consent application and includes data sourced from various providers, including land parcel and property data from the Queenstown Lakes District Council (QLDC) and aerial imagery from Land Information New Zealand (LINZ). Additional features shown on the map are indicative and approximate only, and their positions may not accurately reflect on-the-ground conditions. This map should not be relied upon for precise spatial measurements, legal, engineering purposes. Users should verify all information independently before making decisions based on this map.

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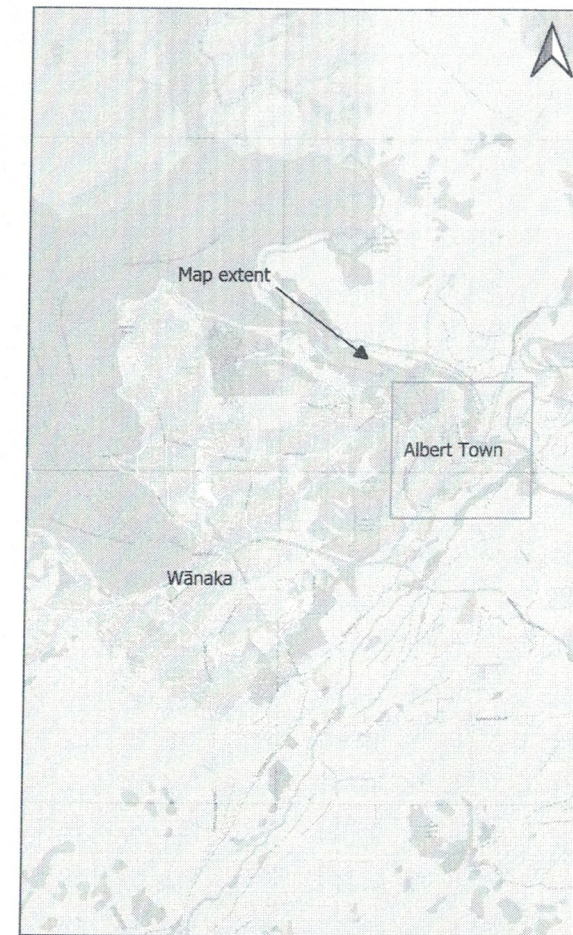
The map is provided "as is" without warranties of any kind regarding its accuracy, completeness, or reliability. The user accepts no liability for any loss or damage resulting from its use.

Appendix D1 - Residential Visitor Accommodation wide area assessment

Surrounding Activities



Locality Plan



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Appendix D1 - Residential Visitor Accommodation wide area assessment

Legend

18 Dale Street

Property Boundary

• RVA Resource Consents within Albert Town LDSRZ

• RVA Resource Consents

Proposed District Plan

Zones

Large Lot Residential A

Large Lot Residential B

Lower Density Suburban Residential

Medium Density Residential

High Density Residential

Rural

Rural Lifestyle

Rural Residential

Rural Visitor

Settlements

Local Shopping Centre

Business Mixed Use

Arrowtown Residential Historic Management

Arrowtown Town Centre

Queenstown Town Centre

Wanaka Town Centre

General Industrial and Service

Nature Conservation

Civic Spaces

Community Purposes

Active Sports and Recreation

Informal Recreation

Wakatipu Basin Lifestyle Precinct

Wakatipu Basin Rural Amenity Zone

Airport

Coneburn Industrial

Gibbston Character

Gibbston Resort

Hogans Gully Resort

Jacks Point Resort

Millbrook Resort

The Hills Resort

Three Parks Business

Three Parks Commercial

Waterfall Park Resort

Road

Water (zone Rural unless otherwise shown)

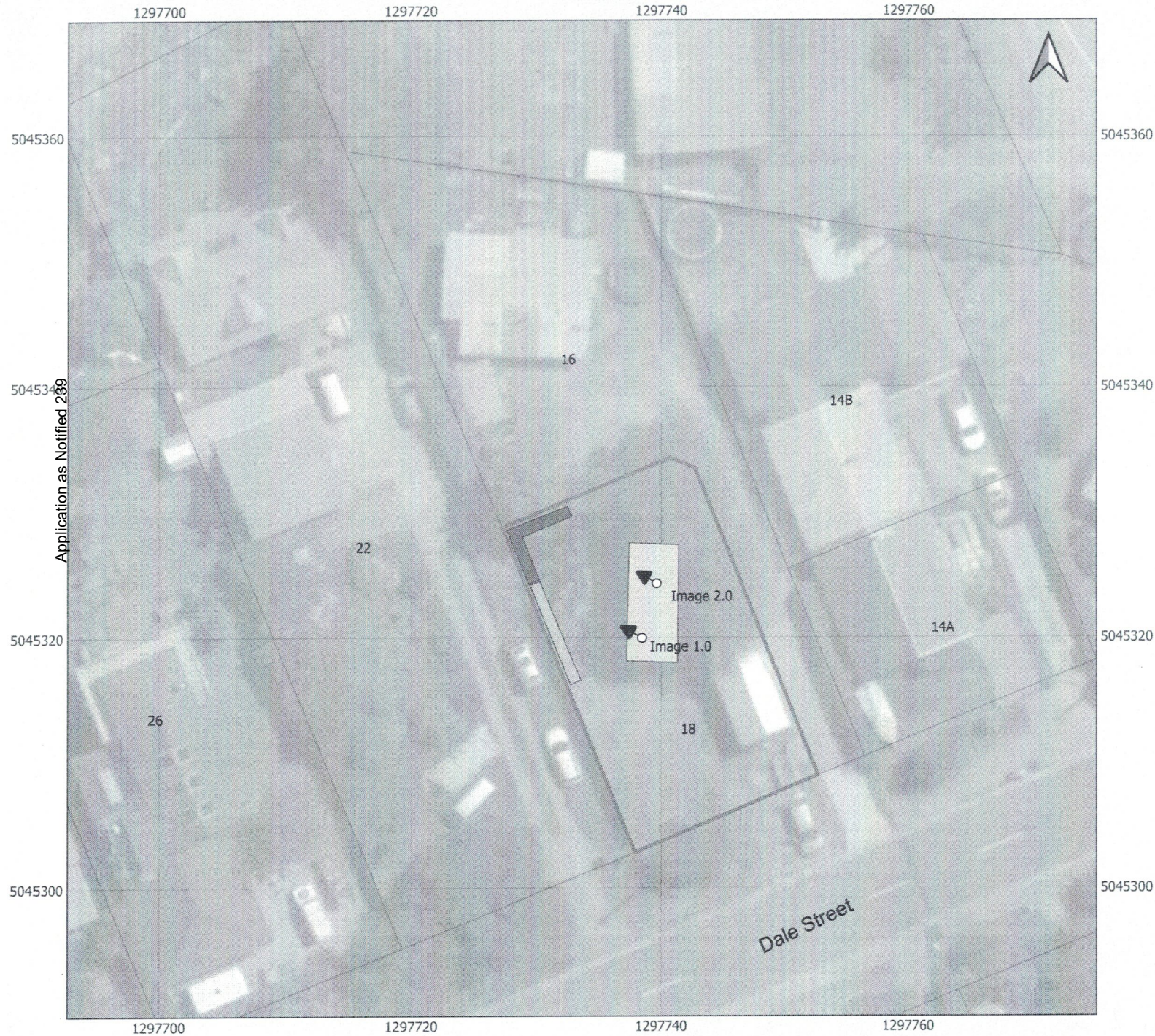
Te Pūtahi Ladies Mile

Albert Town Lower Density Suburban Residential Zone - Resource Consents relating to Visitor Accommodation

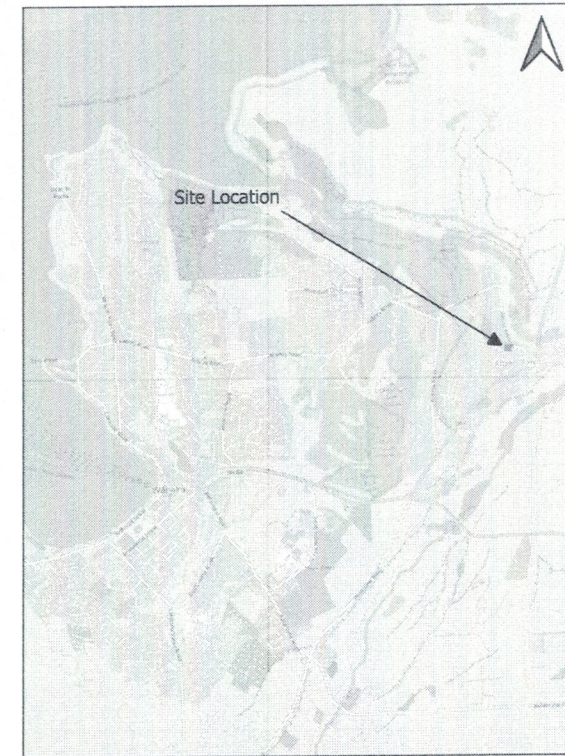
CONSENT	DESCRIPTION	DECISION	PHYSADDRESS
RM110361	TEKAPO SKI CLUB INC. PROVIDE UNRESTRICTED VISITOR ACCOMMODATION AT THE ALBERT TOWN LODGE, WANAKA.		
RM010562	V SCULLY & M SHANAHAN ERECT A DWELLING AND USE EXISTING DWELLING AS VISITOR ACCOMMODATION AT MCLELLAN PL, ALBERT TOWN	Issued	8 WEXFORD STREET ALBERT TOWN WANAKA 9305
RM220776	A LYNCH, B JESSUP & WINESTOCK TRUSTEES LIMITED RESIDENTIAL VISITOR ACCOMMODATION ACTIVITY FOR UP TO 8 GUESTS WITHIN A RESIDENTIAL UNIT FOR UP TO 90 NIGHTS THAT BREACHES THE NATURE AND SCALE STANDARD AND A TRANSPORT STANDARD SIGHT DISTANCES AT 10 BRIDGEW	Issued	4 MCLELLAN PLACE ALBERT TOWN WANAKA 9305
RM211085	N LABES LAND USE CONSENT TO UNDERTAKE RESIDENTIAL VISITOR ACCOMMODATION RVA FOR UP TO 180 NIGHTS PER ANNUM, TO ACCOMMODATE A MAXIMUM OF 8 PERSONS, WITH ASSOCIATED TRANSPORT BREACHES IN RELATION TO MINIMUM SIGHT LINES AND MOBILITY PARKING AT 24 FRYE CRES	DecIssued	10 BRIDGEWATER TERRACE ALBERT TOWN WANAKA 9305
RM180667	THE IBEX TRUST SURRENDERED CHANGE OF USE TO ALLOW VISITOR ACCOMMODATION FOR 180 DAYS PER YEAR AT 15 HIKUWAI DRIVE, WANAKA	DecIssued	24 FRYE CRESCENT ALBERT TOWN WANAKA 9305
RM180806	K & D KAWAU APPLICATION FOR THE USE OF AN EXISTING RESIDENTIAL UNIT FOR VISITOR ACCOMMODATION FOR UP TO 180 DAYS PER CALENDAR YEAR WITH A MAXIMUM OCCUPANCY OF 8 PERSONS AT 42 SHERWIN AVENUE, WANAKA	Surrend	15 HIKUWAI DRIVE ALBERT TOWN WANAKA 9305
RM171124	ARUSHA PROPERTIES LIMITED SURRENDERED LAND USE CONSENT TO UNDERTAKE VISITOR ACCOMMODATION FROM AN EXISTING UNIT FOR UP TO 180 DAYS PER YEAR AT 29 MARBLELEAF LANE, ALBERT TOWN	DecIssued	9 WARBLER LANE ALBERT TOWN WANAKA 9305
M200200	K JENNINGS WITHDRAWN LAND USE CONSENT FOR VISITOR ACCOMMODATION FOR UP TO 8 PERSONS PER NIGHT FOR UP TO 280 NIGHTS PER ANNUM AT 1 SORREL STREET, ALBERT TOWN	Surrend	29 MARBLELEAF LANE ALBERT TOWN WANAKA 9305
M220773	BRET & NICKY HIGHTSD FAMILY TRUST APPLICATION TO UNDERTAKE RESIDENTIAL VISITOR ACCOMMODATION FROM AN EXISTING RESIDENTIAL UNIT FOR 90 NIGHTS PER YEAR AT 33 KINGFISHER CRESCENT, ALBERT TOWN, WANAKA	Withdrawn	1 SORREL STREET ALBERT TOWN WANAKA 9305
		DecIssued	33 KINGFISHER CRESCENT ALBERT TOWN WANAKA 9305

Appendix E1 - Planting Plan

Planting Plan



Locality Plan



Legend

- Aproximate tiny house outline
- Existing Planting
- Proposed Planting
- Property Boundary
- Land Parcels and Properties

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4. Rubbish and Recycling:

- Must be placed out only on designated collection days and removed promptly after collection.

6. Signage Requirements

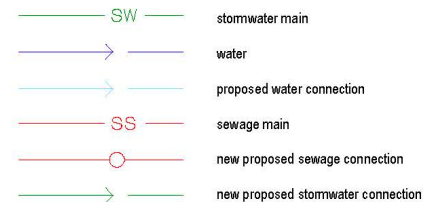
1. Install signs (minimum A4 size) on doors leading to outdoor living areas with the following text:
“Outdoor areas are not to be used between 10:00 pm and 7:00 am daily.”
2. Place a weatherproof sign in outdoor areas and an additional sign in the kitchen to remind guests of quiet hours and use restrictions.
3. Provide photographs of installed signage to QLDC Monitoring Department prior to commencing visitor accommodation use.

7. Complaints Procedure

The Property Manager will:

- Respond to complaints within two hours.
- Investigate and resolve any breaches of the resource consent.
- Document the nature of the complaint, actions taken, and resolution outcome.

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SLF



1:200

SITE PLAN

01



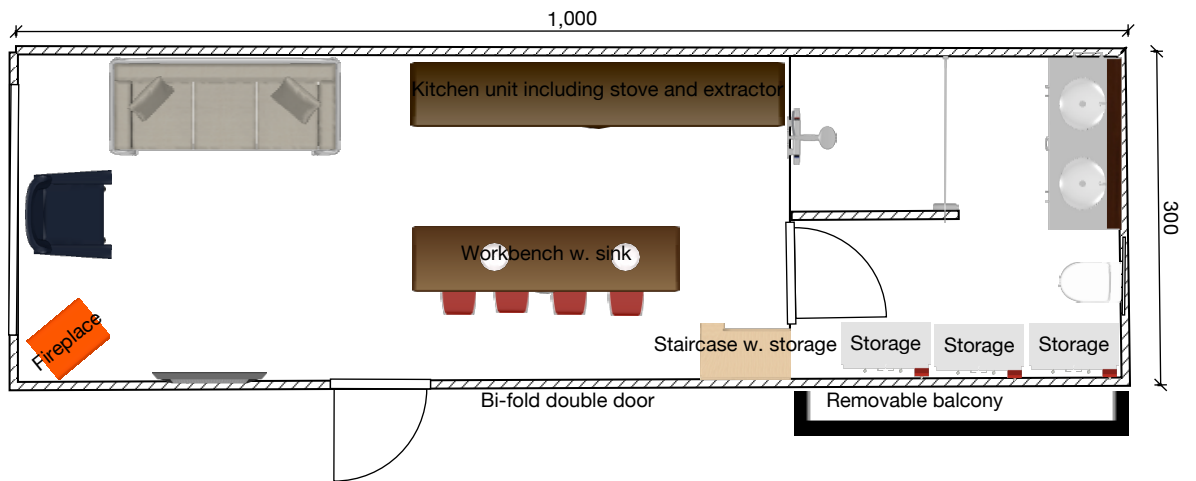
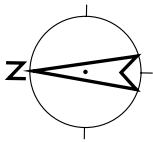
**MINIMAL
DESIGN**

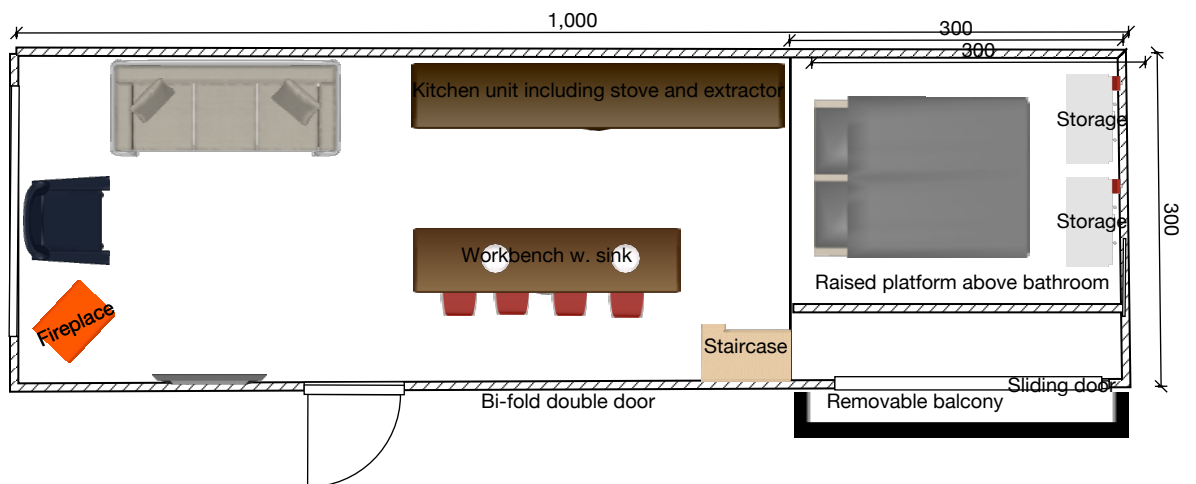
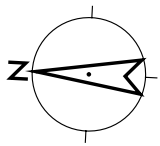
PH 022 077 4024
 EM hello@minimaldesignnz.com
www.minimaldesignnz.com
 58 McDougall Street, Wanaka

CLIENT:
Henrik de Blij

BUILDING CONSENT

DRAWN:	JOB No:	REV.
PT	P080	
CHECKED:	SHEET No:	
MD	BC.3	





Response to Section 92 Request for Further Information

Resource Consent Application RM250390 –18 Dale Street, Albert Town

This document provides the applicant's responses to Council's request for further information under Section 92 of the Resource Management Act 1991. The questions have been set out in a table, with each corresponding response provided beneath. Where relevant, attachments have been included to support the responses.

The information supplied addresses the matters raised and is intended to assist Council in completing its assessment of the application.

Question	Response
<p><u>Receiving Environment</u></p> <p>Section 4.0 describes the receiving environment. The receiving environment includes existing and <u>consented development</u> adjacent to, and in the vicinity of the application site.</p> <p>Is the planting described at point 4 of the AEE on the site or the adjoining site to the north? It appears to me it is on the subject site (therefore not part of the receiving environment).</p> <p>If this is on the neighbouring site, we cannot rely on it for screening, as the owners may wish to remove it – and can as of right, unless it's part of an ongoing landscape plan approved as part of the resource consent application. Can you please confirm and update the AEE if necessary.</p>	<p>The planting described at point 4 of the AEE is located within the cadastral boundaries of the applicant's site, as shown on the planting plan as existing planting at Appendix E1 of the application. It is therefore part of the subject site rather than adjoining land.</p>
<p>Section 5 of the AEE - The receiving environment can only consider consented development/activities. If the activity occurring at 22 Dale Street requires consent, but does not have a consent, then we cannot refer to those activities as being part of the receiving environment. Can you please confirm, and update the AEE if necessary.</p>	<p>The activity at 22 Dale Street has been included in the AEE to describe the existing on-the-ground environment. The applicant acknowledges that, unless lawfully established or consented, such activities cannot formally be considered as part of the receiving environment for decision-making purposes under the RMA. The reference has therefore been retained for contextual purposes only.</p>

<p><u>Section 45.0 Privacy and Overlooking</u></p> <p>We have a planting plan (Appendix E1) which shows the location of the proposed planting at part of the application, however we have no details of the planting proposed. Please provide details of species, spacings, minimum height at time of planting, and maximum height when mature. As the planting is proposed to further enhance privacy, the plant species will need to be of a variety that ensures this.</p>	<p>The proposed planting is to comprise Ribbonwood (<i>Plagianthus regius</i>), consistent with the existing planting. The details are as follows:</p> <ul style="list-style-type: none"> • Species: Ribbonwood (<i>Plagianthus regius</i>) • Spacing: 1.0 – 1.2m between plants • Minimum height at time of planting: 3.5m • Expected mature height: Up to 17m <p>This species is suitable for screening and will ensure long-term privacy between sites.</p>
<p><u>House Plan</u></p> <p>Can we please have plans of the residential unit – a site plan and a floor plan would be useful and so they can be used for a reference. Are there any submitted with the building consent?</p>	<p>A site plan and floor plan of the residential unit have been prepared and are included as Attachment A.</p>
<p><u>Vehicle Crossing</u></p> <p>A Consent Notice requirement is that the vehicle crossing be formed at the time of occupation of the residential unit. The engineering report has noted that this has not been undertaken, and the vehicle crossing is not formed to Council Standards. Would you like to include this with the application? If so, when providing the site plan, please also include the design and location of the vehicle crossing according to the relevant transport standards of the PDP (see 29.5.14). Otherwise, a separate Connection to Council services application will be required (CCC).</p>	<p>Yes. A site plan and design for the vehicle crossing, prepared in accordance with PDP Transport Standard 29.5.14, have been included as Attachment B.</p>

Ngā mihi,



Geoffrey Everitt

Attachment A – House Plan

Attachment B – Site plan and design for vehicle crossing