APPLICATION AS NOTIFIED H De Blij & S Mander (RM250390)

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:

H De Blij and S Mander

What is proposed:

To undertake residential visitor accommodation in an existing residential unit for up to 365 nights per year for up to 2 persons.

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

The subject site is situated at 18 Dale Street, Albert Town

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 RM250390 as the reference https://edocs.qldc.govt.nz/Account/Login

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

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

The Council planner processing this application on behalf of the Council is Kate Wasley, who may be contacted by phone at 03 450 3675 or e-mail at kate.wasley@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:

Monday 13th October 2025

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

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

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.gldc.govt.nz/services/resource-consents/notified-consents/current-notified-resourceconsents/

You must serve a copy of your submission to the applicant (H De Blij and S Mander) as soon as reasonably practicable after serving your submission to Council:

C/- Geoff Everitt geoff.everitt@icloud.com

H de Blij: henrik@rentaroom.org.nz S Mander: sophie.mander@gmail.com

QUEENSTOWN LAKES DISTRICT COUNCIL

Ian Bayliss, Senior Planner

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

Date of Notification: 15th September 2025

Address for Service for Consent Authority:

Queenstown Lakes District Council Private Bag 50072, Queenstown 9348

Gorge Road, Queenstown 9300

Phone 03 441 0499 Email

rcsubmission@qldc.govt.nz Website

www.qldc.govt.nz

TechnologyOne ECM Document Summary Printed On 10-Sep-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Document 0 - Form 9 - updated 20.06.25	8827386	1	24-Jun-2025
PUB_ACC	Docoument 1 - Rev_D3 - AEE 21.07.25	8902823	1	21-Jul-2025
PUB_ACC	Document 2 - Appendix A1 - Certificate of Title 1073585	8752672	1	06-Jun-2025
PUB_ACC	Appendix A2 - Consent Notice - 12550924_3	8875825	1	08-Jul-2025
PUB_ACC	Appendix A3 - Land Covenant 12550924_5	8875824	1	08-Jul-2025
PUB_ACC	Document 3 - Appendix B1 - Operative and Proposed District Plan Mapping	8752668	1	06-Jun-2025
PUB_ACC	Document 4 - Appendix C1 - Site and surrounds	8752667	1	06-Jun-2025
PUB_ACC	Document 5 - Appendix D1 - Residential Visitor Accommodation Wide Area Assessment	8752666	1	06-Jun-2025
PUB_ACC	Document 6 - Appendix E1 - Planting Plan	8752665	1	06-Jun-2025
PUB_ACC	Document 7 - Appendix F1 - Guest Management Plan 21.07.25	8902815	1	21-Jul-2025
PUB_ACC	APA 14A 16 19 Dale Street	8752663	1	06-Jun-2025
PUB_ACC	APA 14b Dale Street	8901572	1	19-Jul-2025
PUB_ACC	Attachment A: site plan with location of VC 01.09.25	8995465	1	02-Sep-2025
PUB_ACC	Attachment A - Floorplans 25.08.25	8983643	1	26-Aug-2025

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26-Aug-2025



Document Set ID: 8827386 Version: 0, Version Date: 01/01/1900

APPLICATION FOR PRESOURCE 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 // Full names of all trustees required. The applicant name(s) will be the consent holder(s)		ated costs.
*Applicant's Full Name / Company / Trust: Henrik de Blij & Sophi	Mander	
All trustee names (if applicable):		
*Contact name for company or trust:		
*Postal Address: 14 O'Neill Crescent, Bridge Hill, Alexan		*Post code: 9320
*Contact details supplied must be for the <u>applicant and not for an agent acting on their behalf</u>	·	
*Email Address: henrik@rentaroom.org.nz; sophie.mande	@gmail.com	
*Phone Numbers: Day 021923553 or 0274574200	Mobile: same	
*The Applicant is: Owner Prospective Purc	naser (of the site to which the application	relates)
Occupier Lessee	Other - Please Specify:	
Our preferred methods of corresponding with you are by email and The decision will be sent to the Correspondence Details by email ur		
CORRESPONDENCE DETAILS // If you are acting on behalf of please fill in your de	the applicant e.g. agent, consultant o	r architect
*Name & Company:	ans in this section.	
*Phone Numbers: Day	Mobile:	
	Mobile.	
*Email Address:		
*Postal Address:		*Postcode:
INVOICING DETAILS // Invoices will be made out to the applicant but can be sent to another party if paying on the For more information regarding payment please refer to the Fees Information section of the		
*Please select a preference for who should receive any invoices and how they would like t	o receive them.	
Applicant: Agent:	Other - Please specify:	
Email: Post:		
*Attention:		
*Postal Address: 14 O'Neill Crecent, Bri	dge Hill, Alexandra	*Post code:

*Email: henrik@rentaroom.org.nz; sophie.mander@gmail.com

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DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS // If its assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will see sent to the email address provided address	OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above
Owner Email: henrik@rentaroom.org.nz; sophie.mander@gmail.com If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners: Date: Names: Names: DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS // If it sausseed that your consent required development contributions any invoices and correspondence relating to those will be sent via email. Invoices will be made out to the applicant/cowner but can be ent to another party proprietor the proprietor behalf. Please select a preference for who should receive any invoices. Details are the same as for invoicing Applicant: Landowner: Other, please specify: *Attention: *Email: Click here for further information and our estimate request form DETAILS OF SITE // Legal description feld must be lagal descriptions for all sites pertaining to the application. Application to which this application relates: 18 Dale Street, Albert Town, 9305 *Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g. Lot x DPxxx. (or valuation number) Ot 2 DP 578979 District Plan Zone(s): Lower Density Suburban Residential Zone (LDSRZ) SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the great inside below to the property? Sitere a dog on the property? Sitere a dog on the property? Are there any other hazards or entry restrictions that council staff need to be aware of? YES NO Visited Plan Zone of the property? Are there any other hazards or entry restrictions that council staff need to be aware of? Yes	Owner Name: Henrik de Bilj & Sophie Mander
If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners: Date: Names: Names	Owner Address: 14 O'Neill Crescent, Bridge Hill, Alexandra, 9320
DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS // If it assessed that your concent requires development contributions any invoices and correspondence relating to these will be sent via email, invoices will be sent via email, invoices will be read to use and address provided development or another party if polying on the applicant's behalf. Please select a preference for who should receive any invoices. Details are the same as for invoicing Applicant: Landowner: Other, please specify: *Attention: *Email: Click here for further information and our estimate request form DETAILS OF SITE // Legal decorption field must list legal decorptions for all sites pertaining to the application. Any fields sating rider AET will receiv in receive my invoices. *Address / Location to which this application relates: 18 Dale Street, Albert Town, 9305 *Legal Description: Can be found on the Computer Freehold Register or Rates Notice—e.g. Lot x DPxxx. for valuation number) Lot 2 DP 578979 District Plan Zone(s): Lower Density Suburban Residential Zone (LDSRZ) SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below. *St there a gaste or security system restricting access by council? St there a dog on the property? YES NO V St there a good on the property? Are there any other hazards or entry restrictions that council staff need to be aware of? YES NO V Are there any other hazards or entry restrictions that council staff need to be aware of?	Owner Email: henrik@rentaroom.org.nz; sophie.mander@gmail.com
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It is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent to the email diverse provided above unless an alternative address is provided address provided and any invoices. Details are the same as for invoicing Applicant: Landowner: Other, please specify: *Attention: *Email: Click here for further information and our estimate request form DETAILS OF SITE // Legal description field must list legal descriptions for all other 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: 18 Dale Street, Albert Town, 9305 *Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g. Lot x DPxxx (or valuation number) out 2 DP 578979 District Plan Zone(s): Lower Density Suburban Residential Zone (LDSRZ) SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below. Is there a dgate or security system restricting access by council? Site there a gate or the property? YES NO Valuation for the council staff need to be aware of? YES NO Valuation for the council staff need to be aware of?	DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //
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Document Set ID: 8827386 Version: 0, Version Date: 01/01/1900

	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 Land Use Consent includes earthworks Land Use Consent includes earthworks Land Use Consent combined with \$127 and/or \$221 Subdivision Consentt 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. \$127 Change or Cancellation of Consent Condition \$221 Change or Cancellation of Consent Notice Boundary / Marginal or Temporary Activity Notice Outline Plan Designations These forms can be downloaded here		
	QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC		
	Controlled Activity Land Use If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process		
	BRIEF DESCRIPTION OF THE PROPOSAL // *Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal		
	*Consent is sought to: Resource consent application to undertake Residential Visitor Accommodation for up to 365 nights per year.		
ivi	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.

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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 V/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	
Alta de la della Companya de C	



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
	(Can be obtained from Land Information NZ at https://www.linz.govt.nz/).
	A plan or map showing the locality of the site, topographical features, buildings etc.
	A site plan at a convenient scale.
	Written approval of every person who may be adversely affected by the granting of consent (s95E).
'	An 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.



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 - Restricted Discretionary Activity (overall consent status)

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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.





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 knowledge and belief, the information given in this application is complete and accurate.





Full name of person lodging this form Henrik de Blij

Firm/Company

Dated 20/06/2025

**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.

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)):

Information provided within the Form above

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





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.



APPENDIX 3 // Development Contributions

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





APPENDIX 4 // RMA Fast-Track Application

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.



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APPENDIX 5 // Requirements for Naming of Documents

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently. If you do not follow the required naming convention, your application will be rejected.

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

Application Form AEE (Assessment of Environmental Effects) Landscape Report **Engineering Report** Affected Party Approval/s **Ecological Report**

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

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents

i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report

Wastewater Assessment

REVISION D3

Application for Resource Consent

Resource Consent application for Residential Visitor Accomodation at 18 Dale Street Albert Town

Revision	Purpose	Status	Date
B1	Client Review	Superseded	07/01/2025
C1	Issued for Consultation	Superseded	12/03/2025
D1	Submitted to Planning Authority	Superseded	24/05/2025
D3	Re-submitted to planning authority	Current	12/07/2025

Application and Property Details		
Territorial Local Authority	Queenstown Lakes District Council	
Description of Activity	Resource consent to undertake Residential Visitor Accommodation for up to 365 nights per year.	
Applicant	Henrik de Blij & Sophie Mander	
Site Address	18 Dale Street, Albert Town, 9305	
Legal Description	Lot 2 DP 578979	
Address for Service	Geoff.Everitt@icloud.com	
Operative District Plan Controls	Township Zone (TZ)	

Lower Density Suburban Residential Zone (LDSRZ)

Urban Growth Boundary (UGB)

Proposed District Plan

Controls

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Appendix F1 – Guest Management Plan

Appendix G1 – Affected Party Approval

Geoffrey Everitt

Geoff.Everitt@icloud.com

12 July 2025

Introduction

- 1.0. This is a resource consent application for Residential Visitor Accommodation (RVA) at 18 Dale Street, Albert Town, 9305 (the site), legally described as Lot 2 DP 578979. The proposal involves the operation of residential visitor accommodation for up to 365 nights per year, with a maximum of two guests per stay. The site is situated within the Proposed District Plan Lower Density Suburban Residential Zone and features a modern, 30m² one-bedroom, two-story tiny house that has been designed to align with the character of the surrounding area.
- 2.0. This application demonstrates that the anticipated effects can be considered less than minor through the proposed mitigation measures and operational controls.

Description of site and receiving environment

Site Description

3.0. The property is a 450m² parcel located on Dale Street in Albert Town, Wānaka, within the Lower Density Suburban Residential Zone under the Proposed District Plan (2015). It contains a modern one-bedroom, two-story tiny house, placed/installed in November 2022 and has Code Compliance Certificate (CCC). The house features a north-facing outdoor deck and is supported by ample on-site parking, accessed via a composite (25mm) driveway.

Receiving environment

- 4.0. The northern corner is screened with New Zealand native Ribbonwood (Plagianthus regius) ranging in height from 2m to 3.5m. Approximately 100m to the north of the site is a (PDP) nature conservation zone. An adjacent property to the east (14A Dale Street) includes a registered homestay, while other surrounding properties are used for residential purposes without registered or consented activities.
- 5.0. The applicant has advised that the neighbouring site at 22 Dale Street operates a small home tourism business, using the driveway turnaround bay as a yard space and the garage for storage. There are approximately 2-4 business vehicle movements per day and staff preparation, cleaning, and maintaining of equipment at the beginning and end of each operating day.

- 6.0. The site is located 300m from the Albert Town shopping centre, which includes a Four Square, bakery, local tavern, and is in close proximity to recreational amenities such as the Clutha River and walking trails. Its location, and accessibility make it suitable for Residential Visitor Accommodation.
- 7.0. As part of this application, a broader assessment of the surrounding environment has been conducted to identify existing Residential Visitor Accommodation activities within the Albert Town Lower Density Suburban Residential Zone. This analysis is further discussed in the Assessment of Environmental Effects (AEE) under the section titled Loss of Residential Amenity and Character. Additionally, a map illustrating the locations of these activities, based on Queenstown Lakes District Council (QLDC) resource consent data, is provided in Appendix D1.

Encumbrances

- 8.0. The Record of Title has been included as Appendix A1, interest 12550924.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 has been provided as Appendix A2, it relates to the construction of a sealed vehicle crossing and is not relevant to the consideration of this application.
- 9.0. Remaining encumbrances have been reviewed and are not relevant to the consideration of this application.

Statutory Context

- 10.0. The Queenstown Lakes District Council initiated a review of the 2007 Operative District Plan (ODP) in 2015. This review, referred to as the Proposed District Plan (PDP), is being notified in stages. Until the PDP is made operative under Clause 20 of Schedule 1 of the Resource Management Act 1991 (RMA), both the ODP and PDP have legal effect, and activities must be assessed under both plans.
- 11.0. During the review process, 18 Dale Street was rezoned from the Township Zone under the ODP to the Lower Density Suburban Residential Zone under the PDP.

12.0. The Resource Management Act of 1991 does not distinguish between the weight to be accorded to an operative or proposed plan; however, Section 86E outlines when rules in a proposed plan must be treated as operative¹.

86E When rules in proposed plans must be treated as operative

- (1) A rule in a proposed plan must be treated as operative (and any previous rule as inoperative) if the time for making submissions or lodging appeals on the rule has expired and, in relation to the rule,—
 - (a) no submissions in opposition have been made or appeals have been lodged; or
 - (b) all submissions in opposition and appeals have been determined; or
 - (c) all submissions in opposition have been withdrawn and all appeals withdrawn or dismissed.
- (2) However, until the decisions have been given under clause 10(4) of Schedule 1 on all submissions, subsection (1) does not apply to the rules in a proposed plan that was given limited notification.
- 13.0. Where there is an appeal on the Proposed District Plan, the ePlaning application identifies the appealed provisions with a red exclamation mark symbol².
- 14.0. There are no exclamation mark symbols within the Lower Density Suburban Residential Zone, or against any of the PDP definitions relevant to the determination of this application, s86E(1)(c) therefore applies and the provisions of the Proposed District Plan must be treated as operative.

¹ Hanton v Auckland City Council [1994] A10/94.

² Queenstown Lakes District Council. (2024). *QLDC ePlan user guide*. Retrieved from https://www.qldc.govt.nz/media/crfavxde/qldc_eplan_user-guide_mar24.pdf

Assessment against the Queenstown Lakes District Plan

Operative District Plan (ODP)

Table 1.0 - Assessment against the 2007 Operative District Plan

Site Controls		
Control Type	Control Name	
Zone	Township	
Definitions		
Definition	Meaning	
Visitor Accommodation	the use of land or buildings for short-term, fee paying, living	
	a Registered Homestay. Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. (Refer to respective definitions). b. "Commercial letting" means fee paying letting and includes the advertising for that purpose of any land or buildings.	
Rules		
Rule#	Rule	

	1
9.2.3.3(i)	The following shall be Discretionary Activities provided they are not
	listed as a Prohibited or Non-Complying Activity and they comply
	with all the relevant Zone Standards:
	i Visitor Accommodation
	Visitor
	accommodation, except within Commercial Precincts or Visi
	tor Accommodation Sub-Zones.

Site Standards Standard # **Standard** 9.2.5.2(vi) Noise a. Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: daytime (0800 to 2000 hrs) $50~dB~L_{\text{Aeq(15 min)}}$ i. 40 dB L_{Aeq(15 min)} ii. night-time (2000 to 0800 hrs) iii. night-time (2000 to 0800 hrs) 70 dB L_{AFmax} b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. c. The noise limits in a. shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. d. The noise limits in a. shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan. e. The noise limits in a. shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

9.2.5.2(vii)	Nature and Scale of Non-Residential Activities
	 a. No more than 60m² of the gross floor area of the buildings on a site shall be used for non-residential activities except within Commercial Precincts or Visitor Accommodation Sub-Zones.
	 b. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
	c. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

15.0. As per table 1.0 the activity has been identified as a **Discretionary** Activity under rule 9.2.3.3(i) of the Operative District Plan. The proposed activity does not contravene standard 9.2.5.2(vi) or 9.2.5.2(vii) as the GFA of the dwelling is 30m².

Proposed District Plan (PDP)

Table 2.0 - Assessment Against the 2015 Proposed District Plan

Site Contro	Site Controls			
Control	Control Name			
Туре				
Zone	Lower Density Suburban Residential Zone			
Overlay	Urban Growth Boundary			
Definitions				
Definition		Meaning		
Residential Visitor Accommodation		Means the use of a building established as a residential unit (including a residential flat) by paying guests where the length of stay by any guest is less than 90 nights.		
Objectives				
Objective #	Objective Assessment		Assessment	
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 through its scale, intensity, and residential character and amenity values of the zone. The activity maintains the residential character of the zone through its scale, intensity, and residential appearance. It does not involve any			

_		
		structural changes or commercial signage, and the use of outdoor areas is managed via clear operational controls. Privacy, noise, and lighting effects have been addressed with mitigation measures such as screening vegetation, noise curfews, and downwardfacing lights. The site remains visually consistent with surrounding dwellings and avoids any significant change in land use intensity.
Policy#	Policy	Assessment
7.2.8.1	Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.	Not applicable, the site is outside the Visitor Accommodation Subzone.
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.	The RVA activity is of very low intensity, with only two guests allowed on-site at any time. The design and appearance of the dwelling remain entirely residential, and no physical expansion is proposed. Landscaping and built form maintain compatibility with the surrounding area. No commercial infrastructure or visual cues that would suggest a business operation are present, thereby

		ensuring compatibility with neighbouring residential properties.
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.	This RVA proposal directly contributes to a more diverse and flexible visitor accommodation market by providing a private, small-scale stay in a residential setting. It supports local businesses in Albert Town by bringing visitors who are likely to shop locally and use nearby recreational services. Additionally, it contributes to the applicant's ability to sustainably manage their property, thereby supporting individual economic wellbeing without undermining the local housing supply.
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.	While the activity involves up to 365 nights per year, the low occupancy (two guests max), restricted vehicle movements, limited noise, and minimal outdoor use ensure the scale and intensity remain aligned with residential norms. A robust Guest Management Plan is in place, and the activity is proactively managed to prevent cumulative or neighbourhood-level effects. Conditions volunteered by the

		applicant further restrict noise, lighting, and outdoor use, ensuring residential character is preserved.	
Rules			
Rule #	Rule		Status
7.4.6	Residential Visitor Accommodation		Р
Rule Stand	lards		
Standard #	Standard		
7.5.18.1	The total nights of occupation by paying guest a cumulative total of 90 nights per annum fror registration.		
7.5.18.2	A single residential unit (inclusive of a residen to a maximum of one (1) group of guests at an	•	rented
7.5.18.3	The number of guests must not exceed 2 adult total number of adults and children must not a sin a one-bedroom residential unit 6 in a two-bedroom residential unit 9 in a three-bedroom or more residential	exceed: al unit	
7.5.18.4	No vehicle movements by a passenger service carrying more than 12 people are generated.	e vehicle capable	of
7.5.18.5	Outdoor space is not used between the hours and sign/s are installed and visible from the outhe permitted hours of use.	•	
7.5.18.6	Rubbish and recycling is not left on/adjacent t day of collection.	o the road, excep	t on the
7.5.18.7	The activity is registered with Council prior to	commencement	•
7.5.18.8	Council is provided with the following informate registration: a. the contact details of the person and/or responsible for managing the property	or organisation	

	complaints; and
	b. confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints.
7.5.18.9	The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.
7.5.18.10	Up to date records of the activity are kept including:
	a. a record of the date and duration of guest stays and the number of guests staying per night; and
	b. a detailed record of any complaints received and remediation actions taken.
7.5.18.11	The records requited by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.

- 16.0. The activity does not comply with standard 17.5.18.1, the remainder of standards 17.5.18.2-11 are complied with, or the applicant agrees to comply with. Where applicable standards that relate to the ongoing operation of the Residential Visitor Accommodation activity will be managed via a Guest Management Plan, which has been prepared and included as part of this application as Appendix F1.
- 17.0. Failure to comply with standard 17.5.18.1 means that the activity is considered as a **Restricted Discretionary** Activity under the PDP.
- 18.0. The activity is consistent with Objective 7.2.8 and Policies 7.2.8.1, 7.2.8.3, 7.2.8.4, and 7.2.8.5 no other objectives or policies were identified as applicable to this application.

Overall Activity Status

- 19.0. The Statutory Context section of this application discusses the operative status of the District Plan, as per 86E((1)(C) the Proposed District Plan provisions for this application must be treated as operative, and the activity treated as a **Restricted Discretionary** activity under rule standard 17.5.18.1.
- 20.0. The matters of discretion are 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.
- 21.0. These matters of discretion are discussed further in the Assessment of Environmental Effects section of this application.

Notification & Affected Parties

- 22.0. Under Section 95 of the Resource Management Act of 1991 a Consent Authority must decide whether to give Public or Limited notification a resource consent application under section 95A or 95B.
- 23.0. Affected parties for this application are directly adjacent, behind and at an angle to the site. This includes the following properties:
 - 1) 14A Dale Street (Lot 1 DP 510315)
 - 2) 14B Dale Street (Lot 2 DP 510315)
 - 3) 16 Dale Street (Lot 1 DP 578979)
 - 4) 19 Dale Street (Lot 7 DP 7458)
 - 5) 22 Dale Street (Lot 1 DP 17528)
- 24.0. Affected parties have been consulted regarding this application, with written approval obtained from all parties except the owner of 22 Dale Street (Lot 1 DP

17528), who has expressed opposition. Limited notification is therefore recommended for this property.

Assessment of Environmental Effects (AEE)

Permitted Baseline

- 25.0. Under Sections 95D(b), 95E(2)(a), and 104(2) of the Resource Management Act 1991 (RMA), the Council has discretion to disregard adverse effects of a proposal if the District Plan or a National Environmental Standard permits an activity with similar effects.
- 26.0. In this case, the permitted baseline includes the use of the existing residential unit for residential purposes and associated effects such as car parking, traffic generation, noise, and impacts on privacy and amenity values.
- 27.0. The Proposed District Plan (PDP) defines a 'Homestay' as the use of a residential unit or flat by paying guests (staying fewer than 90 nights) while the unit or flat remains occupied by residents for residential purposes.
- 28.0. Additionally, the PDP permits the use of a residential unit or flat for Residential Visitor Accommodation (RVA) for up to 90 nights per 12-month period in the Lower Density Suburban Residential Zone, provided compliance with applicable standards is met.
- 29.0. Overall, residential activities and RVA (up to 90 nights per annum) are permitted under the PDP, forming part of the permitted baseline and relevant to this proposal.

Alternative Locations

- 30.0. The fourth schedule of the Resource Management Act of 1991 requires that alternative locations of methods be considered for activities that may have a significant negative impact on the environment.
- 31.0. The proposed activity is not anticipated to cause any significant adverse environmental effects, making the consideration of alternative locations unnecessary.

Location, nature and scale of activities

- 32.0. The proposed Residential Visitor Accommodation (RVA) is located on a 450m² site in Albert Town, Wānaka, within the Lower Density Suburban Residential Zone. The activity involves the short-term rental of a one-bedroom, two-story tiny house for up to 365 nights per year. Occupancy will be limited to a maximum of two guests per stay, ensuring the scale of activity remains modest and compatible with the residential character of the area.
- 33.0. The site's location offers excellent access to local amenities and recreational facilities. Albert Town's local shopping centre is just a 300m walk away, featuring a Four-Square grocery store, local tavern, a popular bakery, and other small shops. Nearby recreational opportunities include the Clutha River walking and cycling trails, as well as access to Lake Wānaka and Mount Aspiring National Park for outdoor activities such as hiking, kayaking, and fishing.
- 34.0. The combination of accessibility to essential services and diverse recreational options makes this location ideal for residential visitor accommodation without generating adverse effects on the surrounding environment.

Loss of residential character and amenity

- 35.0. When council resource data is filtered to identify resource consents containing the term "Visitor" in the consent description, very few results are found within the Albert Town Lower Density Suburban Residential Zone.
- 36.0. A basic spatial analysis identified nine (9) resource consents related to visitor activities within the Albert Town Lower Density Suburban Residential Zone. Of these, two (2) involve the surrender of land use rights, one (1) consent was withdrawn, and two (2) relate to Visitor Accommodation as defined under the Proposed District Plan, which differs from Residential Visitor Accommodation. This leaves four (4) properties with approved Residential Visitor Accommodation consents within the zone. Maps relating to this analysis are available as Appendix D1.
- 37.0. These four consents represent approximately 0.55% of the 720 properties within the zone. If the additional Residential Visitor Accommodation consent is approved, this proportion will increase to approximately 0.69%. While a detailed comparison has not been conducted for other suburbs in the district, many have

- significantly higher numbers of such consents, both in absolute terms and as a percentage of total properties.
- 38.0. The Queenstown Lakes District Council has not provided guidance on an acceptable threshold for the loss of residential amenity. However, given that similar activities are more prevalent in other areas of the district, the addition of this Residential Visitor Accommodation consent is unlikely to result in significant cumulative effects.
- 39.0. The Queenstown Lakes District Council does not publicly release data on registered Homestays or unconsented visitor accommodation activities. While this information can be accessed via eDocs, conducting a comprehensive assessment across a wide area using eDocs is not practical.
- 40.0. Data from external sources, such as Inside AirBnB and Google Maps, indicate instances of non-compliance within the zone. However, compliance matters are not considered relevant to the determination of this application, which is proceeding through the correct process.

Vehicle access and parking

- 41.0. The property provides ample on-site parking accessed via a composite (25mm) driveway approximately 3.5m wide at the entrance from Dale Street. The designated parking area measures approximately 9m by 6m, offering sufficient space for multiple vehicles or a single accessible carpark.
- 42.0. It is anticipated that most stays will generate only one vehicle, ensuring parking demand and traffic generation remain negligible and consistent with typical residential use. There are no current issues with composite debris being tracked onto the road, and the traffic movements generated by the activity will be like those of a standard residential dwelling.

Noise

43.0. The activity will generate minimal noise, limited to standard residential use, such as guest arrivals and departures. Outdoor spaces will not be used between 10:00pm and 7:00am, in accordance with district plan standards, with clear signage to enforce these restrictions.

44.0. A Guest Management Plan has been prepared to ensure compliance with noise limits and includes a procedure for addressing any complaints, ensuring any noise-related effects are effectively mitigated, the plan has been included as Appendix F1.

Rubbish and recycling

45.0. Rubbish and recycling generated by guests will be managed through the provision of on-site bins, stored discreetly and placed on or adjacent to the roadside only on collection days. These measures will ensure waste management does not generate any adverse visual or environmental effects.

Outdoor activities

46.0. The use of outdoor spaces will be limited to the private north-west facing deck, which is shielded by planting along the northern and western boundary. Outdoor activities will be restricted to daytime hours to minimize potential noise disturbances, with appropriate signage reinforcing this restriction.

Privacy and overlooking

- 47.0. The site features boundary planting along the northern edge, with trees currently ranging in height from approximately 2m to 3.5m, providing partial privacy screening. As part of this proposal, additional planting is planned along the western fence line to further enhance privacy over time.
- 48.0. A minor privacy effect arises from the upstairs loft of the tiny house, which includes a door leading to a small balcony primarily designed to provide sunlight and airflow rather than serve as a leisure space. However, this effect is consistent with the permitted baseline, under which visitor accommodation could occur on the property for up to 90 days per year or the property could be used for permanent residential purposes without requiring mitigation for privacy effects. As such, the privacy impacts resulting from this application are no worse than those permitted without consent.



Image 1 - View from upstairs balcony toward 22 Dale Street (Focal Length 16mm)

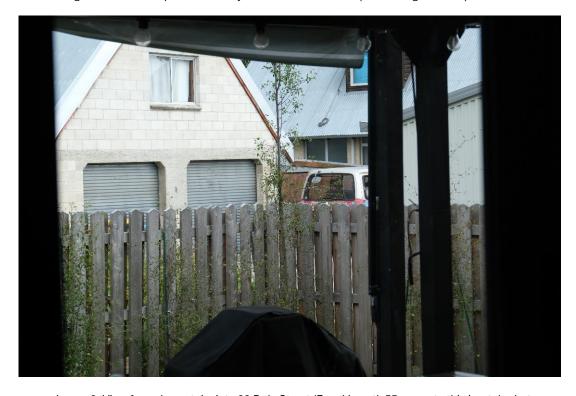


Image 2 -View from downstairs into 22 Dale Street (Focal Length 55mm note this is a telephoto zoom)

Outdoor lighting

49.0. Outdoor lighting are low-level, downward-facing, and positioned to avoid light spill onto neighbouring properties. This ensures lighting remains functional for guests while preserving the residential amenity and character of the area.

Cumulative Effects

- 50.0. The Queenstown Lakes District Council (QLDC) has already recognised the potential for cumulative impacts by implementing specific provisions in the Proposed District Plan, including limitations on the duration of visitor accommodation activities and requirements for registration and monitoring. These measures are intended to ensure that the overall residential amenity and character of neighbourhoods are maintained.
- 51.0. The proposed activity complies with these provisions, including adherence to guest limits, parking requirements, noise management, and restrictions on outdoor activities. The modest scale of the activity (limited to two guests at a time) and its location within a well-serviced area reduce the likelihood of contributing significantly to cumulative adverse effects.
- 52.0. 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

53.0. 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

54.0. 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

55.0. 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

- 56.0. 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.
- 57.0. 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.
- 58.0. 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 – Record of Title

Appendix A2 – Consent Notice

Appendix A3 – Land Covenant

Appendix B1 – Operative and Proposed District Plan Mapping

Appendix C1 – Site and surrounds

Appendix D1 – Residential Visitor Accommodation wide area assessment

Appendix E1 – Planting Plan

Appendix F1 – Guest Management Plan

Appendix G1 – Affected Party Approval



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD



Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir Registrar-General of Land

Identifier 1073585

Land Registration District Otago

Date Issued 28 October 2022

Prior References

OT384/22

Estate Fee Simple

Area 450 square metres more or less
Legal Description Lot 2 Deposited Plan 578979

Registered Owners

Henrik De Blij as to a 1/2 share

Sophie Louise Mander as to a 1/2 share

Interests

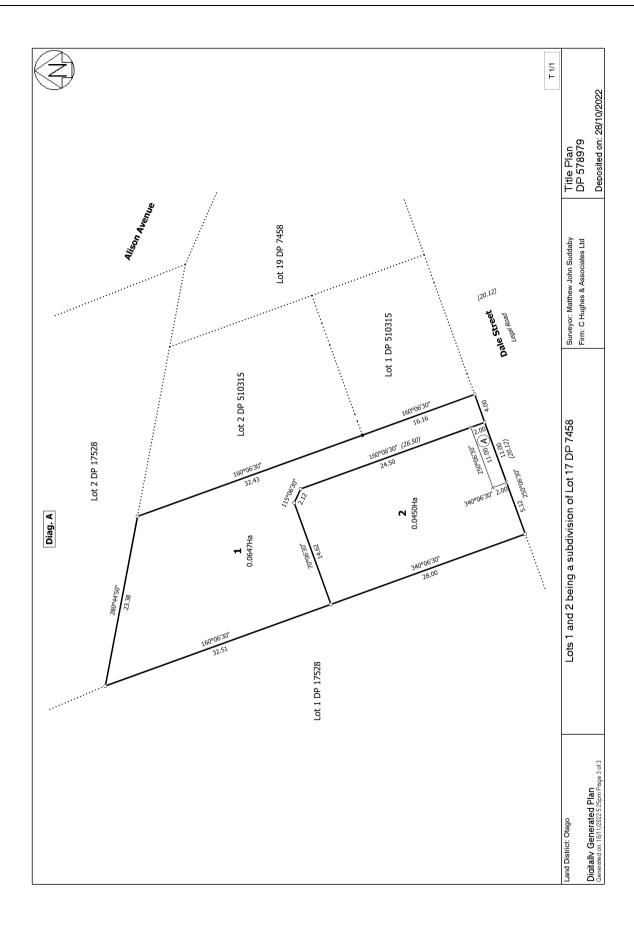
12550924.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.10.2022 at 11:49 am Subject to a right to drain sewage and storm water over part marked A on DP 578979 created by Easement Instrument 12550924.4 - 28.10.2022 at 11:49 am

The easements created by Easement Instrument 12550924.4 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Covenant Instrument 12550924.5 - 28.10.2022 at 11:49 am (Limited as to duration)

Transaction ID 5887506

Document Serios: 8752672

Version: 1, Version Date: 06/06/2025



View Instrument Details



Instrument No 12550924.3 Status Registered

Date & Time Lodged28 October 2022 11:49Lodged ByKaramaena, Rebecca MarInstrument TypeConsent Notice under s2



Karamaena, Rebecca Mary
Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title Land District

1073585 Otago

Annexure Schedule Contains 2 Pages.

Signature

Signed by Rebecca Mary Karamaena as Territorial Authority Representative on 28/10/2022 11:47 AM

*** End of Report ***

© Copyright: Land Information New Zealand

Dated 28/10/2022 11:49 am

Page 1 of 1

Annexure Schedule: Page:1 of 2

IN THE MATTER of Lots 1 & 2 being a Subdivision of Lot 17 DP 7458

AND

IN THE MATTER of Resource Consent RM210984 Queenstown Lakes District Council

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

BACKGROUND

- A. P Condren has 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 OT384/22 (Otago Registry).
- B. Council has granted subdivision consent (RM210984) 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.

QLD002899 12456782.1 5264879.1

Annexure Schedule: Page: 2 of 2

OPERATIVE PART

The following condition pertaining to this Consent Notice is to be registered against the title of the following allotment:

Lot 2 Deposited Plan 578979 comprised in Record of Title 1073585

Conditions

a) At the time a residential unit is constructed on Lot 2, the owner for the time being shall construct a sealed vehicle crossing to the site to Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application'. The approval should be obtained, and construction of the crossing approved by a Council Inspector prior to occupation of the residential unit.

DATED this

15th day of Sephler, 2022

T. N. KILCON

SIGNED for and on behalf of

QUEENSTOWN LAKES DISTRICT

COUNCIL under delegated authority by its Team Leader, Subdivision, **Development Contributions &**

Property

Thomas Mark McConnell

QLD002899 12456782,1 5264879,1

View Instrument Details



12550924.5 **Instrument No** Status

Registered 28 October 2022 11:49 Date & Time Lodged Lodged By Karamaena, Rebecca Mary



Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017 **Instrument Type**

Affected Records of Title	Land District			
1073584	Otago			
073585 Otago				
Annexure Schedule Contains	s 4 Pages.			
Covenantor Certifications				
I certify that I have the author to lodge this instrument	ity to act for the Covenantor and that the party has the legal capacity to authorise me	V		
I certify that I have taken rease this instrument	onable steps to confirm the identity of the person who gave me authority to lodge	V		
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 Rebecca Mary Kara	nmaena as Covenantor Representative on 28/10/2022 11:02 AM			
Covenantee Certifications				
I certify that I have the author me to lodge this instrument	ity to act for the Covenantee and that the party has the legal capacity to authorise	V		
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 \square				
Signature				
Signed by Rebecca Mary Kara	imaena as Covenantee Representative on 28/10/2022 11:03 AM			

*** End of Report ***

Annexure Schedule: Page: 1 of 4

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)

EN		
EN		

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

		·
Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
All of the land contained within the burdened land	Lot 2, DP 578979 (RT 1073585)	Lot 1, DP 578979 (RT 1073584)
	All of the land contained	(Record of Title) All of the land contained Lot 2, DP 578979

Annexure Schedule: Page:2 of 4

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)

D	elete phrases in [] and insert memorandum number as required.
Co	ontinue 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: Page:3 of 4

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

Form L			
Annexure Schedule One	Page	of	Pages
Insert instrument type Instrument creating Covenants			

PROVISIONS APPLYING TO SPECIFIED COVENANTS

1. The Covenantor covenants and agrees:

- a) To observe and perform the Covenants set out below in paragraph 3; and that
- b) Subject only to clause 4 of this Instrument, the Covenants will forever run with and bind the Burdened Land for the benefit of the Benefited Land.

2. Definitions:

In this Instrument the following words have the following meanings:

"Building" means any permanent, habitable building.

"Covenantee" means and includes all persons executing this Covenant Instrument as Covenantee jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Covenantor" means and includes all persons executing this Covenant Instrument as Covenantor jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Lot" means a Lot that is recorded as a burdened record of title in Schedule A.

3. Covenants:

3.1 Sustainable Building

The Covenantor agrees:

- (a) Any Building on the Burdened Land shall be constructed in accordance with sustainable building principles in compliance with the New Zealand Green Building Council HSTT04 Homestar Level 6 and in accordance with the requirements detailed at clause 3.1(c) below (irrespective of whether Homestar level 6 requires insulation at the levels detailed in clause 3.1(c) or not). The Covenantor shall, at their cost, arrange certification by an appropriately qualified assessor to ensure compliance with the New Zealand Green Building Council HSTT04 Homestar Level 6 following completion of building consent plans for any Building on the Burdened Land.
- (b) To use all reasonable efforts to avoid the use of any following hazardous materials from being on the Lot or being used in construction of any Building on the Burdened Land:
 - i. No VOCs in Wet-applied products (including coatings, adhesives, and sealants)
 - ii. Asbestos

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Annexure Schedule: Page:4 of 4

- iii. Cadmium
- iv. Chlorinated Polyethylene and Chlorosulfonated Polyethlene
- v. Chlorofluorocarbons (CFCs)
- vi. Chloroprene (Neoprene)
- vii. Formaldehyde
- viii. Halogenated Flame Retardants
- ix. Hydrochlorofluorocarbons (HCFCs)
- x. Lead
- xi. Mercury
- xii. Petrochemical Fertilizers and Pesticides
- xiii. Phthalates
- xiv. Wood treatments containing Creosote, Arsenic or Pentachlorophenol
- (c) To comply with the following minimum construction R-values when constructing a Building on the Burdened Land for:
 - i. Roof (6.6)
 - ii. Walls (2.0)
 - iii. Floor (1.7 for slab on ground or 3.0 for other flooring)
 - iv. Glazing (0.5)
 - v. Skylights (0.62)

and to comply with the new NZ Building Code H1 Energy Efficiency requirements, Acceptable Solutions and/or Verification Methods documents, 5th Edition, effective 4 August 2022. If, at the time that a Building is constructed on the Burdened Land, regulatory requirements require higher R-values the Covenantor shall ensure full compliance with any new regulatory requirements that impose higher R-values.

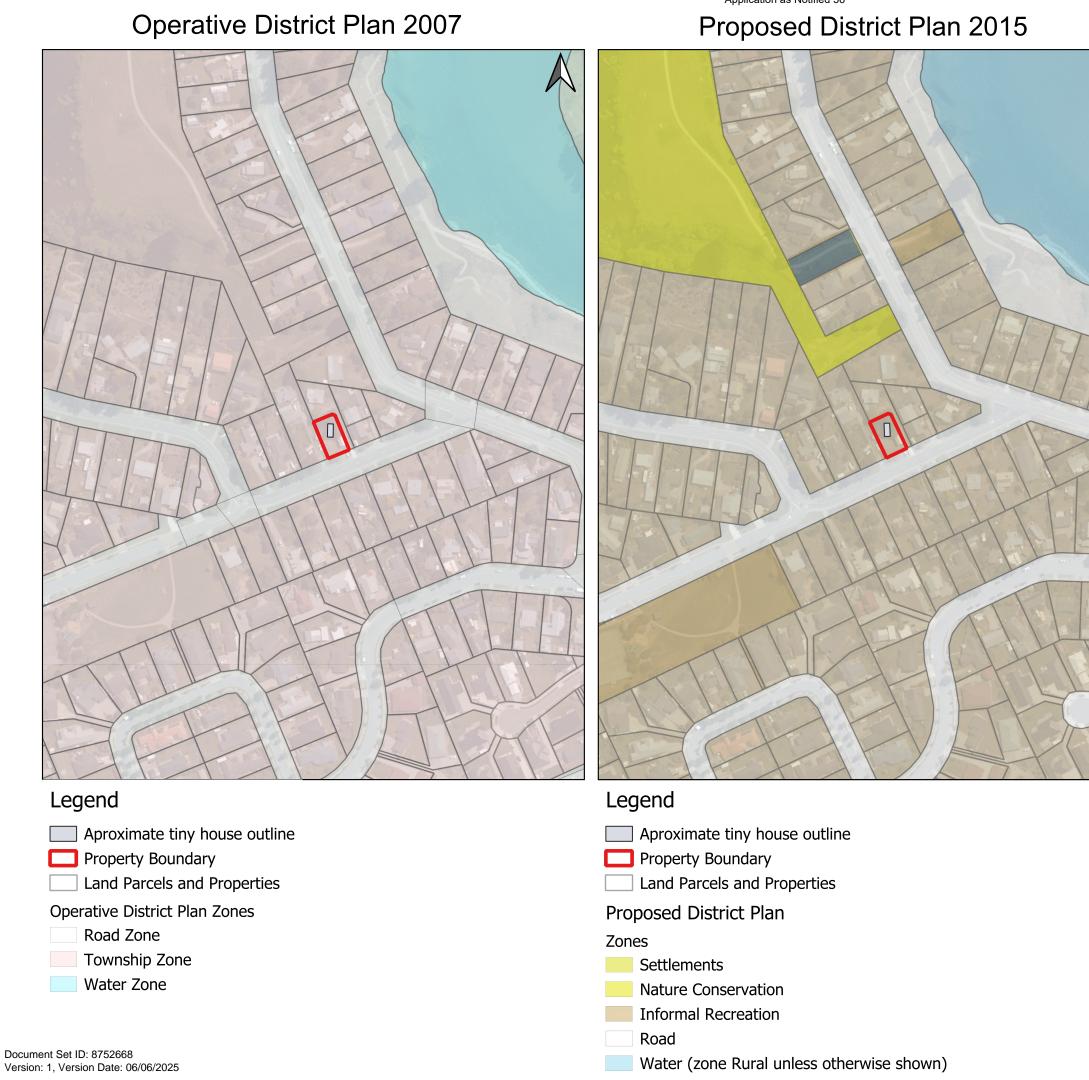
(d) Prior to making an application for building consent for any Building on the Burdened Land (or prior to applying for any further building consents or variations for Buildings on the Burdened Land), the Covenantor shall supply a copy of such building plans to the Covenantee to enable the Covenantee to review such plans and ensure compliance with the covenants detailed at clause 3.1(a) – (c) above.

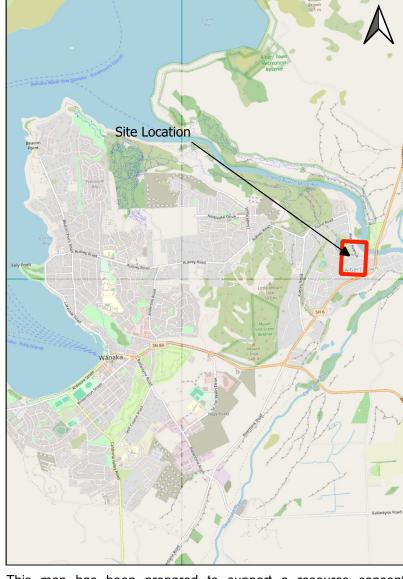
4. Expiry of Covenant

- 4.1 The covenants contained in this instrument shall endure for a period of 10 years following the date of registration of this covenant instrument. After ten years have elapsed this covenant instrument shall expire and cease being enforceable.
- 4.2 In the event Pia Belinda Hansen ceases to own or hold an interest in the Benefitted Land before the 10 year timeframe in clause 4.1 elapses, this covenant instrument shall also expire and cease being enforceable.

Appendix B1 - Operative and Proposed District Plan Mapping

Locality Plan





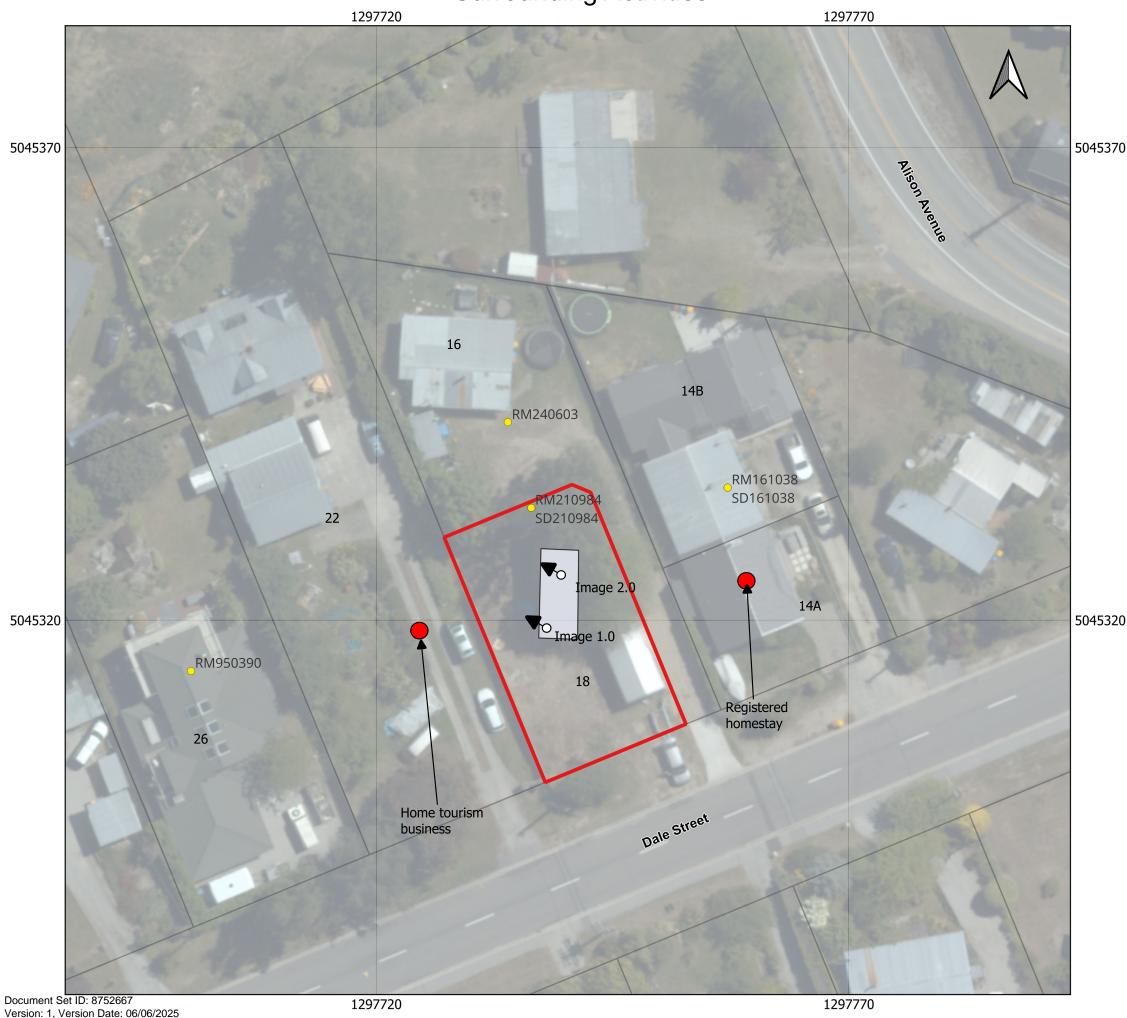
This map has been prepared to support a resource consent application and includes data sourced from various providers, including land parcel and property data from the Queenstown Lakes District Council (QLDC) and aerial imagery from Land Information New Zealand (LINZ). Additional features shown on the 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





Locality Plan



Legend

18 Dale Street

Aproximate tiny house outline

Property Boundary

Roads

Resource Consents

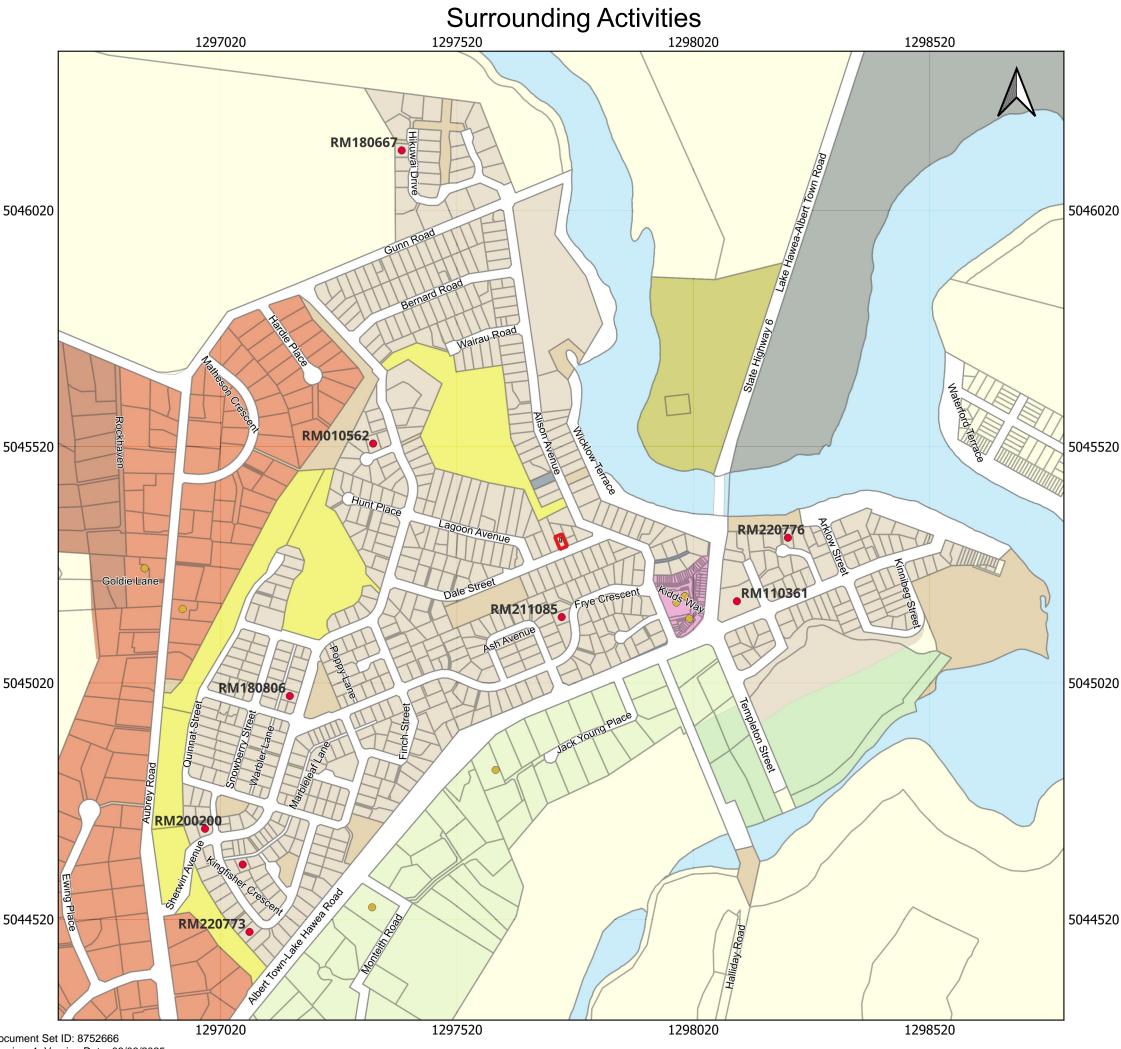
Land Parcels and Properties

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, or engineering purposes. Users should verify all information independently before making decisions based on this map.

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Appendix D1 - Residential Visitor. Accommodation wide area assessment



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.

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Appendix D1 - Residential Visitor Accommodation wide area assessment

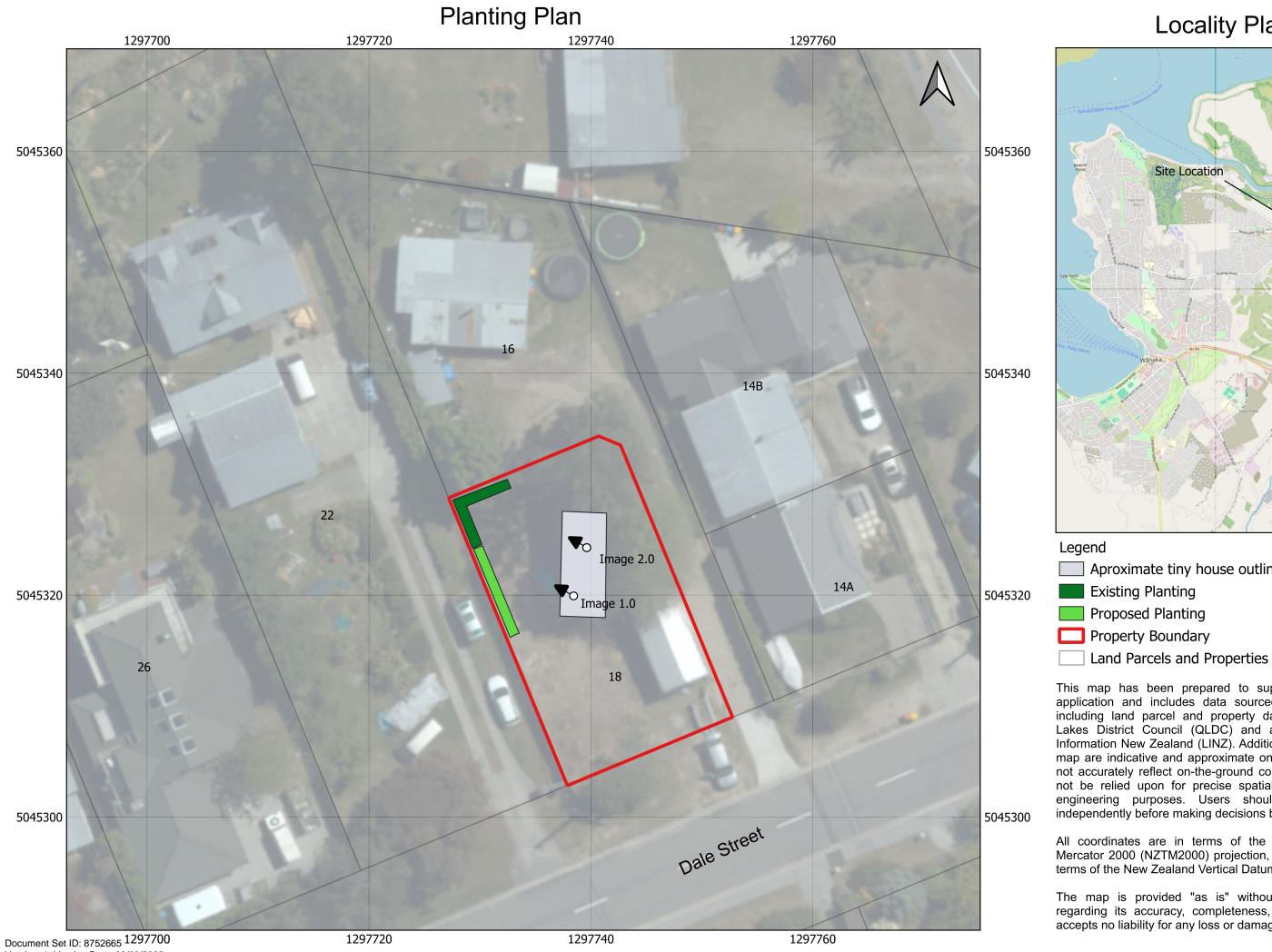
Legend

18 Dale Street	Settlements	Airport
Property Boundary	Local Shopping Centre	Coneburn Industrial
 RVA Resource Consents within Albert Town LDSRZ 	Business Mixed Use	Gibbston Character
 RVA Resource Consents 	Arrowtown Residential Historic Management	Gibbston Resort
Proposed District Plan	Arrowtown Town Centre	Hogans Gully Resort
Zones	Queenstown Town Centre	Jacks Point Resort
Large Lot Residential A	Wanaka Town Centre	Millbrook Resort
Large Lot Residential B	General Industrial and Service	The Hills Resort
Lower Density Suburban Residential	Nature Conservation	Three Parks Business
Medium Density Residential	Civic Spaces	Three Parks Commercial
High Density Residential	Community Purposes	Waterfall Park Resort
Rural	Active Sports and Recreation	Road
Rural Lifestyle	Informal Recreation	Water (zone Rural unless otherwise shown)
Rural Residential	Wakatipu Basin Lifestyle Precinct	Te Pūtahi Ladies Mile
Rural Visitor	Wakatipu Basin Rural Amenity Zone	

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

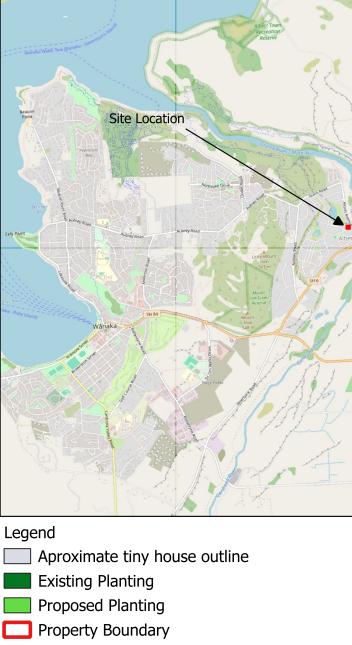
CONSENT_ID	DESCRIPTIO	DECISION	PHYSADDRES
RM110361	TEKAPO SKI CLUB INC PROVIDE UNRESTRICTED VISITOR ACCOMMODATION AT THE ALBERT TOWN LODGE, WANAKA.	Issued	8 WEXFORD STREET ALBERT TOWN WANAKA 9305
RM010562	V SCULLY & M SHANAHAN ERECT A DWELLING AND USE EXISTING DWELLING AS VISITOR ACCOMMODATION AT MCLELLAN PL, ALBERT TOWN	Issued	4 MCLELLAN PLACE 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	DecIssued	10 BRIDGEWATER TERRACE 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	24 FRYE CRESCENT 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	Surrend	15 HIKUWAI DRIVE 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	DecIssued	9 WARBLER LANE 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	Surrend	29 MARBLELEAF LANE ALBERT TOWN WANAKA 9305
RM200200	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	Withdrawn	1 SORREL STREET ALBERT TOWN WANAKA 9305
RM220773	BRET & NICKY HIGHSTED 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	DecIssued	33 KINGFISHER CRESCENT ALBERT TOWN WANAKA 9305

Appendix E 1 Notifie P6 lanting Plan



Version: 1, Version Date: 06/06/2025

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.

Guest Management Plan

Site Address: 18 Dale Street, Albert Town

This Management Plan applies to the operation of Residential Visitor Accommodation (RVA) at the above address in accordance with resource consent RM250390.

1. Property Manager Details

The Property Manager for this Residential Visitor Accommodation is:

Name: Henrik de Blij

Address: 14 O'Neill Crescent, Bridge Hill, Alexandra, 9320

Email: henrik@rentaroom.org.nz

24-Hour Contact Number: 021923553

Alternative Contact Number: Sophie Mander 0274574200

2. Responsibilities of the Property Manager

The Property Manager shall:

- 1. Be on-call 24/7 to address any issues or breaches of the resource consent.
- 2. Maintain a register of all tenancies, detailing:
 - Number of occupants.
 - Duration of stay (days/nights).
 - This register will be available to QLDC upon request.
- 3. Keep a record of all complaints received and actions taken to address breaches. Provide this record to QLDC upon request.
- 4. Provide the contact details of the Property Manager to neighbouring and adjoining properties annually.

3. Guest Communication and Check-In

On Booking:

- Inform guests of parking locations on-site.
- Notify guests that coaches or large vehicles are not permitted to pick up, drop off, or park on-site.
- Advise that the property is not universally accessible.

Prior to Check-In:

- Confirm the number of guests does not exceed the permitted maximum.
- Provide guests with the House Rules.
- Ensure that the on-site compendium includes:
 - House Rules.
 - o Resource consent conditions.

During Check-In:

- Confirm that guests do not bring stereo or amplified sound equipment. If such equipment is brought, it will be stored securely for the duration of their stay.
- Ensure all adult guests review and agree to the tenancy terms.

4. Ongoing Management

Servicing and Inspections:

- Ensure that rubbish and recycling bins are placed for collection only on the designated day or the day before and removed promptly after collection.
- Monitor the number of occupants to ensure compliance with the maximum occupancy limit.

Noise Control and Outdoor Use:

- Ensure guests comply with quiet hours (10:00 pm to 7:00 am).
- Address any noise-related complaints immediately.

5. House Rules

1. Occupancy Limit: Maximum of 2 guests at any time.

2. Quiet Hours:

- o No use of outdoor areas between 10:00 pm and 7:00 am.
- After 10:00 pm, all activities must occur indoors with windows and doors closed.

3. Vehicle Parking:

All vehicles must be parked within the on-site driveway.

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.



AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

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	3.3	
	b	-4000

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Henrik de Blij and Sophie Mander



AFFECTED PERSON'S DETAILS

the owners/occupiers of

14 A DALE ST, ALBERT TOWN

Are the owners/occupiers of



DETAILS OF PROPOSAL

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

Undertake residential Visitor Accommodation for up to 365 nights per year with a maximum of two guests per stay.

at the following subject site(s):





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.

Karns



APPROVAL OF AFFECTED PERSON(S)

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

Contact Phone / Email address	i nzmtomik	ee mittergale.com
Signature .		Date 6 / 5 / 2025
Name (PRINT) KATRINA	GREENSLADE	
Contact Phone / Email address 021595 590	Katrinaasma	rtkat.co.nz
Signature Kark	into	Date 6/5/2025
Name (PRINT)		
	S .	
Contact Phone / Email addres		
Contact Phone / Email addres		Date
		Date
Signature		

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.





REVISION C1

Application for Resource Consent

Resource Consent application for Residential Visitor Accomodation at 18 Dale Street Albert Town

Revisi	on Purpose	Status	Date
B1	Client Review	Superseded	07/01/2025
C1	Issued for Consultation	Current	12/03/2025

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Application and Property Details

Territorial Local Authority	Queenstown Lakes District Council
Description of Activity	Resource consent to undertake Residential Visitor Accommodation for up to 365 nights per year.
Applicant	Henrik de Blij
Site Address	18 Dale Street, Albert Town, 9305
Legal Description	Lot 2 DP 578979
Address for Service	Geoff.Everitt@icloud.com
Operative District Plan Controls	Township Zone (TZ)
Proposed District Plan Controls	Lower Density Suburban Residential Zone (LDSRZ) Urban Growth Boundary (UGB)
Notification Request	Limited Notification

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Appendices

Appendix A1 – Certificate of Title

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Appendix C1 – Site and surrounds

Appendix D1 – Residential Visitor Accommodation wide area assessment

Appendix E1 – Planting Plan

Appendix F1 – Guest Management Plan

Appendix G1 – Affected Party Approval

Geoffrey Everitt

Geoff.Everitt@icloud.com

12th March 2025

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Introduction

- 1.0. This is a resource consent application for Residential Visitor Accommodation (RVA) at 18 Dale Street, Albert Town, 9305 (the site), legally described as Lot 2 DP 578979. The proposal involves the operation of residential visitor accommodation for up to 365 nights per year, with a maximum of two guests per stay. The site is situated within the Proposed District Plan Lower Density Suburban Residential Zone and features a modern, 30m² one-bedroom, two-story tiny house that has been designed to align with the character of the surrounding area.
- 2.0. This application demonstrates that the anticipated effects can be considered less than minor through the proposed mitigation measures and operational controls.

Description of site and receiving environment

Site Description

3.0. The property is a 450m² parcel located on Dale Street in Albert Town, Wānaka, within the Lower Density Suburban Residential Zone under the Proposed District Plan (2015). It contains a modern one-bedroom, two-story tiny house, placed/installed in November 2022 and has Code Compliance Certificate (CCC). The house features a north-facing outdoor deck and is supported by ample on-site parking, accessed via a composite (25mm) driveway.

Receiving environment

- 4.0. The northern corner is screened with New Zealand native Ribbonwood (Plagianthus regius) ranging in height from 2m to 3.5m. Approximately 100m to the north of the site is a (PDP) nature conservation zone. An adjacent property to the east (14A Dale Street) includes a registered homestay, while other surrounding properties are used for residential purposes without registered or consented activities.
- 5.0. The applicant has advised that the neighbouring site at 22 Dale Street operates a small home tourism business, using the driveway turnaround bay as a yard space and the garage for storage. There are approximately 2-4 business vehicle movements per day and staff preparation, cleaning, and maintaining of equipment at the beginning and end of each operating day.

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- 6.0. The site is located 300m from the Albert Town shopping centre, which includes a Four Square, bakery, local tavern, and is in close proximity to recreational amenities such as the Clutha River and walking trails. Its location, and accessibility make it suitable for Residential Visitor Accommodation.
- 7.0. As part of this application, a broader assessment of the surrounding environment has been conducted to identify existing Residential Visitor Accommodation activities within the Albert Town Lower Density Suburban Residential Zone. This analysis is further discussed in the Assessment of Environmental Effects (AEE) under the section titled Loss of Residential Amenity and Character. Additionally, a map illustrating the locations of these activities, based on Queenstown Lakes District Council (QLDC) resource consent data, is provided in Appendix D1.

Statutory Context

- 8.0. The Queenstown Lakes District Council initiated a review of the 2007 Operative District Plan (ODP) in 2015. This review, referred to as the Proposed District Plan (PDP), is being notified in stages. Until the PDP is made operative under Clause 20 of Schedule 1 of the Resource Management Act 1991 (RMA), both the ODP and PDP have legal effect, and activities must be assessed under both plans.
- 9.0. During the review process, 18 Dale Street was rezoned from the Township Zone under the ODP to the Lower Density Suburban Residential Zone under the PDP.
- 10.0. The Resource Management Act of 1991 does not distinguish between the weight to be accorded to an operative or proposed plan; however, Section 86E outlines when rules in a proposed plan must be treated as operative¹.

86E When rules in proposed plans must be treated as operative

- (1) A rule in a proposed plan must be treated as operative (and any previous rule as inoperative) if the time for making submissions or lodging appeals on the rule has expired and, in relation to the rule,—
 - (a) no submissions in opposition have been made or appeals have been lodged; or
 - (b) all submissions in opposition and appeals have been determined; or

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¹ Hanton v Auckland City Council [1994] A10/94.

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 - (b) all submissions in opposition and appeals have been determined; or

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¹ Hanton v Auckland City Council [1994] A10/94.

- (c) all submissions in opposition have been withdrawn and all appeals withdrawn or dismissed.
- (2) However, until the decisions have been given under clause 10(4) of Schedule 1 on all submissions, subsection (1) does not apply to the rules in a proposed plan that was given limited notification.
- 11.0. Where there is an appeal on the Proposed District Plan, the ePlaning application identifies the appealed provisions with a red exclamation mark symbol².
- 12.0. There are no exclamation mark symbols within the Lower Density Suburban Residential Zone, or against any of the PDP definitions relevant to the determination of this application, s86E(1)(c) therefore applies and the provisions of the Proposed District Plan must be treated as operative.

Assessment against the Queenstown Lakes District Plan

Operative District Plan (ODP)

Table 1.0 - Assessment against the 2007 Operative District Plan

Site Controls		
Control Type	Control Name	
Zone	Township	
Definitions		
Definition	Meaning	
Visitor	the use of land or buildings for short-term, fee paying, living	
Accommodation	accommodation where the length of stay for any visitor/guest is	
	less than 3 months; and	
	i. Includes such accommodation as camping grounds, motor	
	parks, hotels, motels, boarding houses, guest houses,	
	backpackers' accommodation, bunkhouses, tourist	
	houses, lodges, homestays, and the commercial letting of	
	a residential unit; and	
	ii. May include some centralised services or facilities, such as	
	food preparation, dining and sanitary facilities,	

² Queenstown Lakes District Council. (2024). *QLDC ePlan user guide*. Retrieved from https://www.qldc.govt.nz/media/crfavxde/qldc_eplan_user-guide_mar24.pdf

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- (c) all submissions in opposition have been withdrawn and all appeals withdrawn or dismissed.
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Zone	Township	
Definitions		
Definition	Meaning	
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² Queenstown Lakes District Council. (2024). *QLDC ePlan user guide*. Retrieved from https://www.qldc.govt.nz/media/crfavxde/qldc_eplan_user-guide_mar24.pdf

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- b. Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. c. The noise limits in a. shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999. d. The noise limits in a. shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan. e. The noise limits in a. shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails. Nature and Scale of Non-Residential Activities 9.2.5.2(vii) a. No more than 60m² of the gross floor area of the buildings on a site shall be used for non-residential activities except within Commercial Precincts or Visitor Accommodation Sub-Zones. b. No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight. c. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.
 - 13.0. As per table 1.0 the activity has been identified as a **Discretionary** Activity under rule 9.2.3.3(i) of the Operative District Plan. The proposed activity does not contravene standard 9.2.5.2(vi) or 9.2.5.2(vii) as the GFA of the dwelling is 30m².

Proposed District Plan (PDP)

Table 2.0 - Assessment Against the 2015 Proposed District Plan

Site Controls			
Control	Control Name		
уре	in O. Iburkan Pasidontial Zone		
Cone	Lower Density Suburban Residential Zone		
Overlay	Urban Growth Boundary		
Definitions			
Definition	Meaning		
Residential V Accommodat	" '1+: " + 0+ M/ MO//IDO OHESTS WHELE THE TOTAL		
Objectives			
Objective #			
7.2.8	Visitor accommodation, residential visitor accommodation are homestays are enabled at locations, and at a scale, intensity are frequency, that maintain the residential character and amenity value of the zone.		
Policies			
Policy#	Policy and residential visitor		
7.2.8.1	Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring the adverse effects on residential amenity values are avoided, remedied or mitigated.		
7.2.8.3	Ensure that residential visitor accommodation and homestays are of 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 soc 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 a those effects of the activities that differentiate them from resident		

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Rules		Status
Rule#	Rule	P
7.4.6	Residential Visitor Accommodation	
Rule Stand	ards	
Standard #	Standard	-+
7.5.18.1	The total nights of occupation by paying guests on a <u>site</u> do not exceed a cumulative total of 90 nights per annum from the date of initial registration.	
7.5.18.2	A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.	
7.5.18.3	The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:	
	3 in a one-bedroom residential unit	
	6 in a two-bedroom residential unit	
	9 in a three-bedroom or more residential unit	
7.5.18.4	No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.	
7.5.18.5	Outdoor space is not used between the hours of 10:00pm and 7:00an and sign/s are installed and visible from the outdoor space advising the permitted hours of use.	
7.5.18.6	Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.	
7.5.18.7	The activity is registered with Council prior to commencement.	
7.5.18.8	Council is provided with the following information at the till registration:	me of
	 a. the contact details of the person and/or organisation responsible for managing the property and respond complaints; and 	on ling to any
	b. confirmation that the immediately adjacent neighboroperties, including any property with shared access arrangements, have been provided notice that the property is to be used for residential	written

The state of the s	accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints.
7.5.18.9	The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.
7.5.18.10	Up to date records of the activity are kept including: a. a record of the date and duration of guest stays and the number of guests staying per night; and b. a detailed record of any complaints received and remediation actions taken.
7.5.18.11	The records requited by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.

- 14.0. The activity does not comply with standard 17.5.18.1, the remainder of standards 17.5.18.2-11 are complied with, or the applicant agrees to comply with. Where applicable standards that relate to the ongoing operation of the Residential Visitor Accommodation activity will be managed via a Guest Management Plan, which has been prepared and included as part of this application as Appendix F1.
- 15.0. Failure to comply with standard 17.5.18.1 means that the activity is considered as a **Restricted Discretionary** Activity under the PDP.
- 16.0. The activity is consistent with Objective 7.2.8 and Policies 7.2.8.1, 7.2.8.3, 7.2.8.4, and 7.2.8.5 no other objectives or policies were identified as applicable to this application.

Overall Activity Status

- 17.0. The Statutory Context section of this application discusses the operative status of the District Plan, as per 86E((1)(C) the Proposed District Plan provisions for this application must be treated as operative, and the activity treated as a **Restricted Discretionary** activity under rule standard 17.5.18.1.
- 18.0. The matters of discretion are restricted to:

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- 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.
- 19.0. These matters of discretion are discussed further in the Assessment of Environmental Effects section of this application.

Notification & Affected Parties

- 20.0. Under Section 95 of the Resource Management Act of 1991 a Consent Authority must decide whether to give Public or Limited notification a resource consent application under section 95A or 95B.
- 21.0. Affected parties for this application are directly adjacent, behind and at an angle to the site. This includes the following properties:
 - 1) 14A Dale Street (Lot 1 DP 510315)
 - 2) 14B Dale Street (Lot 2 DP 510315)
 - 3) 16 Dale Street (Lot 1 DP 578979)
 - 4) 22 Dale Street (Lot 1 DP 17528)

Assessment of Environmental Effects (AEE)

Permitted Baseline

22.0. Under Sections 95D(b), 95E(2)(a), and 104(2) of the Resource Management Act 1991 (RMA), the Council has discretion to disregard adverse effects of a proposal if the District Plan or a National Environmental Standard permits an activity with similar effects.

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