

- 23.0. 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.
- 24.0. 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.
- 25.0. 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.
- 26.0. 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

- 27.0. 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.
- 28.0. 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

- 29.0. 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.
- 30.0. 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.

- 31.0. 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

- 32.0. 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.
- 33.0. 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.
- 34.0. 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.
- 35.0. 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.
- 36.0. 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.

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- 37.0. 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

- 38.0. 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.
- 39.0. 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

- 40.0. 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.
- 41.0. 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

- 42.0. 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.

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W *W*

Outdoor activities

- 43.0. 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

- 44.0. 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.
- 45.0. 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.

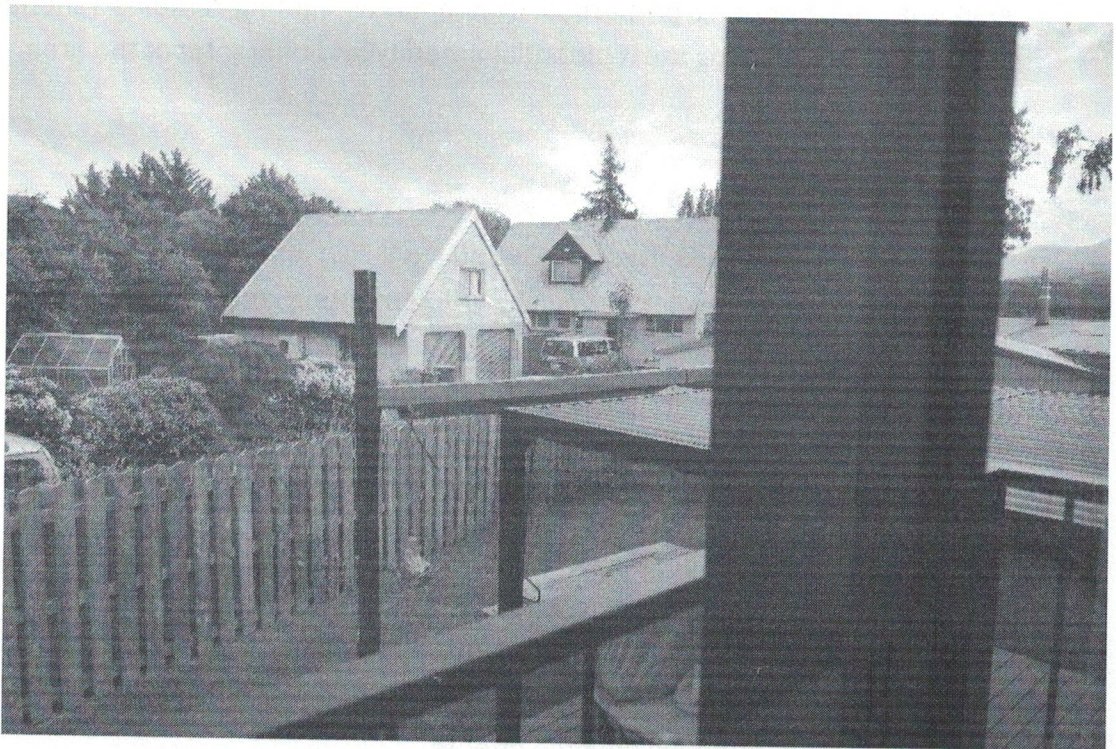


Image 1 - View from upstairs balcony toward 22 Dale Street (Focal Length 16mm)

Handwritten signature/initials

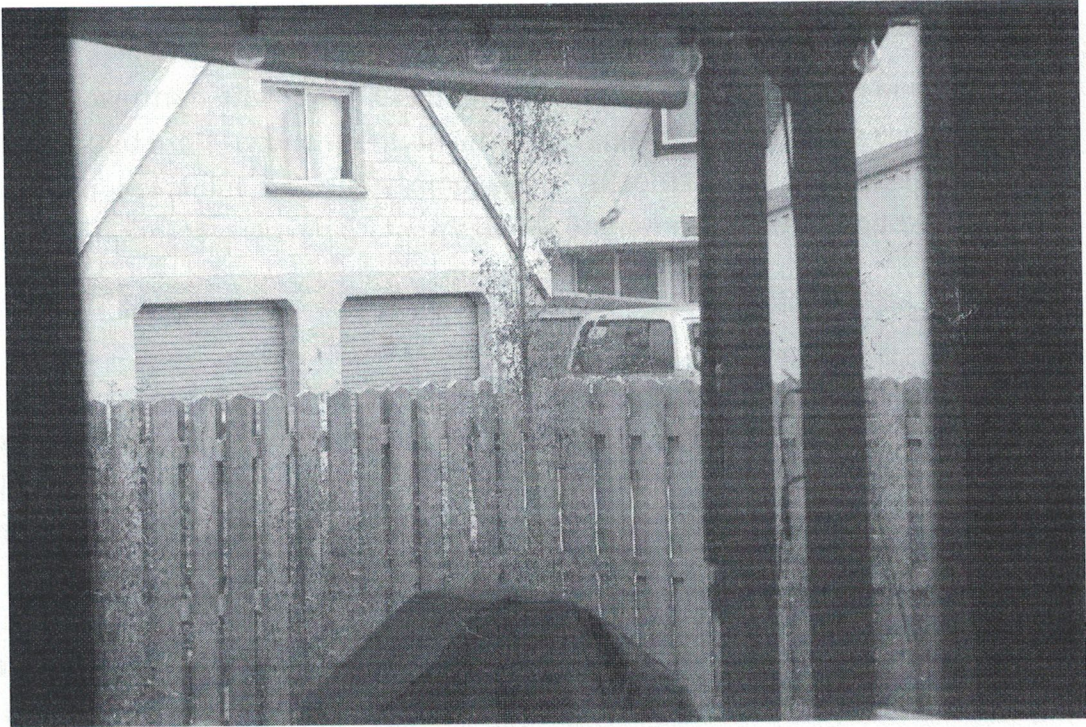


Image 2 -View from downstairs into 22 Dale Street (Focal Length 55mm note this is a telephoto zoom)

Outdoor lighting

- 46.0. 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

- 47.0. 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.
- 48.0. 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.

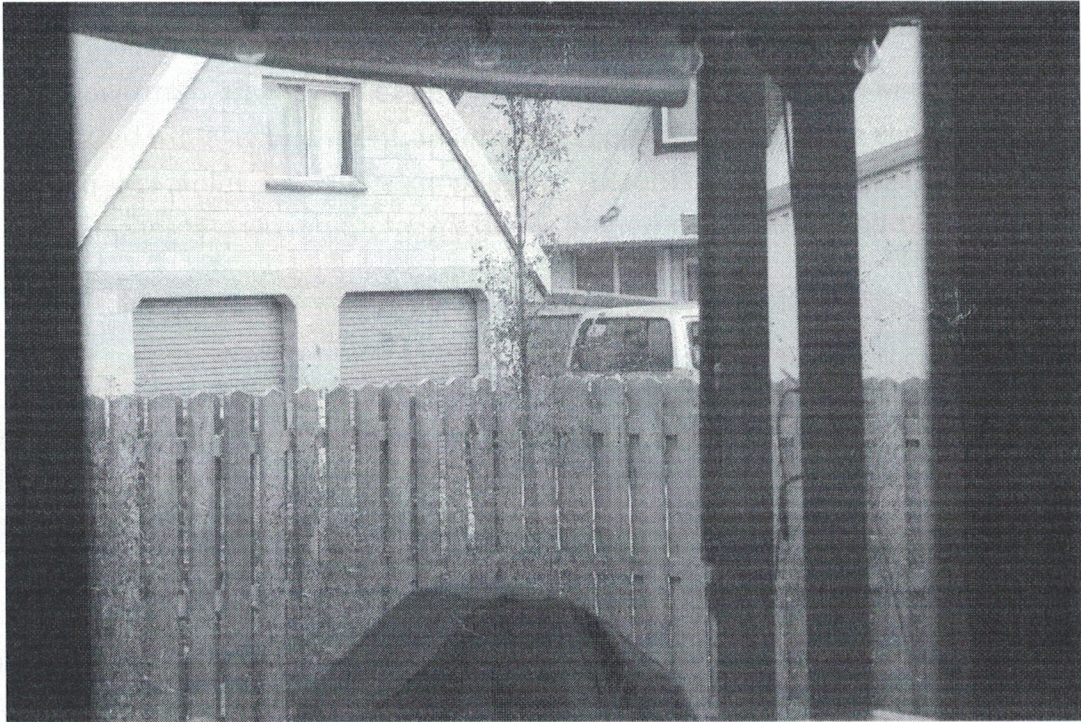


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- 49.0. In this case, the proposed activity aligns with the purpose of the Resource Management Act (RMA) by balancing the efficient use of the property for visitor accommodation with the need to maintain residential amenity.

Positive Effects

Economic benefits

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

Low impact compared to large scale accommodation providers

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

Housing market flexibility

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

Conclusion

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

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54.0. The comprehensive measures outlined in this application, including guest management, noise restrictions, enhanced privacy planting, and compliance with parking and waste standards, demonstrate a commitment to minimising any potential adverse effects that could arise. The scale and nature of the activity integrate seamlessly with the residential environment, and the mitigation measures ensure no undue impact on neighbouring properties.

55.0. By addressing all relevant planning considerations, the application ensures the activity will operate responsibly and harmoniously within the community. On this basis, it is respectfully submitted that the application be approved.

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Volunteered conditions

General conditions

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

Operational conditions

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

6. The consent holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding 5 years shall be continually maintained. This register shall be made available for inspection at the request of and for the Council.
7. The consent holder shall ensure that no coaches are to service the authorised activity.
8. Any outdoor lighting shall be turned off between the hours of 10.00pm to 7.00am, or shall be sensor-operated, or shall be directed away from adjacent roads and properties so that light spill beyond property boundaries does not occur.
9. All rubbish and recycling shall be disposed of appropriately.
10. Within three (3) months of the property changing ownership, the consent holder shall provide to the Council's Monitoring department, in writing, confirmation of whether or not they intend to continue operating the Residential Visitor Accommodation, and the nature of the residential use, and also (if required) update the Visitor Accommodation Management Plan.
11. The consent holder shall maintain a record of all complaints received during the operation of the visitor accommodation activity in the form of a register containing the complaint details and any remedial actions undertaken. Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding 5 years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within 48 hours of the complaint being received. The complaint register shall be made available for inspection by the Council at all times.
12. The visitor accommodation activity shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site:

Daytime 0800 – 2000 hours: 50dBA LAeq (15 min)

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

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

Appendix A1 – Certificate of Title



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




R. W. Muir
Registrar-General
of Land

Identifier 1073584
Land Registration District Otago
Date Issued 28 October 2022

Prior References
OT384/22

Estate Fee Simple
Area 647 square metres more or less
Legal Description Lot 1 Deposited Plan 578979
Registered Owners
Pia Belinda Hansen

Interests

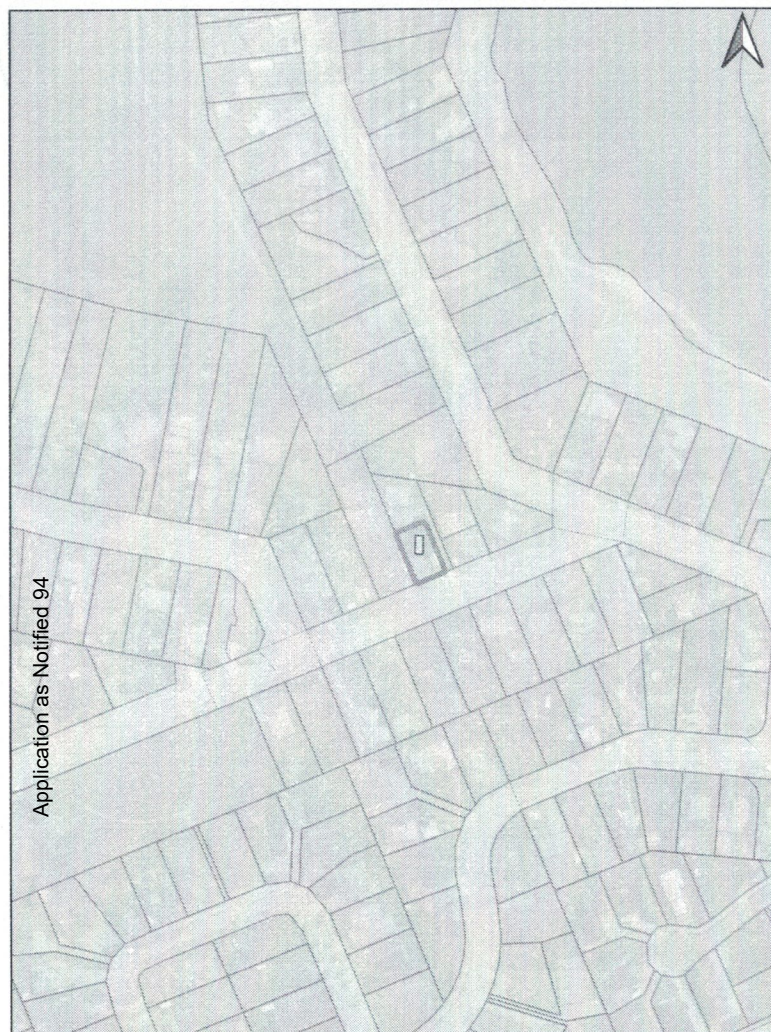
Appurtenant hereto is a right to drain sewage and storm water created by Easement Instrument 12550924.4 - 28.10.2022 at 11:49 am

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)



Appendix B1 – Operative and Proposed District Plan Mapping

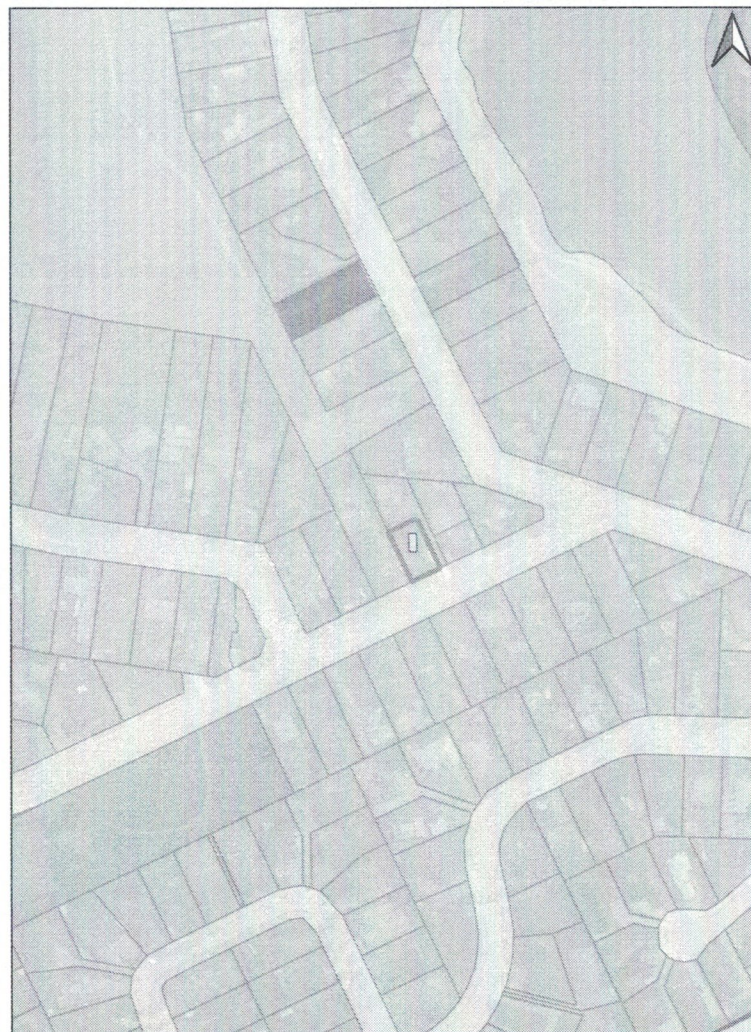
Operative District Plan 2007



Legend

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

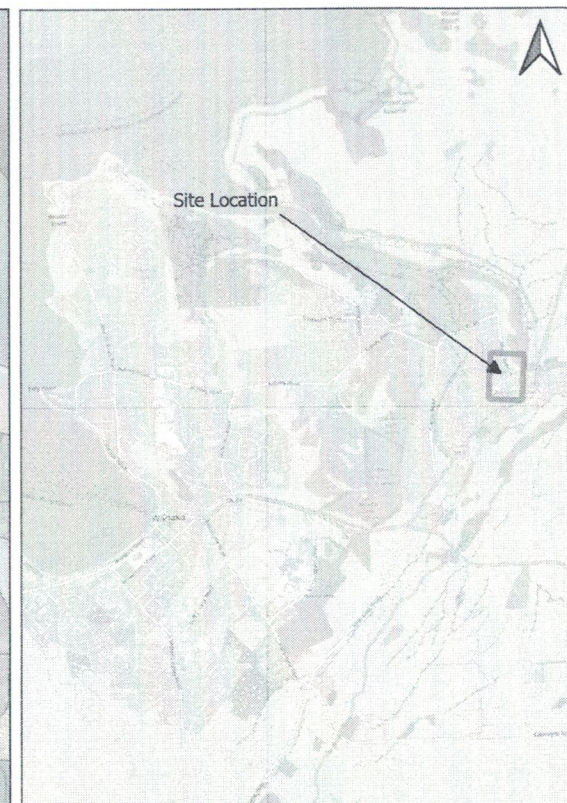
Proposed District Plan 2015



Legend

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

Locality Plan



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

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

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

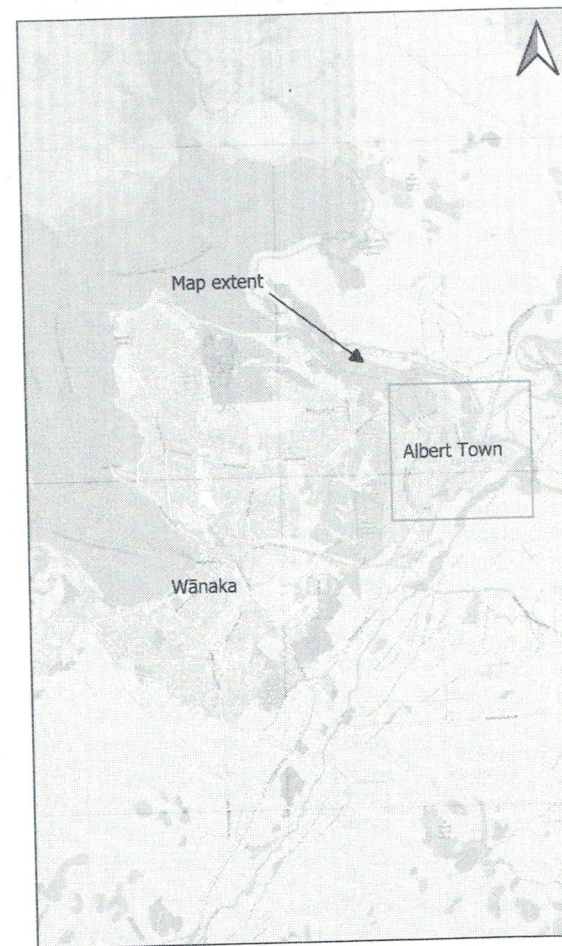
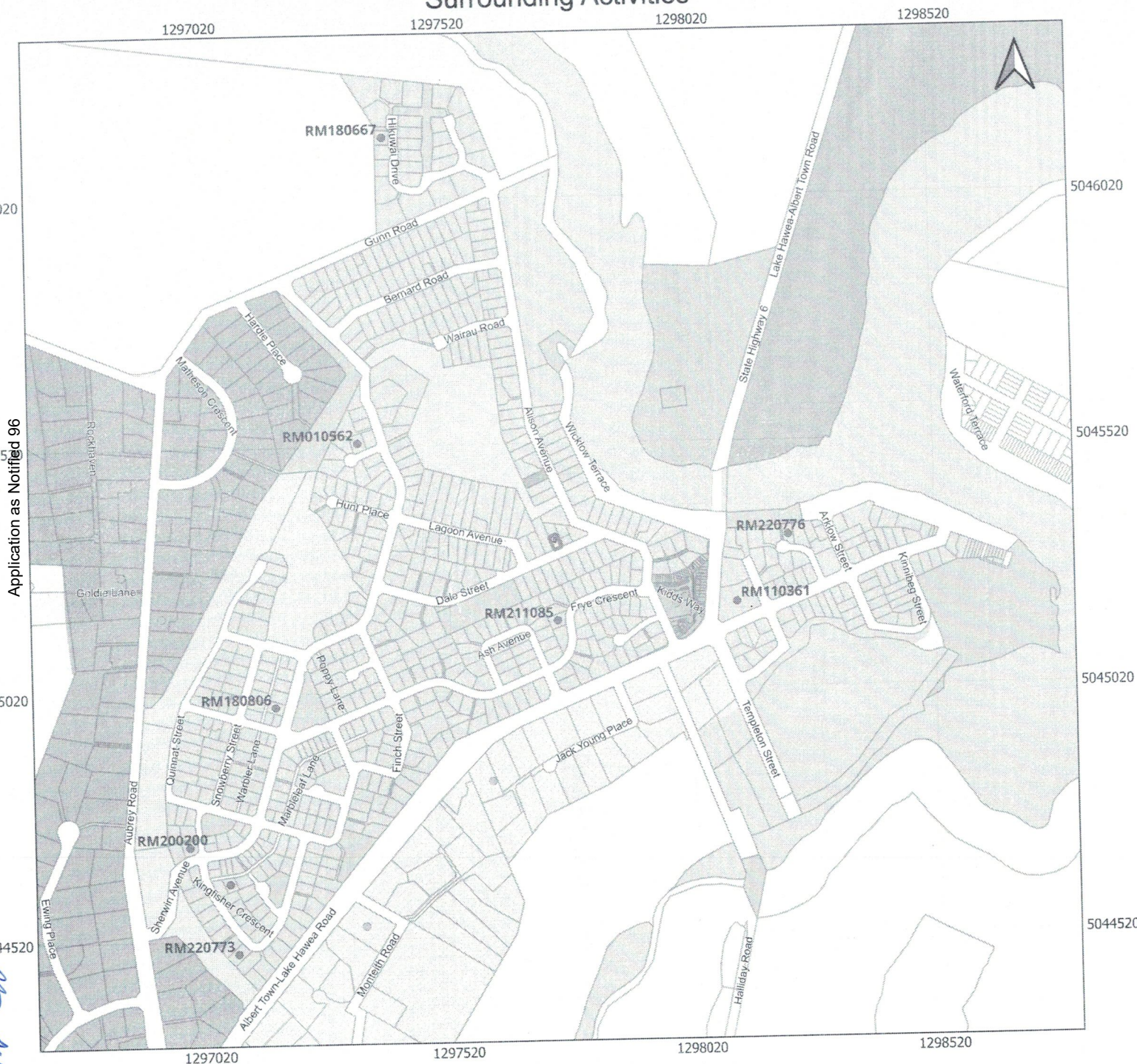
9/1/2016

Appendix C1 – Site and surrounds

Appendix D1 - Residential Visitor Accommodation wide area assessment

Surrounding Activities

Locality Plan



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Appendix D1 - Residential Visitor Accommodation wide area assessment

Legend

8 Dale Street

Property Boundary

RVA Resource Consents within Albert Town LDSRZ

RVA Resource Consents

Proposed District Plan

Zones

Large Lot Residential A

Large Lot Residential B

Lower Density Suburban Residential

Medium Density Residential

High Density Residential

Rural

Rural Lifestyle

Rural Residential

Rural Visitor

Settlements

Local Shopping Centre

Business Mixed Use

Arrowtown Residential Historic Management

Arrowtown Town Centre

Queenstown Town Centre

Wanaka Town Centre

General Industrial and Service

Nature Conservation

Civic Spaces

Community Purposes

Active Sports and Recreation

Informal Recreation

Wakatipu Basin Lifestyle Precinct

Wakatipu Basin Rural Amenity Zone

Airport

Coneburn Industrial

Gibbston Character

Gibbston Resort

Hogans Gully Resort

Jacks Point Resort

Millbrook Resort

The Hills Resort

Three Parks Business

Three Parks Commercial

Waterfall Park Resort

Road

Water (zone Rural unless otherwise shown)

Te Pūhahi Ladies Mile

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

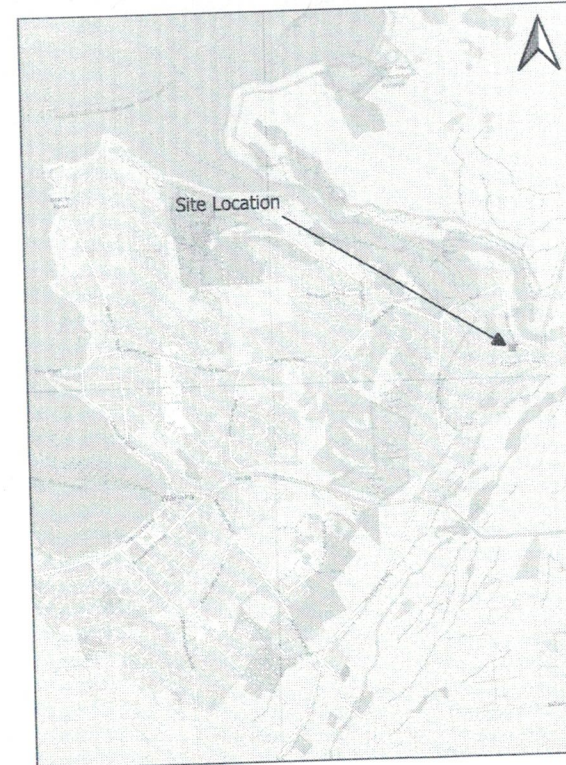
CONSENT_ID	DESCRIPTION	DECISION	PHYSADDRESS
RM110361	TEKAPO SKI CLUB INC PROVIDE UNRESTRICTED VISITOR ACCOMMODATION AT THE ALBERT TOWN LODGE, WANAKA.	Issued	8 WEXFORD STREET ALBERT TOWN WANAKA 9305
RM010562	V SCULLY & M SHANAHAN ERECT A DWELLING AND USE EXISTING DWELLING AS VISITOR ACCOMMODATION AT MCLELLAN 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 HIGHTED 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

Application as Notified 97

Appendix E1 - Planting Plan

Planting Plan

Locality Plan



Legend

- Approximate tiny house outline
- Existing Planting
- Proposed Planting
- Property Boundary
- 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 map are indicative and approximate only, and their positions may not accurately reflect on-the-ground conditions. This map should not be relied upon for precise spatial measurements, legal engineering purposes. Users should verify all information independently before making decisions based on this map.

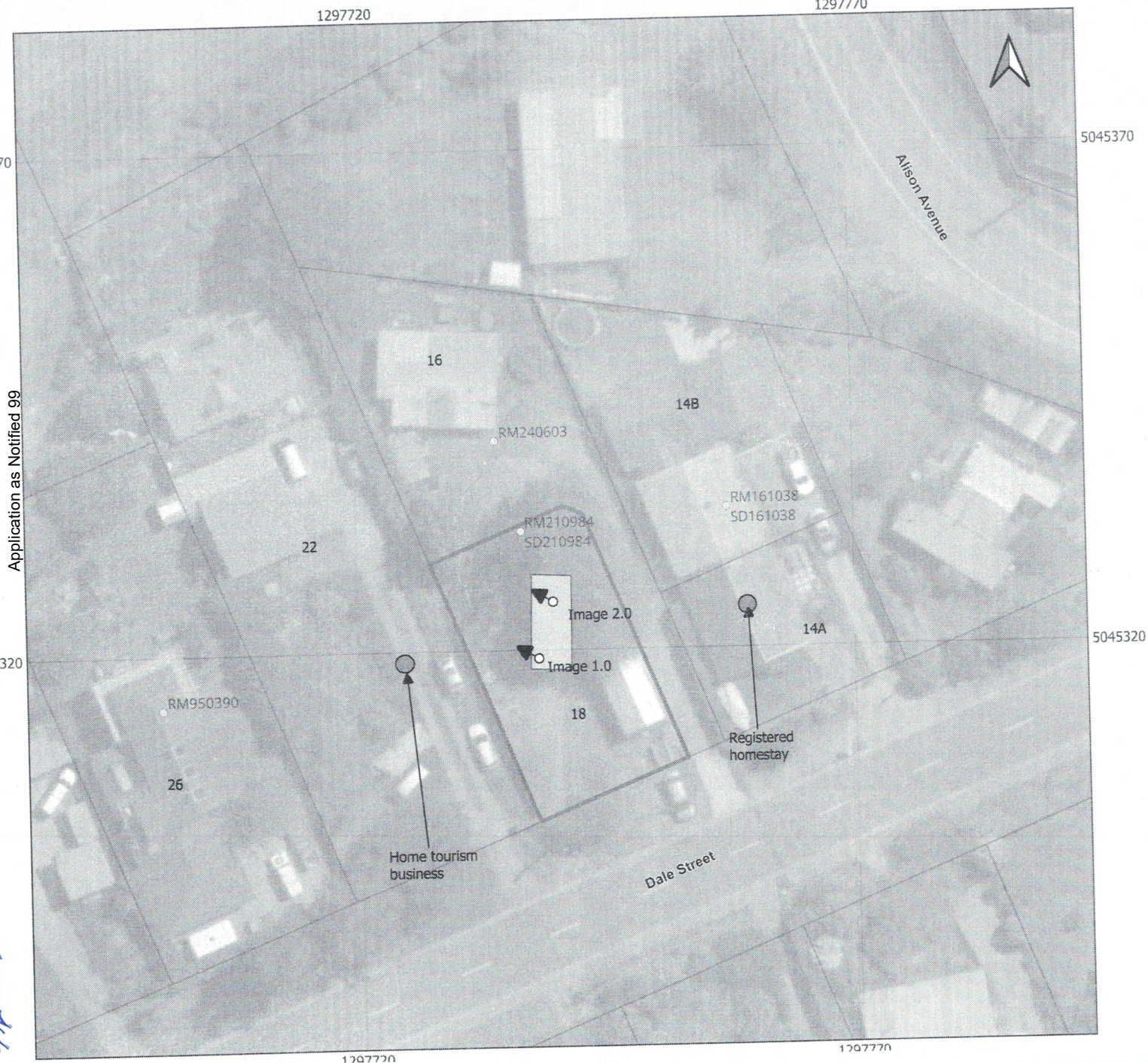
All coordinates are in terms of the New Zealand Transverse Mercator 2000 (NZTM2000) projection, and vertical datums are in terms of the New Zealand Vertical Datum 2016 (NZVD2016).

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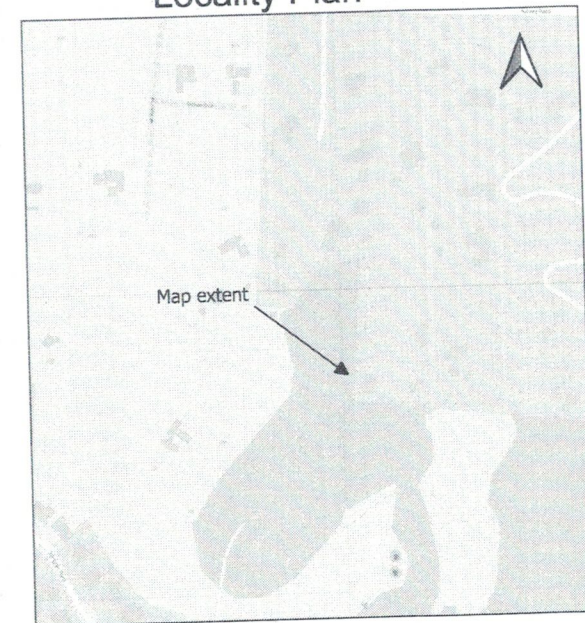
110

Appendix C1 - Site and surrounds

Surrounding Activities



Locality Plan



Legend

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

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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 [RM25 TBC].

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 no dedicated mobility parking is available on-site.



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.
 - 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:

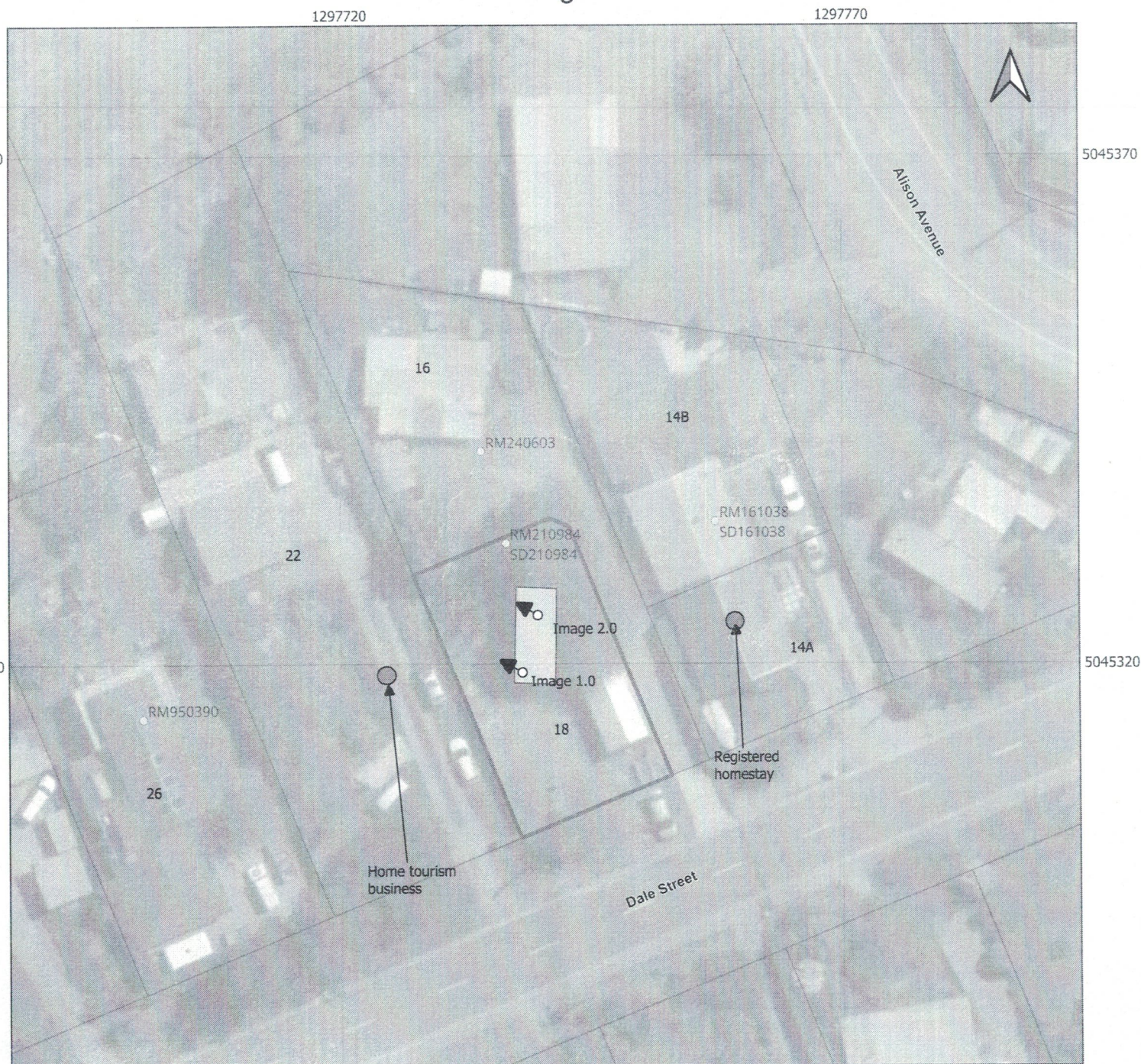
- Ensure guests comply with quiet hours (10:00 pm to 7:00 am).
 - Address any noise-related complaints immediately.
-

5. House Rules

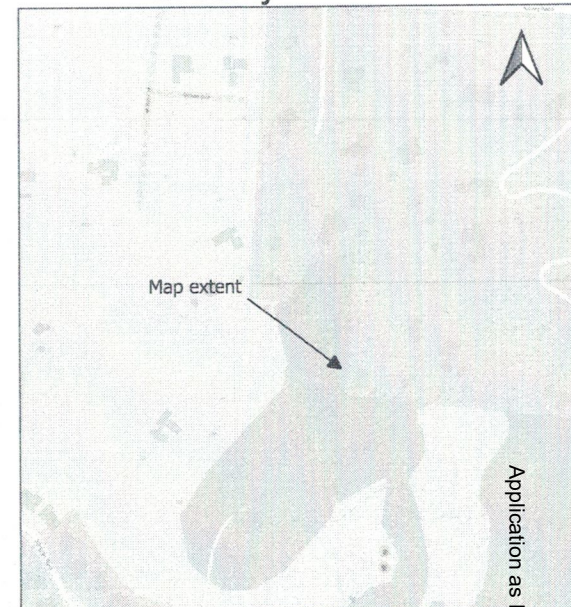
1. **Occupancy Limit:** Maximum of 2 guests at any time.
2. **Quiet Hours:**
 - No use of outdoor areas between 10:00 pm and 7:00 am.
 - After 10:00 pm, all activities must occur indoors with windows and doors closed.
3. **Vehicle Parking:**
 - All vehicles must be parked within the on-site driveway.

Appendix C1 - Site and surrounds

Surrounding Activities



Locality Plan



Legend

18 Dale Street

- Approximate 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.

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.

445-116

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Henrik de Blij and Sophie Mander



AFFECTED PERSON'S DETAILS

I/We

Glen Morgan and Carol Atmore

Are the owners/occupiers of

16 Dale St, Albert Town



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):

18 Dale St, Albert Town



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

23/4/25

23/04/2025



APPROVAL OF AFFECTED PERSON(S)

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

A	Name (PRINT) Glen Morgan	
	Contact Phone / Email address 027-6058204	
	Signature x	Date 23 April 2025

B	Name (PRINT) Carol Atmore	
	Contact Phone / Email address 021-242 9477	
	Signature 	Date 23 April 2025

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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

23/4/25



REVISION C1

Application for Resource Consent

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

Signature
23/4/25
Signature

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

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
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

Appendix B1 – Operative and Proposed District Plan Mapping



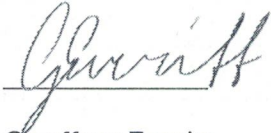
Appendix C1 – Site and surrounds

Appendix D1 – Residential Visitor Accommodation wide area assessment

Appendix E1 – Planting Plan

Appendix F1 – Guest Management Plan

Appendix G1 – Affected Party Approval



Geoffrey Everitt

Geoff.Everitt@icloud.com

12th March 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.

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

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 Accommodation	<p>the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and</p> <ul style="list-style-type: none"> 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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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