INFORMATION PERTAINING TO AN APPLICATION FOR RESOURCE CONSENT

For:

LANDUSE

On behalf of:

Country Lane Queenstown Ltd

CONSENT APPLICATION SUMMARY

Location:	26 Hansen Rd, Queenstown
Proposal:	Relocation of Cabin 7, 27m2 and the construction of a new 85m2 single story building for the Women's Shed
Type of consent:	Landuse
Legal description:	Section 1, SO573627 RT1176636
Zone:	Mixed Business Use
Date prepared:	11 November 2025
File reference:	0001

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

Part A.) Information provided in accordance with the Fourth Schedule of the Resource Management Act 1991

A.1. Description of the Activity

A.1.1. Site & Location

The subject land is situated between Hansen Road and State Highway 6. The land is described as Section 1, RT1176636 and is 1.9928Ha. Access is from Hansen Road. The site is generally flat and rises gently in the northern corner. There is a Café, restaurant, coffee roasting, clothes shop, book shop, jewellery shop, pottery shop, bakery, Arts hub, orthopaedic and massage business currently operating on the property.

A.1.2. The Proposal

The applicant seeks to relocate 27m2 cabin to the above-mentioned property and establish commercial retail space.
Additionally, the applicant proposes to build a 85m2 single story building “The Women’s Shed”

Commercial Activity:

Cabin 7 is proposed to be retail space for antiques and country charm merchandise.
The two-story building will be a purpose-built wood workshop for the not-for-profit organization the Women’s Shed.

Potential adverse effects resulting from a commercial activity in this location include effects associated with scale of the activities, traffic generation and hours of operation (amenity), are considered as follows:

Scale of the activity:

The proposed scale of the activities is small with a limited number of visitors anticipated. 2 car parks will be provided for cabin 7 and 4 parks for the Women’s Shed. Carparking and the size of the buildings limit the scale of the activities.

Traffic Generation and Vehicle Movements:

The existing Country Lane parking layout has some small breaches in accordance with Council dimensions and standards, as detailed in the attached traffic assessment report attached. The Women’s Shed will have 4 new car parks created as per the attached site plan and the additional 2 parks for Cabin 7 can be absorbed within the existing parking infrastructure.
Overall, it is considered that adverse effects on the environment in terms of traffic will be less than minor.

Hours of operation:

The hours of operation for the Women’s Shed will be 8:00am to 5:00pm. Cabin 7 will have standard shop hours of 9:00am to 5:00pm.
Overall, it is considered that adverse effects on the environment in terms of hours of operation will be less than minor.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

Design and building materials:

Women's Shed

The building design reflects a simple, utilitarian character appropriate to its function, using weathered corrugated metal cladding and roofing to reference traditional shed forms common in the region. Feature timber cladding and soffits are proposed around the main entry and outdoor decking area to create warmth and a welcoming street presence. A 1m-by-1m aged corten steel sign displaying the project's name will be installed in accordance with local signage requirements.

Cabin 7

Exterior cladding is corrugated iron with JSC timber Taiga wood.
Please see photos attached for the cladding of Cabin 7.

Earthworks:

There will be no breach of earthwork for this consent, the only earthworks required are for pilling for the two buildings and a site scrap for the Women's shed car parks.

A.1.3. Other resource consents

A.1.3.1. Historical consents

RM 160860, granted March 2017, to replace part of an existing farm shed to accommodate a commercial honey facility with associated café & retail activity, to replace an existing shed with a smaller building that will provide toilet facilities, and to establish on the site associated signs, car parking and landscaping.

RM 190715, granted 6 Aug 2019, to undertake the establishment of a sports massage business from an existing building located on the property at 26 Hansen Road

RM 200691, Granted 27 October 2020 under s241 to partially cancel an amalgamation condition. Releasing Section 125 Block I Shotover Survey District from the balance land creating a separate Record of Title.

RM 201022, Granted 7 April 2021, to undertake the relocation of 5 cabins and the construction of a new building with associated carparking & earthworks.

RM230089, Granted 22 March 2023, to undertake the relocation and renovate of a church and establish commercial space within. In conjunction to the church relocation the building will require the construction of a purpose built 5 bay toilet block. Additionally, the applicant proposes to move cabin 6 from its temporary location on the property also establishing a commercial space. Finally, it is proposed to permanently park a transportable hair salon on the property.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

RM230434, Granted 21 Nov 2023, to relocated one building and restore an existing building on the subject site. The first building (an old school building) is to be relocated from Queenstown Town Centre, it is approximately 374m2 in floor area and will be relocated on-site for commercial use as office and retail space. The second building is an existing homestead, already located on the subject site, approximately 195m2. The homestead is in a state of disrepair and is proposed to be restored for use as retail shops and a restaurant

A.1.3.2. Additional consents needed

No additional consents are required (further to this application).

A.2. Part 2, Resource Management Act 1991

Matters of national importance

The proposal recognises the matters of national importance as listed in Part 2, Section 6 of the Resource Management Act 1991, and where relevant those matters are provided for.

In particular this landuse does not involve:

- Coastal environment, wetlands, lakes or rivers
- Outstanding natural features and landscapes
- Significant indigenous vegetation and habitats
- Maori culture, traditions, land, waahi tapu or taonga
- Historic heritage
- Protected customary rights

Other matters

The proposal recognises other matters as listed in Part 2, Section 7 of the Resource Management Act 1991, and where relevant those matters are provided for.

In particular this landuse is not contrary to:

- Kaitiakitanga or stewardship
- Efficient use of resources and energy (including renewable energy)
- Maintenance and enhancement of amenity values & quality of the environment
- Intrinsic values of ecosystems and protection of habitats (trout and salmon)
- Effects of climate change

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

A.3. Section 104(1)(b), Resource Management Act 1991

Assessment of the activity against any relevant provisions of certain documents:

A.3.1. Queenstown Lakes District Council District Plan

Under the Queenstown Lakes District Council District Plan the site is located in Mixed Business Use Zone.

A.3.1.1. Relevant Mixed Business Use Zone Site & Zone Standards

Chapter 16 – Mixed Business Use

16.4.4 Buildings – Restricted Discretionary

Councils discretion is restricted to -

a) Building materials

The Women's Shed - the building design reflects a simple, utilitarian character appropriate to its function, using weathered corrugated metal cladding and roofing to reference traditional shed forms common in the region. Feature timber cladding and soffits are proposed around the main entry and outdoor decking area to create warmth and a welcoming street presence.

Cabin 7 - is clad in corrugated iron with JSC timber Taiga wood. The design is sympathetic to the other buildings currently occupying Country Lane.

b) Glazing treatment – All windows are modern double-glazed windows.
c) Symmetry – Please see elevations and pictures attached for accurate building outline.
d) Vertical and horizontal emphasis - Please see elevations and pictures attached for accurate building outline.
e) Location of storage – All storage will be contained inside the buildings.
f) Signage platforms
Women's Shed - A 1m-by-1m aged corten steel sign displaying the project's name will be installed in accordance with local signage requirements.
g) Landscaping – will be as per the attached site plan.

16.5.10 Noise

It is not anticipated that the daytime noise limit of 60db will be breached. Traffic noise from SH6 creates the dominate noise in proximity to the site.

16.5.12.2 Where a site adjoins SH6, landscaping shall provide a 4m planting buffer – Non-Complying

Currently NZTA are finalizing the design for widening SH6 and will require relocating the SH road boundary of the site. As no buildings are within the vicinity of this boundary, I

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

find it premature to undertake planting until a final NZTA plan is issued. Additionally, the site is in its infancy and future development will also require additional Resource Consents at which time this rule could be enforced.

16.5.A1 design elements from the Business Mixed Use Design Guide 2021 have been considered

The Business Mix Use Design Guide 2021 has been considered and implemented in Country Lane's master plan. We have given weight to creating an interesting street scape using reclaimed buildings with varying cladding materials. We strive to maintain open landscaped areas for the public's enjoyment. And have separated vehicle and pedestrian areas.

Chapter 27 – Subdivision and Development

Frankton North Objective - High quality urban subdivision and development of the land on the northern side of State Highway 6 at Frankton, that is planned around, and integrated with, a primary road that connects State Highway 6 at Hawthorne Drive to Quail Rise, pedestrian and cycle access, and appropriate servicing.

27.3.12.1 Ensure subdivision and development at Frankton North is undertaken in accordance with the Frankton North Structure Plan (Schedule 27.13.9) to promote integration and provision of access to and throughout Frankton North.

This site is outside the structure plan shown in Schedule 27.13.9

27.3.12.2 Ensure safe transport connections by:

a) Avoiding any new access to State Highway 6;

No new access is proposed to SH6 for this application.

b) Limiting new access to the land at Frankton North to: Hawthorne Drive/SH6 roundabout. Hansen Road and Ferry Hill Drive;

No new access is proposed to Hansen Road.

c) Providing the primary road connection between State Highway 6 at Hawthorne Drive and Quail Rise;

N/A

d) Providing access to the primary road connection from all sites within Frankton North;

No new access is proposed to Hansen Road.

e) Providing internal road, pedestrian and cycle connections that are of a form that accounts for long-term traffic demand for the area between Hansen Road and Ferry Hill Drive without the need for subsequent retrofitting or upgrade.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

It is our vision to provide a pedestrian safe commercial area. We have achieved this to date by separating vehicles and pedestrians. This proposed development continues that methodology. Transit have contacted us regarding the proposed SH 6 upgrade, we agree with them and their current design. This design includes pedestrian cycle, and public transport connections to the site from SH6.

27.3.12.3 Ensure subdivision and development at Frankton North provides, or has access to, a safe walking and cycling environment, including by providing internal pedestrian and cycle access and a dedicated pedestrian and cycle path along the State Highway 6 corridor (as shown on the Frankton North Structure Plan (Schedule 27 .13.9) that integrates with, and links to, the public transport network and the surrounding pedestrian and cycle network, including on the southern side of State Highway 6.

It is our vision to provide a pedestrian safe commercial area. We have achieved this to date by separating vehicles and pedestrians. This proposed development continues that methodology. Transit have been in contact to us with the proposed SH 6 upgrade, we agree with them and their current design. This design includes pedestrian cycle, and public transport connections to the site.

27.3.12.4 Encourage low impact stormwater design that utilises on-site treatment and storage dispersal approaches.

All stormwater will be contained in accordance with QLDC's Land Development Code of Practice

27.3.12.5 Avoid the impacts of stormwater discharges on the State Highway network.

No stormwater will leave the site.

Chapter 29 – Transport

Minimum Parking Requirements table 29.3 & 29.4 – Complies

The Women's Shed will see 4 new car parks created as per the attached plans.
The 2 car parks for Cabin 7 can be absorb in the existing 81 car parks at Country Lane.

Queueing 29.5.8 – Non complying

Please see the attached traffic assessment for queueing. Queueing has been assessed as adequate for the current car park layout.

Loading Space 29.5.9 – Complies

Currently delivery trucks park in the location shown on plan 1000.1O.1A they perform a forward's maneuver to exit the site back onto Hansen Rd.

Lighting of Parking Areas 29.5.11 - Complies

No car park lighting is required as the activities are not likely to be used after the hours of darkness.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

29.5.12 Bicycle Parking – Complies

We currently have 8 bicycle parks onsite that comply with this rule.

Chapter 35 – Temporary Activities and Relocated Buildings

35.5.4 Relocated Buildings

Any relocated building must comply with the following standards:

A. Building Pre-inspection Report:

i. Building Pre-inspection Report must be provided to Council and accompany the application for a building consent for the destination site;

ii. The Building Pre-inspection Report must be prepared by a Licenced Building Practitioner or other appropriately qualified person;

iii. The Building Pre-inspection Report must be in Council's standard template and must identify all reinstatement works that are to be completed to the exterior of the building;

Please find attached the building per-inspection report for Cabin 7.

b. The building must be located on permanent foundations, within two months of the building being delivered to the site;

Construction for the foundation will start immediately following the issuing of building consent.

c. All other reinstatement works identified by the Building Pre-inspection Report and the building consent to reinstate the exterior of any relocated building, including connections to services and closing in and ventilation of foundations, must be completed within nine months of the building being delivered to the site; and

Servicing of Cabin 7 will commence immediately following delivery to site.

d. The land owner of the site on which the relocated building is to be placed must certify to the Council that all reinstatement works identified in the Building Pre-inspection Report will be completed within nine months of the building being placed on permanent foundations.

Conditions b, c and d will be complied with.

A.3.1.2. Relevant District Plan Objectives

Part 4 (District Wide Issues)
Comments in regard to the relevant district wide objectives as follows;

Nature conservation values: This proposal has minimal effects.
Air quality: This proposal has minimal effects.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

Landscape & visual amenity: This proposal has minimal effects.
Takata Whenua: We are not aware of any relevant site values in this regard.
Open space & recreation: The proposal has minimal effects.
Energy: The proposal has minimal effects.
Natural hazards: No natural hazards have been identified on this site.
Urban growth: The proposal is in keeping with the Business Mixed Use Zone

Mixed Use Business

The proposed business complements the surrounding environment and agrees with the below objectives and Policies

Objective 16.2.1 and Policies 16.2.1.1 - 16.2.1.3 that seek an area comprising a high intensity mix of compatible residential and non-residential activities is enabled.

Objective 16.2.2 and Policies 16.2.2.1, 16.2.2.3, 16.2.2.5 that seek that new development achieves high quality building and urban design outcomes that minimises adverse effects on adjoining residential areas and public spaces.

Objective 16.2.3 and Policies that seek that the development of land north of State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality environment which is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.

Temporary Activities and Relocated Buildings

The proposed businesses complement the surrounding environment and agrees with the below objectives and Policies

Objective – Relocated buildings maintain amenity and minimise the adverse effects of relocation and reinstatement works.

35.2.6.1 Provide for relocated buildings where adverse effects associated with the relocation and reinstatement are managed to provide a quality external appearance and are compatible with the amenity of the surrounding area.

A.3.2. National Environmental Standard for Contaminants in Soil

Pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 we are not aware of the site being listed on the HAIL register. Considering the property has been in family ownership for more than 100 years used as pastoral farmland before the creation of Country Lane it is highly unlikely to contain any contaminated soil.

No other documents are considered relevant to this application (pursuant to Section 104(1)(b).

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

A.4. Assessment of Effects on the Environment

A.4.1. Information pursuant to Clause 6, Schedule 4 RMA 1991

A.4.1.a. Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No alternative locations are proposed.

A.4.1.b. An assessment of the actual or potential effect on the environment of the proposed activity:

The proposal has minimal effect.

A.4.1.c. Where the activity includes the use of hazardous substances and installations, an assessment of the risks to the environment which are likely to arise from such use:

Not applicable.

A.4.1.d. Where the activity includes the discharge of any contaminant, a description of:

(i) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and

(ii) Any possible alternative methods of discharge, including discharge into any other receiving environment:

Not applicable.

A.4.1.e. A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Not applicable.

A.4.1.f. An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted:

No parties are considered affected by this proposal; no consultation was undertaken.

A.4.1.g. Where the scale or significance of the activity's effects are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom:

No monitoring is required.

A.4.1.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:

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

Not applicable.

A.5.2. Matters pursuant to Clause 7, Schedule 4 RMA 1991

A.5.2.a. Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposed Women's Shed and retail space will have a positive community, social, economic, and cultural effect.

A.5.2.b. Any physical effect on the locality, including any landscape and visual effects:

The buildings will complement the surrounding area, and the scale of the business will cause minimal physical effects.

A.5.2.c. Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

No additional effects are anticipated.

A.5.2.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:

No additional effects are anticipated.

A.5.2.e. Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

No additional effects are anticipated.

A.5.2.f. Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No risks are anticipated.

Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025

B Services

Water **–** Neither building will have a water connection.

Stormwater – Both buildings will discharge to existing soak-pits.

Foul Sewer – Neither building will have a FS connection.

Please see site plan attached for location of services.

C. Conclusion

It is anticipated this application will be assessed as a **Restricted Discretionary** activity on a non-notified basis.

I submit that the proposal is consistent with the policies and objectives of the Operative District plan and the effects of the proposed activities are minimal.

Should you have any queries, please contact the undersigned in the first instance.

Yours faithfully



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Document Set ID: 9150449
Version: 1, Version Date: 06/11/2025