



**NOTIFICATION REPORT FOR RESOURCE CONSENT APPLICATION– RM250060
SECTIONS 95A-F OF THE RESOURCE MANAGEMENT ACT 1991**

Applicant:	Scott Warburton, Jinlian and Bingqiang Huang
Application Description:	Land use consent to establish visitor accommodation for up to ten guests within a proposed residential unit and minor residential unit.
Application Status:	Discretionary
Property Address:	11 Rodman Lane, Lake Takapō/Tekapo
Legal Description:	Lot 11 DP 518782 (RT 822055)
Valuation Reference:	2531104159
District Plan Zone:	Low Density Residential
District Plan Notations:	Takapō/Lake Tekapo Precinct Flight Protection Area Tekapo
Author:	Nick Boyes – Consultant Planner
Date of Report:	13 October 2025

1.0 INTRODUCTION

This report has been prepared under sections 95A to 95G of the Resource Management Act 1991 (the RMA) to document the notification assessment of the application to establish residential visitor accommodation for up to ten guests within a residential unit and minor residential unit on the site at 11 Rodman Lane.

By letter dated 17 July 2025, the Applicant was offered the opportunity to obtain written approval from the parties identified as adversely affected prior to a formal assessment under S95A-F of the RMA being completed. The application was placed on hold pursuant to section 88E(4) from that date to provide the Applicant time to obtain any written approvals.

On 24 September 2025, the Applicant provided the written approval of the owners of 9 and 20 Rodman Lane, i.e., absent of the approval of 3 Andrew Don Drive¹ and 13 Rodman Lane.

The Notification assessment set out below is undertaken on that basis.

¹ Please note that the original version of this report referred to this property as 3 Rodman Lane – this error has been corrected and now referred to as 3 Andrew Don Drive.

2.0 PROPOSAL, SITE & HISTORY DESCRIPTION

2.1 PROPOSAL DESCRIPTION

Scott Warburton, Jinlian and Bingqiang Huang (the Applicants) seek resource consent to enable the use of a proposed residential unit and minor residential unit² to be used for visitor accommodation for a maximum of ten guests. The AEE states that the combined residential unit and minor residential unit can comfortably accommodate ten people, with six in the main three-bedroom unit and four in the minor residential unit.

The application notes that depending on market demand, the residential unit or minor unit may be rented to a long-term tenant. Otherwise, as the application describes the proposed use as “part-time residential visitor accommodation use”. For the remainder of the time the residential unit and minor unit will be used for the owner’s personal use when they visit Takapō/Tekapo, for friends/family when visiting Takapō/Tekapo (non-fee paying), or potentially rented to tenants for longer periods of time, e.g., seasonal workers.

The proposal includes a Visitor Accommodation – Activity Management Plan (VAAMP) (included as Appendix 3 to the AEE). In summary, the VAAMP outlines measures for the property manager to implement including:

- ensuring the number of guests does not exceed ten
- the rubbish bins are put out for collection and brought back in
- providing contact details to neighbours
- restrictions on the use of outdoor space in the evenings
- restrictions on playing music outdoors
- vehicles are parked on-site and not on the road
- a complaints procedure

2.2 SITE DESCRIPTION

The subject site is located at 11 Rodman Lane, Lake Takapō/Tekapo (see **Figure 1** below). The site is situated approximately 700m south from Takapō/Tekapo town centre. The site is legally described as Lot 11 Deposited Plan 518782 held in Record of Title 822055 and comprising an area of 998m². An aerial photo of the site is included in **Figure 2** below.

Consent Notice 11037804.7 is registered against the Record of Title and relates to stormwater discharge complying with the existing regional discharge consent in place. This is not otherwise relevant to the consideration of this application.

² Please note that the application AEE refers to this as a ‘residential flat’; however, there is not a term defined or used in the District Plan. This unit does fall under the definition of a minor residential unit.



Figure 1 – Site Location Map (Source: MDC GIS)

The site is currently vacant, and the AEE notes that building consent is being sought concurrently for the Applicant's new holiday home. Site and building plans were provided with the application. It is noted that the building consent (BC) for this project was considered by the Council's building department as a residential rather than visitor accommodation project, based on the information supplied in the BC application. The building department have subsequently requested that it be flagged to the Applicant that they may now be facing the need to apply for a change in use and amendment to their BC given how it was assessed given the information provided.

The writer is familiar with Lake Takapō/Tekapo having visited many times. A site visit was undertaken to observe the application site and surroundings on 31 July 2025.



Figure 2 – Site at 11 Rodman Lane (Source: MDC GIS)

2.3 CONSENT HISTORY

There is no particular resource consent history relevant to the assessment of this application.

3.0 MACKENZIE DISTRICT PLAN

3.1 ZONING AND DEFINITIONS

The subject site is zoned Low Density Residential (LRZ) within the Mackenzie District Plan (the District Plan) as amended by Plan Change 21 (PC21). PC21 was made operative on 29 August 2023.

The subject site is also located within the Lake Takapō/Tekapo Precinct (PREC1) and the Flight Protection Area Tekapo. An assessment of the proposal is set out below.

The District Plan distinguishes between residential-based visitor accommodation such as holiday homes and air BnB's and non-residential focused accommodation by defining and treating residential visitor accommodation separately to other more traditional commercial forms of visitor accommodation activity, as differentiated by the definitions below:

Residential Visitor Accommodation:

Means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.

Commercial Visitor Accommodation:

Means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including:

- a) backpackers;*

- b) camping grounds;
- c) hostels;
- d) motels;
- e) motor inns; and
- f) tourist lodges.

Also relevant to the assessment of the proposed activity are the definitions of residential unit and minor residential unit, as set out below:

Residential Unit:

means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

(National Planning Standard definition)

Minor Residential Unit

means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.

(National Planning Standard definition)

Based on the above definitions the proposal includes the use of both a residential unit and minor residential unit for residential visitor accommodation purposes.

The Council has previously sought legal advice as to the interpretation of the definition of residential visitor accommodation as opposed to commercial accommodation. That advice recognised that there is some room for differing interpretations, but overall it considered that air BnB type situations do fall within the definition of residential visitor accommodation. That advice stated that position to be the “more correct and valid interpretation of the current provisions”.

A key aspect of the residential visitor accommodation definition is one group of people using the property for residential purposes at any one time; this is in order to address that part of the residential unit definition that states “a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities”. The dictionary defines this as “occupants regarded as a unit”. Where a residential unit is set up for living by a unit of occupants, i.e., one group all together to use the facilities such as a family or a group all together, this qualifies as a living facility for a household. This can be distinguished from buildings where there is communal living and shared facilities such as a hostel, bunk room or the like.

In that way each household that stays at such a property is using it exclusively for a residential activity. The legal advice was that this does not require there to have been a household that resides at the property permanently, previously, or on a long term basis. The advice was that the definition be interpreted as at today, effectively by asking is the activity of one household staying on a property to sleep, cook, wash etc.

Based on this advice, and the physical design and layout of the proposed residential and minor residential units subject to this application; the proposal is considered to meet the definition of residential visitor accommodation activity as it will occur within a residential unit as opposed to formal commercial visitor accommodation activity.

It is noted that a condition imposed on any consent granted can ensure that the property is rented to only one group or party of people at a time to ensure that this residential visitor accommodation definition is met.

3.2 COMPLIANCE ASSESSMENT

The application AEE provided a summary of the compliance assessment undertaken and assessed the proposal as a discretionary activity, as summarised below.

3.2.1 Low Density Residential zone

LRZ-R5 of the District Plan provides for 'residential visitor accommodation' as a permitted activity in the LRZ, where:

1. *No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and*
2. *The maximum occupancy of the unit used for residential visitor accommodation does not exceed six guests per night.*

As the proposal involves the use of both the residential unit and minor residential unit to be constructed on the site for residential visitor accommodation for up to 10 guests; the proposal fails to meet either of the above rules for a permitted residential visitor accommodation activity.

LRZ-R5.3 states that where the maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests, but does not exceed twelve guests per night; the proposal is assessed as a restricted discretionary activity.

However, the District Plan states the activity status when compliance is not achieved with **LRZ-R5.1** is a fully discretionary activity.

3.2.2 Takapō / Lake Tekapo Precinct

As noted above the application site is within PREC1 the Takapō / Lake Tekapo Precinct. Under **PREC1-R1** 'Building and Structures' are a permitted activity where they comply with the following Standards:

- **PREC1-S1** Materials and Colours
- **PREC1-S2** Roofs
- **PREC1-S3** Building Scale
- **PREC1-S4** Height
- **PREC1-S5** No Build Areas
- **PREC1-S6** Garages
- **PREC1-S7** Fencing
- **PREC1-S8** Retaining Walls and Level Changes

The proposed residential unit does not meet the following standards listed above:

- a) **PREC1-S3.1**, which specifies the wall of any building shall not be greater than 20m in total length. The proposed building has a length of 32m adjacent to the eastern boundary.

It should be noted that there appears to be a formatting issue with this provision as it is included within the E-Plan. The second part of b), being "*without a recess in the façade and roofline of at least 1m in depth and 2m in length*" should apply to both a) and b). The Council is aware of this issue and is currently seeking to undertake a Clause 16, Schedule 1 RMA change to this provision to correct this minor error.

It should be noted that in this case it does not make any difference to the assessment of the proposal because whilst a recess is included in the building wall façade, the proposed roofline is continuous, i.e., without any step in the plan.

- b) **PREC1-S6.1**, which specifies any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. The proposal includes the garage being located in the front of the proposed residential unit (with the garage entry at 90 degrees to the road).

Non-compliance with each of these standards results in a restricted discretionary activity status.

3.2.3 Transport

It is noted that the vehicle crossing access and parking complies with the Transportation rules. In particular:

- **TRAN-R3** 'Vehicle Crossing': the vehicle crossing to the site is formed in accordance with the underlying subdivision (see **Figure 3** below);
- **TRAN-R4** 'Vehicle Accessway': The access to the site complies with **TRANS-11**;
- **TRAN-R5** 'Parking, Manoeuvring, and Loading Areas Associated with a Residential Activity': The parking area is established within the site and meets the following standards:

TRAN-S1 Minimum Parking Space Requirements	1. On-site car parking spaces are to be provided with the minimum number of parking spaces as outlined in TRAN-Table 3. TRAN TABLE 3 requires two parking spaces per residential unit including residential units used for residential visitor accommodation activity.	Complies There is adequate space on site to provide two car parks in addition to the two garage spaces.
TRAN-S2 Size of Parking Spaces	Requires compliance with TRAN TABLE 4	Complies There is adequate space on site to achieve compliant parking.
TRAN-S4 Reverse Manoeuvring	1. All activities shall provide for sufficient on-site manoeuvring to ensure that no reversing is needed: a. Onto or off a State Highway/Arterial Road; b. To a Collector Road where three or more vehicle parking spaces are required; or c. To a vehicle accessway that provides for six or more parking spaces.	N/A The site is not accessed from a state highway, arterial Road or collector road and does not require have six or more parks
TRAN-S7 Surface and Drainage of Parking and Loading Areas	1. For sites with less than four on-site vehicle parking spaces: a. The surface must be formed to an all weather standard; and b. The area over which vehicles obtain access to the parking area must be sealed from the	Complies The access and parking area is formed to an all water standard and there is a 5.8m hard surfaced access point from the carriageway.

	vehicle access point for 5.5m into the site.	
TRAN-S8 Landscaping	For sites containing five or more car parking spaces for non-residential activity a landscaping strip must be provided within or immediately adjacent to the parking area with a minimum width or diameter of 1.5m.	N/A Site does not provide five carparks

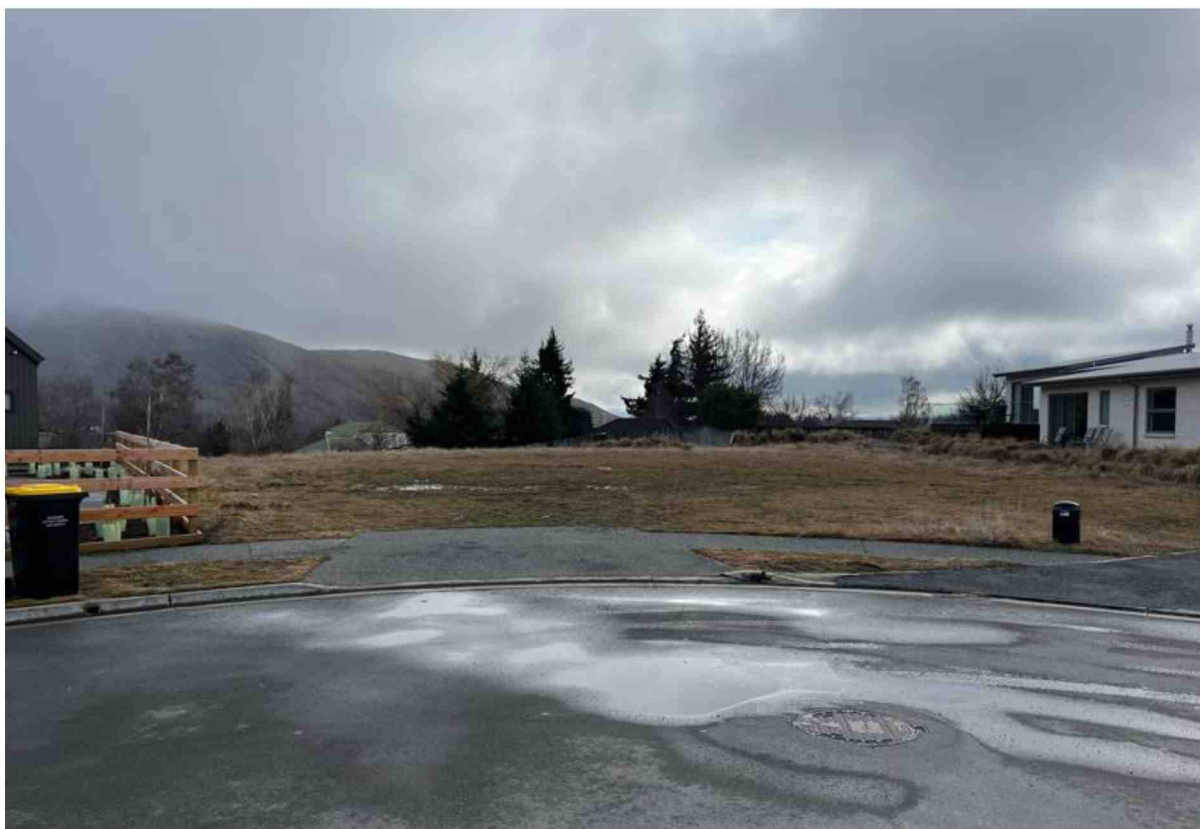


Figure 3 – Photograph of existing vehicle crossing and access taken during site visit.

3.2.4 Activity Status

Overall, the application is assessed as a **Discretionary** activity as more than one residential unit on a site is proposed to be used for residential visitor accommodation.

4.0 NATIONAL ENVIRONMENTAL STANDARDS (NES)

A total of nine National Environmental Standards are currently in effect, as follows:

- National Environmental Standards for Commercial Forestry 2023
- National Environmental Standards for Air Quality 2004
- National Environmental Standard for Sources of Drinking Water 2007
- National Environmental Standards for Telecommunications Facilities 2016
- National Environmental Standards for Electricity Transmission Activities 2009
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- National Environmental Standards for Freshwater 2020
- National Environmental Standard for Marine Aquaculture 2020

- National Environmental Standard for Storing Tyres Outdoors 2021

The NES are not considered relevant to this application. The site is not listed as a HAIL site on the Environment Canterbury Listed Land Use Register and there is no change of use or earthworks proposed. The site has an acceptable source of drinking water. The activity will not affect the National Telecommunication Network or Electricity Transmission. Nor will it involve plantation forestry or discharge to air.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

As a fully discretionary activity, the Council is able to consider any matters it considers reasonable and necessary to undertake an assessment of the environmental effects of the proposed activity. Notwithstanding, matters to which Council has limited its discretion in terms of the residential visitor accommodation rule (**LRZ-R5**) are considered a useful guide to the relevant environmental effects considerations, these include:

- *The location, design and appearance of buildings on the site.*
- *The traffic impacts including the provision of adequate onsite parking.*
- *Effects on amenity values of adjoining residential sites including noise.*
- *The adequacy of any mitigation measures.*

Each of these matters are included in the assessment below.

5.1 Mandatory Exclusions from Assessment

A consent authority that is deciding, for the purpose of section 95A(8)(b), whether an activity will have or is likely to have adverse effects on the environment that are more than minor must disregard the following matters:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline)).*
- Effects that do not relate to a matter of discretion, if the activity is Restricted Discretionary Activity must be disregarded (s95D(c)).*
- Trade competition and the effects of trade competition (s95D(d)).*
- Effects on persons who have given written approval to the application (s95D(e)).*

For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(9), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section, must disregard:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.*
- If the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion*

5.2 Permitted Baseline

As set out above, the adverse effects of the activity on the environment may be disregarded if the District Plan or NES permits an activity with that effect. This is referred to as the permitted baseline.

The AEE submitted with the application notes that the combined residential unit and minor residential unit have five bedrooms and can accommodate ten people. It sets out that the District Plan does not limit the amount of people per residential unit and therefore it could theoretically accommodate more. Therefore, the Applicant sets out that as a residential activity, the unit and minor residential unit could be occupied by ten or more tenants or residents on a permanent or semi-permanent basis as a permitted activity.

The AEE sets out *“it is therefore reasonable to apply the permitted baseline as it relates to the proposal. This has two components. First, accepting that the assessment with regards to visitor accommodation should only focus on the four additional people being accommodated on site. Second, that the effects associated with the additional four people will be similar in character, intensity and scale to a proposal that accommodates ten people on site whether permanently or as tenants. This permitted baseline provides a useful comparison between the effects of the activities that can occur as of right on the site and the effects of the proposed activity”*.

The District Plan manages/controls residential visitor accommodation activity in response to concerns raised by the community in terms of the impacts on residential character and amenity arising from increased use of private residences for visitor accommodation.

In the LRZ, one residential unit or minor residential unit is permitted to be used for residential visitor accommodation for up to six guests and this is the appropriate permitted baseline against which this application should be assessed.

5.3 The Location, Design and Appearance of Buildings on the site

I agree with the Applicant’s AEE that the proposed building is a typical residential unit, with a bespoke design in response to the site’s characteristics. The building is comprised of two wings joined by a central entrance point. The east wing comprises the residential unit of three bedrooms; and the west wing is a minor residential unit containing a further two-bedrooms.

The key aspects for consideration are the two built form non-compliances with **PREC1-S3.1** and **PREC1-S6.1** relating to building scale and garages respectively.

5.3.1 Building Scale

The residential unit has a length of 32m adjacent to the eastern internal boundary. To alleviate the potential for dominance along this boundary, the wall façade includes a ‘step in the plan’ measuring 15.5m in length and 1.2m in depth. This step does not impact the roofline, which is continuous for the 32m length.

In addition, it is noted that different external cladding is used along this elevation comprising a mix of concrete masonry block veneer wall cladding, Colorsteel spanlok vertical wall cladding and powder coated aluminium joinery and glazing. An internal boundary setback of 3.3m further assist to reduce the level of effect on the adjoining property.

5.3.2 Garage

PREC1-S6.1 specifies any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space.

The proposal includes a double garage located in the southern portion of the east wing of the building, facing onto Rodman Lane. This façade fronting the road does not include a garage door, rather the garage door is internally facing and not visible from the street. The front façade (being the garage side wall) includes windows, mirroring those of the western wing façade also facing the street. The AEE notes that this achieves not only symmetry in the design, but provides street activation, avoiding blank walls facing the street. For these reasons, the AEE considers that the location of the garage is appropriate and will not create adverse visual, amenity or safety effects that are minor or more than minor.

5.3.3 Summary

The above matters are not relevant to the question of public notification as they are considered to only impact on land adjacent to the application site. I agree with the Applicant's AEE that such effects are not "*minor or more than minor*", but I consider that they cannot be described as "*less than minor*" in terms of section 95B(9) of the RMA.

5.4 The Traffic Impacts Including the Provision of Adequate Onsite Parking

A vehicle crossing from Rodman Lane is formed as part of the underlying subdivision works (see **Figure 3**). From reviewing the proposed building plans it is considered there is adequate parking on site and this area will be paved. Sufficient space is provided so that all parking should be contained within the site. The traffic effects arising from the additional guests is likely to be indiscernible in this area. Any such effects are considered to be less than minor.

5.5 Effects on Amenity Values of Adjoining Residential Sites Including Noise

The introduction of residential visitor accommodation beyond the permitted thresholds into a residential environment has the potential to adversely affect the anticipated character and residential amenity. This change is particularly noticeable where there a number of similar activities occurring within close proximity to each other, i.e., potential cumulative effects.

In this case, the area is still being developed as evidenced by the number of vacant sites in the vicinity (see **Figure 2** above). While visitor accommodation is an anticipated activity within the zone (for up to 6 guests), this application seeks to increase the number to 10, which is significantly above that provided for as a permitted activity. The proposed scale has the potential to adversely impact the character, amenity values and purpose of the zone to the detriment of the residential amenity, particularly of the adjacent neighbours.

However, considering the proposed site layout and built configuration, I agree with the Applicants AEE that those effects will not cross a threshold whereby the proposed mix of use could lead to a degradation of the wider neighbourhood amenity values and/or character. In so far as the proposal allows the property to continue to be used for residential activities throughout the year when not being rented out for short term visitor accommodation, it will enable a sense of residential cohesion to be established and retained.

The Applicant proposes that the activity will operate under a Visitor Accommodation Activity Management Plan (VAAMP) which will control potential adverse effects through:

- No more than ten guests present at any one time³.
- Any outdoor noise generated after 10pm shall comply with the residential zone and expected levels of residential amenity.

³ It is noted that section 2.2 of the VAAMP refers to eight guests, but this appears to be a typographical error.

- A sign being placed on the door leading to the outdoor area stating, *"This outdoor area is not to be used between 10pm and 7am daily"*.
- Requirement to be courteous of neighbours.
- Any noisy activities should only occur inside after 8pm with windows and doors closed.
- No music sources shall be played or located outdoors after 8pm.
- Guests shall park vehicles on-site.
- Requirements regarding rubbish/recycling bins.
- A complaints procedure.

Overall, the nature of the proposal and mitigation measures is such that the proposal is not expected to have adverse effects on amenity values of adjoining residential sites which are more than minor. However, it is not considered that the effects from having up to 10 guests on the property for an undisclosed number of days per year could be described as being less than minor on adjoining sites.

The Mackenzie District Council receives regular complaints relating to residential visitor accommodation, signalling that this activity has the potential to have detrimental effects on residential character and amenity on adjacent properties. With the proliferation of visitor accommodation in the area, new applications for visitor accommodation require careful consideration to ensure that the activity does not adversely affect the residential character and amenity for adjacent neighbours, both now and into the future.

Section 95E of the RMA states that a person is 'affected' if the adverse effects of an activity on a person are minor or more than minor (but not less than minor).

While various adjoining sites are currently vacant, it is considered that at the time these parties choose to develop their property, they have a reasonable expectation that they will be doing so in an environment provided for by the underlying zone. Therefore, it is important that they have the ability to make comment on changes which could have the potential to adversely affect their residential enjoyment of the site.

Overall, it is assessed that the proposal has the potential to have an at least minor effect on residential character and residential amenity effect on the neighbouring properties located at 3 Andrew Don Drive, 9, 13 and 20 Rodman Lane. As noted above, for a party to not be considered affected by a proposal, the effects on them must be assessed as less than minor.

5.6 The Adequacy of any Mitigation Measures

The application is supported by a Visitor Accommodation Activity Management Plan with the volunteered conditions relating to restriction out nighttime outdoor use, containment of parking within the site, landscaping and methods to reduce noise generation. The mitigation proposed is appropriate for the scale of the activity.

5.7 Effects Conclusion

Based on the above assessment it is concluded that the proposal will not result in more than minor adverse effects on the wider environment in terms of section 95A.

However, in terms of section 95B, it is considered that the owners of 3 Andrew Don Drive, 9, 13 and 20 Rodman Lane are considered to be adversely affected by the activity to at least a potentially minor degree.

6.0 PUBLIC NOTIFICATION ASSESSMENT (SECTION 95A)

6.1 Step 1 - Mandatory Public Notification in Certain Circumstances s95A(3)

In this case, public notification is not required under Step 1 as:

- the Applicant has not requested public notification of the application (section 95A(3)(a)); and
- public notification is not required under section 95C due to the refusal/failure to provide further information or to agree to the commissioning of a report (section 95A(3)(b)); and
- a joint application was not lodged to exchange reserve land under the Reserves Act 1977 (section 95A(3)(c)).

6.2 Step 2 - If not required by Step 1, Public Notification is Precluded in Certain Circumstances s95A(5)

In this case, public notification is not precluded under Step 2 as:

- the application is not subject to a rule or national environmental standard that precludes public notification (section 95A(5)(a)); and
- the application is not for one of the following:
 - a controlled activity; or
 - a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

6.3 Step 3 - If not Precluded by Step 2, Public Notification is Required in Certain Circumstances s95A(8)

In this case, public notification is not required under Step 3 as:

- the application is not subject to a rule or national environmental standard that requires public notification (section 95A(8)(a)); and
- as set out in the assessment above, the adverse effects of the activity on the wider environment are not considered to be more than minor (section 95A(8)(b)).

6.4 Step 4 - Public Notification in Special Circumstances s95A(9)

I consider that there are no special circumstances that exist in relation to the application (section 95A(9)).

6.5 Public Notification Determination

Pursuant to section 95A(5)(b)(i), public notification is not required.

7.0 LIMITED NOTIFICATION ASSESSMENT (SECTION 95B)

If the application is not publicly notified under section 95A, section 95B(1) of the RMA requires a decision whether there are any affected persons (under s95E). The following steps are used to determine whether to give limited notification of an application.

7.1 Step 1 - Certain Affected Groups and Persons Must be Notified s95B(2) and s95B(3)

In this case, limited notification is not required under Step 1 as:

- there are no affected customary rights groups (s95B(2)(a)); and
- there are no affected customary marine title groups (s95B(2)(b)); and
- the activity is not on or adjacent to, and will not affect land that is the subject of a statutory acknowledgment (s95B(3)(a)).

7.2 Step 2 - If not required by Step 1, Limited Notification precluded in certain circumstances s95B(6)

In this case, limited notification is not precluded under Step 2 as:

- the application is not subject to a rule or national environmental standard that precludes limited notification (section 95B(6)(a)); and
- the application is not for a controlled activity.

7.3 Step 3 - If not Precluded by Step 2, Certain Other Affected Persons Must be Notified s95B(7) and (8)

In this case, limited notification is not required under Step 3 as:

- Limited notification is not required under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval, and it is not a prescribed activity.
- As set out above, it is assessed that the proposal has the potential to have a minor effect on residential character and residential amenity effect on the neighbouring properties located at 3 Andrew Don Drive, 9, 13 and 20 Rodman Lane, Lake Takapō/Tekapo.

By way of email dated 24 September 2025, the Applicant has provided written approval from the owners of the residential properties at 9 Rodman Lane and 20 Rodman Lane. Pursuant to section 95E(3)(a) they are no longer considered to be a person 'affected' by this application.

On that basis the only remaining affected person is the owners of the sites at 3 Andrew Don Drive and 13 Rodman Lane, Lake Takapō/Tekapo

7.4 Step 4 - Further notification in special circumstances s95B(10)

I consider that there are no special circumstances that exist in relation to the application.

7.5 Limited Notification Determination

Pursuant to section 95B of the Act, limited notification is required to the remaining property owners that have not otherwise provided their written approval to the proposal, being 3 Andrew Don Drive and 13 Rodman Lane, Lake Takapō/Tekapo as shown on **Figure 4** below.



Figure 4: Aerial Photograph showing written approvals obtained and remaining affected persons.

Reported on and recommended by:

Nick Boyes
Planning Consultant

Date: 13 October 2025

Approved under Delegated Authority by:

Julie Shanks
Planning Manager

Date: 17 October 2025