Assessment of Environmental Effects

RM220058 Proposed increase in residential visitor accommodation occupancy

18 Jack Adamson Drive Twizel

Final assessment 15 September 2026

Item	Details
Application type	Application under section 127 of the Resource Management Act 1991 to change a condition of land use consent RM220058.
Site	18 Jack Adamson Drive, Twizel
Legal description	Lot 10 DP 537032
Consent holder	Chilton + Mayne Properties Ltd
Existing consent	Residential visitor accommodation for one group, maximum six guests
Proposed change	Increase maximum occupancy from six to ten guests; no building, access, parking or landscaping changes are proposed.

Prepared from the 27 June 2022 section 42A and section 95 reports for RM220058, the updated site plan, and the current Mackenzie District Plan provisions available at the date above.

1 Executive summary

Consent is sought to change Condition 3 of RM220058 so that the existing four-bedroom, two-bathroom dwelling may accommodate a maximum of ten guests rather than six. All other consented aspects of the activity would remain unchanged, including occupation by one group only, maintenance of a guest register, operation under an approved visitor accommodation management plan, and the prohibition on use of the deck and lawns between 10.00 pm and 7.00 am.

The proposal does not involve any alteration to the dwelling, garage, access, parking, landscaping or servicing. Under the current Low Density Residential Zone provisions, residential visitor accommodation for more than six but not more than twelve guests per night is a restricted discretionary activity under LRZ-R5.3. The relevant effects are therefore the location, design and appearance of buildings, traffic and onsite parking, adjoining residential amenity including noise, and the adequacy of mitigation.

The updated site plan provides three onsite car parking spaces and one dedicated trailer or boat park, excluding the garage. The dwelling can accommodate ten guests within three double bedrooms and one bunk room containing four beds. There are no known noise complaints or water and wastewater capacity constraints. With the management measures proposed below, the additional effects arising from four further guests are assessed as no more than minor and capable of being appropriately managed.

2 Application and statutory basis

2.1 Existing consent

Land use consent RM220058 authorises visitor accommodation at the site. The 2022 decision imposed, among other matters, the following controls:

- Condition 3 limits occupancy to no more than six guests at any one time.

- Condition 4 requires a guest register to be maintained and provided to Council on request.
- Condition 5 requires the residential unit to be rented to one group or party at a time and prohibits room-by-room rental.
- Condition 6 requires an approved visitor accommodation management plan.
- Condition 7 prohibits guest use of the deck and lawns between 10.00 pm and 7.00 am.
- Condition 16 enables review of noise effects annually or following a noise complaint.

2.2 Proposed condition change

The applicant seeks to replace Condition 3 with the following wording:

> **3. No more than ten guests are permitted to occupy the site at any one time.**

No change is sought to the remaining conditions of RM220058. The application is made under section 127 of the Resource Management Act 1991. The assessment below addresses the effects of the proposed change in the context of the consented activity and the current District Plan framework.

3 Site and receiving environment

The site is a 645 m^2 residential allotment at 18 Jack Adamson Drive, Twizel. It contains an existing single-storey four-bedroom, two-bathroom dwelling of approximately 168 m^2 and a detached garage of approximately 30 m^2. Vehicle access is from Jack Adamson Drive, with parking available in the garage and on the formed hardstand in front of the garage and beside the dwelling.

The surrounding environment is residential and was developed through the underlying subdivision consent. The dwelling, access, parking and landscaping are established and form part of the existing environment. No physical changes to the established site are proposed as part of this application.

4 Description of the proposed activity

The dwelling would continue to be used as residential visitor accommodation by a single group or party. The sole change is an increase in the maximum number of overnight guests from six to ten. The dwelling has four bedrooms and two bathrooms. Sleeping accommodation comprises three double bedrooms, accommodating six guests, and one bunk room containing four beds. Ten guests can therefore be accommodated within dedicated bedrooms without using living areas as sleeping spaces.

An updated visitor accommodation management plan will be prepared to record the ten-guest limit and incorporate the operational measures set out in Sections 7 and 8 of this AEE. It will be provided to Council as part of the application process and will apply before accommodation for more than six guests commences.

5 Mackenzie District Plan assessment

5.1 Planning framework and activity status

The 2022 reports assessed the site under the former Residential 4 Zone provisions. Plan Change 21 became operative in September 2023 and replaced the relevant residential framework. Based on the current planning framework, the site is understood to be within the Low Density Residential Zone. This zoning should be confirmed through the Council ePlan property map immediately before lodgement.

The activity falls within the definition of residential visitor accommodation because it involves use of one residential unit for visitor accommodation. Continued rental to one group only is important to retain that characterisation and distinguish the activity from commercial visitor accommodation.

Provision	Requirement	Assessment
LRZ-R5.1	No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit.	Complies. Only the existing principal residential unit is proposed to be used.
LRZ-R5.2	Maximum occupancy does not exceed six guests per night for a permitted activity.	Does not comply. Ten guests are proposed.
LRZ-R5.3	Occupancy above six but not exceeding twelve guests per night is a restricted discretionary activity.	Complies with the restricted discretionary threshold. Ten guests are proposed.
LRZ-R5 matters of discretion	Building location, design and appearance; traffic and onsite parking; adjoining residential amenity including noise; adequacy of mitigation.	Assessed in Section 7 below.
TRAN-R3 and TRAN-R4	Vehicle crossing and vehicle accessway requirements.	Existing and unchanged. The 2022 Council assessment accepted the access arrangement.
TRAN-R5 and TRAN-S1 / TRAN Table 3	Parking associated with a residential activity, including residential visitor accommodation. Table 3 requires two onsite spaces per residential unit.	Complies. The updated site plan identifies three car parks and one trailer or boat park. These are additional to the garage, which is not relied upon for parking compliance.
District-wide noise provisions	The activity must comply with the applicable environmental noise standards.	Compliance is proposed. Existing consent controls and an updated management plan provide additional mitigation.

On the information presently available, the proposal is assessed as a restricted discretionary activity under LRZ-R5.3. No new bulk and location non-compliance is created because there are no physical changes. The existing built-form matters authorised by RM220058 remain part of the consented environment.

5.2 Relevant objectives and policies

Provision	Direction	Assessment
LRZ-O1 Zone purpose	Provide primarily for residential living and other compatible activities that support and are consistent with zone character and amenity.	The dwelling retains a residential form and is used by one group as a household unit. The increase is within the Plan's expressly contemplated 7-12 guest restricted discretionary range.
LRZ-O2 Zone character and amenity	Maintain a desirable suburban living environment, predominantly one- to two-storey detached units, with onsite amenity and protection of adjacent-site character and amenity.	No built-form change is proposed. Potential operational effects are addressed through occupancy, parking, outdoor-area and management controls.
LRZ-P2 Compatible activities	Provide for non-residential activities where they are consistent with zone character and amenity and their scale, hours, parking and manoeuvring are compatible with adjoining sites.	The activity remains residential in appearance and one-group operation. The incremental effects of four guests can be managed through the proposed conditions and management plan.
Transport objectives and policies	Maintain safe and efficient access and provide appropriate parking and manoeuvring.	Existing access is unchanged. Subject to confirming the parking layout and keeping guest vehicles onsite, effects will remain acceptable.

Overall, the proposal is considered consistent with the relevant objective and policy framework because the current Plan specifically anticipates consideration of residential visitor accommodation for seven to twelve guests, while requiring its traffic, parking, noise and amenity effects to remain compatible with the residential setting.

6 Permitted baseline and existing environment

The permitted baseline includes residential visitor accommodation for one group of up to six guests in one residential unit, subject to compliance with the applicable standards. It also includes ordinary residential occupation of the four-bedroom dwelling by a household, for which the District Plan does not impose a six-person occupancy limit. These activities provide useful context, but this AEE does not assume that visitor accommodation and permanent residential occupation have identical effects.

The existing environment includes the dwelling, garage, access, hardstand, landscaping and the consented visitor accommodation activity for six guests. Accordingly, the assessment focuses on the incremental effects attributable to increasing the maximum occupancy by four guests.

7 Assessment of environmental effects

7.1 Location design and appearance of buildings

There are no proposed alterations to the location, design, height, scale, coverage, setbacks, materials or appearance of the dwelling or garage. The activity will continue to read as a detached residential dwelling from Jack Adamson Drive and adjoining properties. The proposal therefore creates no additional built-form or visual effects. Effects in relation to this matter of discretion are assessed as nil or less than minor.

7.2 Traffic access and onsite parking

An increase from six to ten guests may result in one or more additional vehicles and a small increase in arrival and departure movements. The existing vehicle crossing and access remain unchanged and were accepted by Council when RM220058 was granted. Jack Adamson Drive is a local residential road.

The District Plan parking standard requires two onsite parking spaces for a residential unit used for residential visitor accommodation. The updated site plan identifies three car parking spaces and one dedicated trailer or boat park. The garage is not continuously available and has therefore not been counted toward the onsite parking provision. Guest instructions will require all vehicles, boats and trailers to be parked within the identified onsite spaces without blocking the footpath or carriageway.

The parking provision exceeds the District Plan minimum and allows the likely vehicle demand associated with ten guests to be accommodated within the site. The additional traffic movements will be intermittent, remain residential in character and will not compromise the safety or efficiency of the local road. Effects on traffic, access and parking are assessed as no more than minor.

7.3 Residential character and amenity

The relevant change is operational intensity rather than built form. Ten guests may generate greater movement, conversation and general activity than six guests, particularly during arrivals, departures and use of outdoor areas. Those effects are most relevant to immediately adjoining residential properties.

The activity will continue to be limited to one group and will not operate on a room-by-room basis. The existing 10.00 pm to 7.00 am restriction on guest use of the deck and lawns directly addresses the period when neighbouring residents are most sensitive to outdoor activity. The property manager will

remain available to respond promptly to concerns. The increase to ten guests remains below the twelve-guest ceiling expressly contemplated by LRZ-R5.3.

With the management measures proposed below, the activity will retain the appearance and day-to-day character of household occupation and will not introduce commercial signage, reception activity, staff attendance or separate guest groups. Effects on neighbourhood character and adjoining residential amenity are assessed as no more than minor.

7.4 Noise

The additional four guests have the potential to increase voices, vehicle doors and other domestic noise. The risk is greatest outdoors and during evening or night-time hours. The existing consent already provides an effective framework: one-group occupation, an approved management plan, no use of the deck and lawns between 10.00 pm and 7.00 am, and a review condition responding to noise complaints.

The updated management plan will also prohibit parties and amplified music outdoors, require quiet behaviour after 10.00 pm, provide neighbours with a 24-hour manager contact, and require the manager to respond promptly to any complaint. Guests must comply with the applicable District Plan noise standards at all times. To the consent holders' knowledge, no noise complaints have been made in relation to the existing visitor accommodation activity.

With these controls, noise will remain comparable to domestic activity for the large majority of the time and any elevated risk associated with maximum occupancy can be promptly managed. Noise effects are assessed as no more than minor.

7.5 Infrastructure servicing and waste

The dwelling is connected to Council reticulated water and wastewater services. No additional connection or building work is proposed. Ten guests will increase peak water use, wastewater generation and refuse relative to six guests, but the activity occurs within an existing four-bedroom dwelling designed for residential occupation. There are no known capacity constraints affecting the existing water or wastewater connections.

The management plan should require sufficient refuse and recycling capacity, collection between bookings, and storage within the site. Subject to those measures, servicing and waste effects are assessed as less than minor.

7.6 Cumulative effects

Residential visitor accommodation occurs elsewhere in Twizel and may contribute cumulatively to changes in residential character. In this case, the proposal concerns one established dwelling, one booking group and a four-person increase within the Plan's restricted discretionary range. There is no second accommodation unit, no room-by-room letting and no physical expansion. On that basis, the proposal will not materially contribute to an unacceptable cumulative effect on the wider neighbourhood.

7.7 Positive effects

The proposal will provide flexible accommodation for larger family and travelling groups within an existing dwelling, support visitor expenditure in Twizel and improve the efficient use of the existing housing resource when it is not otherwise occupied.

8 Proposed mitigation and consent conditions

It is proposed that all existing conditions of RM220058 remain, except that Condition 3 is amended to allow ten guests. For clarity, the following refinements could be volunteered through an updated visitor accommodation management plan or, if Council considers necessary, by condition:

- maximum occupancy of ten guests at any one time;
- one group or party per booking and no room-by-room rental;
- all guest vehicles, boats and trailers parked within the site in identified spaces;
- no parties, events or outdoor amplified music;
- no use of the deck or lawns between 10.00 pm and 7.00 am;
- a 24-hour local manager contact provided to guests and immediately adjoining neighbours;
- prompt recording, investigation and response to any complaint;
- guest rules displayed in the dwelling and issued before arrival; and
- continued maintenance of the guest register and provision to Council on request.

9 Notification considerations

The proposal does not require mandatory public notification and no special circumstances are known to exist. The additional effects are localised and relate primarily to immediately adjoining residential properties. The existing consent was processed non-notified after written approvals were obtained from 14, 15, 16, 20 and 22 Jack Adamson Drive.

Those earlier approvals related to the six-guest proposal and should not automatically be relied upon for the present change. Fresh written approvals from the immediately adjoining owners would materially assist a non-notified pathway, particularly because the incremental effects concern operational intensity and noise. If approvals are not obtained, Council will need to determine whether any owner or occupier is affected by effects that are minor or more than minor.

10 Other statutory considerations

No physical works are proposed and no new effects under a national environmental standard have been identified. The application is a change to a land use consent condition under section 127 of the Resource Management Act 1991. Council may consider the effects of the change and the relevant current planning framework, together with the existing consent and receiving environment.

The increase in occupancy may also require separate confirmation under the Building Act 2004 as to whether it changes the building's classified use or fire-safety requirements. That matter is separate from the resource consent assessment and should be checked with Council Building Control before operation at the increased occupancy.

11 Conclusion

The application seeks a focused change to increase the maximum occupancy of the existing residential visitor accommodation activity from six to ten guests. No physical alteration to the site or buildings is proposed. Under LRZ-R5.3 the scale of occupancy is specifically contemplated as a restricted discretionary activity, with assessment directed to built form, traffic and parking, adjoining residential amenity including noise, and mitigation.

The building-related effects are unchanged. The incremental traffic, parking, noise, servicing and amenity effects of four additional guests can be maintained at no more than minor through the existing consent conditions and the updated management measures proposed in this AEE. The proposal is consistent with the purpose, character and amenity outcomes sought for the Low Density Residential

Zone and consent can be granted subject to the amended Condition 3 and the continuing operation of the remaining RM220058 conditions.

12 Application documents

This assessment should be read together with the updated site plan showing three onsite car parking spaces and one trailer or boat park, and the updated visitor accommodation management plan to be provided to Council. Building Control confirmation regarding classified use and fire-safety requirements should also be obtained separately before the increased occupancy commences.

13 Sources reviewed

- Mackenzie District Council, RM220058 section 42A report dated 27 June 2022.
- Mackenzie District Council, RM220058 section 95 notification decision dated 27 June 2022.
- Mackenzie District Council, Mackenzie District Plan and Plan Change 21 material: https://www.mackenzie.govt.nz/council/plans-reports-and-strategies/plans/district-plan
- Mackenzie District Council, visitor accommodation requirements: https://www.mackenzie.govt.nz/rates-building-and-property/visitor-accommodation/stva-requirements-and-considerations
- Resource Management Act 1991, current version: https://www.legislation.govt.nz/act/public/1991/69/en/latest/