

Assessment of Effects on the Environment

Nelsen and Marlice Baird

14 Andrew Don Drive, Tekapo



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General Information

Assessment of effects on the environment prepared in relation to an application to Mackenzie District Council for land use consent.

From

Nelsen and Marlice Baird

Site address

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Address for Service

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Quality Control

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1.0 Introduction

1.1 General

Nelsen and Marlice Baird (**'the applicant'**) seek resource consent from Mackenzie District Council in relation to regularising residential visitor accommodation activities at 14 Andrew Don Drive, Tekapo.

1.2 Scope

This report provides an assessment of effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991 (**'RMA'**) in sufficient detail to satisfy the purpose for which it is required and as it corresponds to the scale and significance of the effects that the activity may have on the environment.

1.3 Background

The subject site has been used for residential visitor accommodation for a number of years, utilising both the principal residential unit and the detached minor residential unit. The accommodation is professionally managed and marketed as "Big Rock" and "Little Rock".

The applicants were unaware that resource consent was required for the operation of residential visitor accommodation across both residential units on the site. Following receipt of correspondence from Mackenzie District Council advising that the activity does not comply with Rule LRZ-R5 of the Mackenzie District Plan, the applicants have sought planning advice and are now applying for resource consent to regularise the existing activity.

Mackenzie District Council in an e-mail from Tristan Hope, Resource Management Compliance Officer, dated 5 June 2026, confirmed that no complaints regarding the operation of the visitor accommodation have been made to Council. No physical changes to the site or buildings are proposed as part of this application.

2.0 Description of the Site and Environment

The site's address is 14 Andrew Don Drive, Tekapo and is legally described as Lot 49 Deposited Plan 352127 held in Record of Title 213869. The property is located within an established residential area characterised by detached residential units. The location and extent of the site is indicated in **Figure 1**. A close-up aerial photo of the site is provided by **Figure 2**. The site's Record of Title is attached as **Appendix 1**.

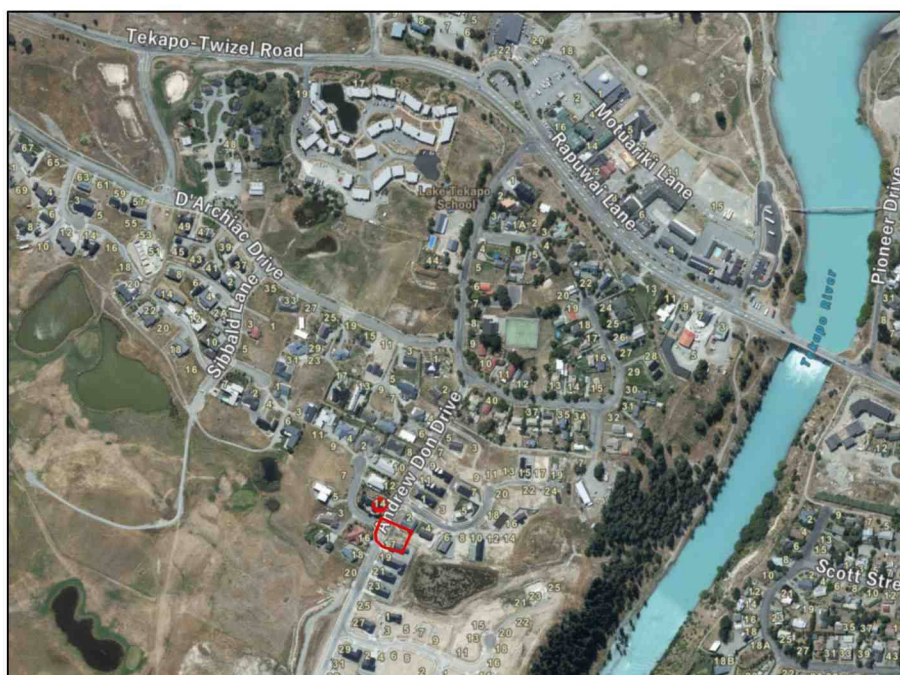


Figure 1: Location of the site in the context of the wider environment



Figure 2 – A close up aerial photograph of the site. The boundaries of the site are indicated by a red line (Source: Canterbury Maps Viewer).

The site comprises a 1,078m² residential allotment that is developed with a principal single-storey residential unit and a detached minor residential unit. The property is a corner site, with Andrew Don Drive along the eastern boundary, and Sams Place forming the south and east boundary.

The principal dwelling is the dominant built form on the site and provides four bedrooms and associated residential living facilities. The detached minor residential unit contains accommodation for up to two persons and is located separately from the main dwelling.

Vehicle access is obtained from Andrew Don Drive, with on-site parking available to serve both accommodation units. The site is fully developed for residential purposes and contains established landscaping and outdoor amenity areas associated with both units.

The surrounding environment is predominantly residential in character, comprising detached dwellings on individual allotments. Visitor accommodation activities are also present within the wider Lake Tekapo residential environment.

3.0 Description of the Proposal

3.1 Activities

The application seeks consent to enable residential visitor accommodation at 14 Andrew Don Drive, Lake Tekapo.

The site contains a four-bedroom principal residential unit and a detached minor residential unit. Both units are proposed to be used for short-term residential visitor accommodation, either separately or together.

The principal residential unit accommodates up to seven guests and contains four bedrooms, living, kitchen, dining, bathroom, laundry and outdoor amenity areas. The detached minor residential unit accommodates up to two guests and contains self-contained visitor accommodation facilities. Plans of the buildings are attached as **Appendix 3**.

The proposal provides for a maximum occupancy of nine guests across the site at any one time. Guests will have access to existing on-site parking and outdoor amenity areas associated with the accommodation.

No additions, alterations, or external modifications to the existing buildings are proposed. The application relates solely to the use of the existing residential units for visitor accommodation purposes.

Rubbish and recycling associated with the activity is to be disposed of via the regular Council collection. The cleaning company servicing the property will ensure rubbish and recycling is placed for collection each week.

3.2 Description of other activities

There are no other activities that are part of the proposal for which the application relates.

4.0 Resource Consent Requirements

Resource consent is sought for any consents required to authorise the activities described in the proposal section of this report, including any attached plans and reports, and whether the specific consent requirement have been identified below or not.

4.1 Mackenzie District Plan

The property is located in the Low Density Residential zone, with the following overlays:

- Lake Tekapo Precinct
- Flight Protection Area

The following resource consents are required under the Mackenzie District Plan:

- A **Discretionary** activity resource consent is required under Rule LRZ-R5.1 which states that no more than one residential unit on a site is

used for residential visitor accommodation, including a minor residential unit. As the principal and minor residential units are used for residential visitor accommodation (RVA) consent is required under this rule.

- A **Restricted Discretionary** activity resource consent is required under Rule LRZ-R5.2 as the maximum occupancy of the principal residential unit may exceed six guests per night. The principal residential unit has the capacity to accommodate up to seven guests.

The matters of discretion are restricted to:

- *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.*

Overall, the application is classified as a **Discretionary** activity under the Mackenzie District Plan.

Compliance with the following rules and standards is confirmed:

- LRZ-S1 in relation to density, as the site has an area of 1,078m², and the minimum density is one residential unit per 400m². There is a principal and a detached minor residential unit on the property.
- LRZ-S5 – Coverage: As the building coverage does not exceed 40%, it is only 16.06%, nor does the building and impervious coverage exceed 50%.
- TRAN-R5 - Parking, Manoeuvring, and Loading Areas Associated with a Residential Activity: The proposal can provide up to four on-site parking spaces within the parking area, garage and lean-to car park, achieving compliance with the minimum parking requirements of TRAN-Table 3.

- PREC-R1 – Buildings and Structures: The existing buildings comply with the exterior colour and material requirements.

4.2 Other Resource Consents Required

There are no other resource consents required for this activity.

5.0 Statutory Considerations

This section provides a summary of the relevant statutory considerations.

Resource consents are managed under the RMA.

Section 104 RMA lists the relevant matters a consent authority may consider in determining a resource consent application. Relevant to the consideration of this application are:

- part 2 RMA
- actual and potential adverse effects on the environment of allowing the activity
- positive effects on the environment to offset or compensate for any adverse effects and
- any relevant provisions of a statutory planning document
- any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104B RMA states that a consent authority, after considering an application for a resource consent for a discretionary activity or non-complying activity, may grant or refuse the application; and if it grants the application, may impose conditions under section 108.

Section 108 and 108A specify requirements for conditions of resource consents.

6.0 Assessment of Effects on the Environment

6.1 Existing Environment

Section 104(1)(a) RMA requires the consent authority to have regard to any actual or potential effects on the 'environment' of allowing the activity. This is a mandatory consideration rather than a discretionary consideration. Caselaw has confirmed that this assessment must involve a comparison of the actual or potential effects of the activity against the 'environment' as modified by:

- a. the effects on the environment as it exists at the present time; and
- b. the future state of the environment as it may be modified by permitted activities; and
- c. the effects of the implementation of any resource consents.

The legally established existing environment includes the residential use of the site, the principal residential unit and the detached minor residential unit. Accordingly, the consent authority's assessment of the proposal must compare its actual and potential adverse effects against the adverse effects of the legally established buildings and residential activities on the site.

In relation to the future state of the environment as it may be modified by permitted activities, the District Plan anticipates ongoing residential development and associated residential activities within this zone. It also includes the lawful use of the principal residential unit for residential visitor use accommodating up to six guests, being a permitted activity anticipated under the District Plan. It is also non-fanciful that properties within the surrounding area may be used for residential visitor accommodation as a permitted activity where the relevant standards are met. As a result, visitor activity associated with short-term accommodation forms part of the environment anticipated by the District Plan for the Low Density Residential Zone. Accordingly, the consent authority's assessment of the proposal must compare its actual and potential adverse effects against the adverse effect established by these permitted activities.

Various resource consents have been granted and implemented for visitor accommodation in the vicinity of the site. Accordingly, the consent authority's assessment of the proposal must compare its actual and potential adverse effects against the adverse effect established by these consented activities.

6.2 Permitted Baseline

Section 104(2) RMA provides that a consent authority may disregard an adverse effect of an activity where a National Environmental Standard or District Plan permits an activity with that effect. Under the Mackenzie District Plan Rule LRZ-R5, residential visitor accommodation accommodating up to six guests within one residential unit is a permitted activity. Accordingly, a residential visitor accommodation activity of that scale could occur on the site as of right without requiring resource consent.

The permitted baseline therefore includes:

- the use of the principal residential unit for residential visitor accommodation;
- accommodation of up to six guests;
- guest arrivals and departures;
- associated vehicle movements and parking demand; and
- domestic-scale noise and activity associated with short-term residential occupation.

The proposal differs from the permitted baseline in two respects. Firstly, it involves the use of the detached minor residential unit for residential visitor accommodation. Secondly, it provides for a maximum occupancy of nine guests rather than the six guests anticipated by the permitted activity standards.

Accordingly, the relevant effects for assessment are the additional effects arising from the use of the detached minor residential unit for visitor accommodation and the accommodation of up to three additional guests beyond the level anticipated by the permitted baseline.

Given the modest scale of the departure from the permitted activity standards, the difference between the effects anticipated under the permitted baseline and those arising from the proposal is limited.

6.3 Assessment of Actual and Potential Effects on Environment

6.3.1 General

This section of the report provides an assessment of effects on the environment of allowing the activity. The assessment has been set out below to address the matters under Schedule 4 RMA and the matters considered relevant to the assessment of the proposal.

6.3.2 Scale and Intensity Effects

The proposal involves the use of both the principal residential unit and the detached minor residential unit for residential visitor accommodation purposes.

The site currently contains both residential units and no physical alterations, additions or changes to the built form are proposed. Accordingly, the proposal will not result in any visual, landscape or character effects arising from additional buildings or development on the site.

The detached minor residential unit was established as residential accommodation and is capable of being occupied on a permanent or temporary basis for residential purposes. The proposed use of the unit for visitor accommodation therefore does not alter the residential character or appearance of the site. Rather, it changes the nature of the occupancy from longer-term residential occupation to short-term visitor accommodation.

Visitors undertake activities that are generally consistent with those associated with residential living, including sleeping, cooking, dining, recreation and the use of private outdoor amenity areas. Consequently, the use of both residential units for visitor accommodation is not expected to generate effects that are materially different in character from those associated with residential occupation of the site.

The use of the detached minor residential unit for visitor accommodation may result in a modest increase in the frequency of guest arrivals and

departures compared to a scenario where only one residential unit is used for visitor accommodation. However, such movements are typically intermittent in nature and are not expected to generate adverse effects on neighbouring properties beyond those ordinarily anticipated within a residential environment.

Overall, the use of both the principal residential unit and detached minor residential unit for residential visitor accommodation is considered to result in less than minor adverse effects on the surrounding environment.

6.3.3 Location, Design and Appearance of Buildings

Rule LRZ-R5.3a requires consideration of the location, design and appearance of buildings on the site. The proposal relates solely to the use of the existing principal residential unit and detached minor residential unit for residential visitor accommodation purposes.

No new buildings, additions or external alterations are proposed. Additionally, the buildings are consistent with the character and amenity values anticipated in the residential zone. Consequently, the proposal will not change the location, scale, form or appearance of development on the site and will not alter the site's contribution to the character and amenity of the surrounding residential environment.

Accordingly, no adverse effects arise in relation to the location, design or appearance of buildings.

6.3.4 Traffic and Parking Effects

The Council has reserved its discretion over traffic and parking effects.

The proposal will utilise the existing vehicle access and parking arrangements on the site. No changes to the site access, parking layout or roading network are proposed.

Residential visitor accommodation generates vehicle movements associated primarily with guest arrivals and departures. These movements are generally dispersed throughout the day and are comparable in nature to those generated by residential activities. The site contains both a

principal residential unit and a detached minor residential unit, each of which is capable of generating vehicle movements associated with residential occupation.

The site is capable of accommodating at least four on-site parking spaces, which is sufficient to meet the anticipated parking demand generated by the activity, and there is no evidence that the existing visitor accommodation activity has resulted in parking congestion, vehicle queuing, or adverse traffic effects. The applicants are not aware of any complaints relating to traffic or parking associated with the activity.

Although not within the site, owing to the sites corner location, there is also ample space for the parking of car along the road frontage.

Accordingly, any traffic and parking effects arising from the proposal are considered to be less than minor.

6.3.5 Effects on Amenity Values of Adjoining Residential Sites, Including Noise

A key characteristic of the site is its relationship with surrounding properties. The site is bounded by road reserve on three sides, which provides physical separation between the activity and the wider residential environment. As a result, the only directly adjoining residential property is located to the north at 12 Andrew Don Drive.

The site layout further reduces the potential for adverse amenity effects. The primary outdoor living areas associated with both visitor accommodation units are located on the northern side of the site. However, the adjoining property contains utility and storage areas along the common boundary, with its principal outdoor living areas located further to the north. This arrangement increases the separation distance between the area's most likely to be used for outdoor recreation and social interaction, reducing the potential for noise, nuisance and other amenity effects to be experienced by occupants of the adjoining property.

The activity remains residential in nature, with guests undertaking activities typically associated with residential living, including sleeping, cooking, dining and recreation. The proposal will not operate as a commercial venue, event facility, function centre or place of assembly. Accordingly, the anticipated effects are limited to those generally associated with short-term residential occupation, including guest arrivals and departures, vehicle movements and domestic scale noise.

The detached minor residential unit accommodates a maximum of two guests. Consequently, the additional activity generated beyond the permitted baseline is inherently limited in scale and is comparable to the occupation of the unit for residential purposes.

To ensure that the visitor accommodation activity is appropriately managed, an Activity Management Plan has been prepared and forms part of this application. The Plan includes measures relating to guest behaviour, noise management, maximum guest numbers, on-site parking, property management oversight and procedures for responding to complaints. The Activity Management Plan also requires neighbouring property owners to be provided with contact details for the property manager, enabling any concerns to be addressed promptly should they arise.

Having regard to the site's separation from surrounding residential properties, the location and orientation of outdoor living areas, the limited scale of the activity, the modest increase in occupancy beyond that anticipated by the District Plan, and the management measures proposed through the Activity Management Plan, adverse effects on the amenity values of adjoining residential sites, including noise effects, are considered to be less than minor.

6.3.6 Effects Management Measures

The applicant has adopted measures to ensure that the residential visitor accommodation activity is managed in a manner that maintains the amenity of the surrounding residential environment.

An Activity Management Plan forms part of this application and establishes operational procedures for the management of the accommodation.

Guests will be advised of the requirements of the Plan at the time of booking and during their stay, with the property manager responsible for monitoring compliance and addressing any issues that may arise. The Activity Management Plan also requires neighbouring property owners to be provided with contact details for the property manager, ensuring that any concerns can be addressed promptly and effectively.

Conditions of consent have been proposed to ensure the activity is undertaken in accordance with the parameters of this application and that any adverse effects are suitably managed. These are attached as **Appendix 4**.

These measures provide an appropriate framework for the ongoing management of the activity and will assist in ensuring that any potential adverse effects are appropriately managed.

Accordingly, the proposed effects management measures are considered appropriate to the scale and nature of the activity to ensure any adverse effects will be less than minor.

6.3.7 Positive Effects

The proposal will provide positive effects through the continued provision of visitor accommodation within Lake Tekapo, a destination that experiences strong visitor demand throughout the year.

The proposal makes efficient use of existing residential accommodation and infrastructure, enabling visitors to access short-term accommodation without requiring additional buildings or development.

The activity also contributes to the local economy through visitor expenditure on accommodation, hospitality, retail and recreational services within the Mackenzie District.

In addition, the application provides an opportunity to formalise the operation of the activity through the resource consent process, including the implementation of an Activity Management Plan to guide the ongoing management of the accommodation.

6.3.8 Identification of persons affected by the activity

Based on the assessment above, any actual or potential adverse effects on other persons are considered to be less than minor.

7.0 Assessment of Statutory Planning Documents

The relevant statutory planning documents under section 104(1)(b) RMA are considered below. There are no other documents under section 104(1)(b) RMA that are considered pertinent to the consideration of this application.

7.1 Mackenzie District Plan

This section of the report assesses the proposal against the relevant objectives and policies of the MDP.

7.1.1 Strategic Directions

The strategic directions chapter is relevant and contains strategic objectives that seek in summary to:

- Make the Mackenzie District a desirable place to live, work, play and visit, where:
 - there are a range of living options, businesses, and recreation activities to meet community needs;
 - activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and
 - the anticipated amenity values and character of different areas are maintained or enhanced.
- The location and effects of activities are managed to:
 - minimise conflicts between incompatible activities; and
 - protect important existing activities from reverse sensitivity effects.

- The District's townships and settlements grow and develop in a consolidated way that respond to the needs of the community, including diversity in housing and business opportunities.

The proposal supports visitor accommodation within Lake Tekapo and contributes to the social and economic wellbeing of the community. The activity utilises an existing residential site and established infrastructure while maintaining the residential character and amenity values anticipated within the Low Density Residential Zone. Accordingly, the proposal is consistent with the Strategic Directions chapter.

7.1.2 Low Density Residential Zone

The LRZ contains the following objective and policy that are relevant to the consideration of the application:

LRZ-O1 Zone Purpose

The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.

The proposal utilises existing residential accommodation and does not involve any physical changes to the site or buildings. The activity remains residential in character, with guests undertaking activities typically associated with residential living. While the proposal exceeds the permitted activity standards for residential visitor accommodation, the scale of the activity remains modest and is supported by an Activity Management Plan that provides for the ongoing management of the activity. Accordingly, the proposal is considered to be compatible with the character and amenity values of the Low Density Residential Zone and is therefore consistent with Objective LRZ-O1.

LRZ-O2 Zone Character and Amenity Values

The Low Density Residential Zone is a desirable suburban living environment, which:

- 1. contains predominantly one to two story detached residential units; and*
- 2. provides on-site amenity and maintains the suburban character and amenity values of adjacent sites.*

The proposal utilises existing residential buildings and does not involve any physical alterations to the site. As a result, the established built form, residential character and appearance of the site will be maintained. The proposal will not compromise on-site amenity and is not expected to adversely affect the amenity values of adjoining residential properties. Accordingly, the proposal is consistent with Objective LRZ-O2.

LRZ-P2 Compatible Activities

Provide for activities other than residential activities, where:

- 1. they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone;*
- 2. they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre or Town Centre Zones;*
- 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites; and*
- 4. there is a functional need or operational need to establish in the zone.*

The activity is undertaken within existing residential accommodation and is ancillary to the predominant residential function of the property. The proposal also provides benefits to the local community through the provision of visitor accommodation within Lake Tekapo, supporting the local tourism economy and generating expenditure within local businesses, contributing to the economic wellbeing of the community. The limited scale and intensity of the activity means that it will not detract from the character, amenity values or purpose of the Town Centre Zone.

Considering the nature of the activity and the visitor accommodation management, it is considered that the proposal will result in less than minor adverse effects on adjoining properties in relation to residential amenity, noise, traffic or parking. The activity is ancillary to the residential activity and therefore has a functional need to utilise the existing built and physical resources available on the site. Accordingly, the proposal is considered to be consistent with Policy LRZ-P2.

8.0 Part 2 RMA (Purpose and Principles)

Part 2 of the Resource Management Act 1991 sets out the purpose and principles of the Act and provides the overarching framework for the assessment of resource consent applications.

Section 5 identifies the purpose of the Act as promoting the sustainable management of natural and physical resources. In this instance, the proposal will provide for the social and economic wellbeing of the community through the provision of visitor accommodation within Lake Tekapo, while ensuring that adverse environmental effects are appropriately avoided, remedied, or mitigated.

Sections 6 to 8 identify matters of national importance, other matters, and the principles of the Treaty of Waitangi that must be considered. The proposal is not considered to adversely affect any matters of national importance identified under Section 6.

With respect to Section 7, the proposal represents an efficient use of an existing residential site and established infrastructure, while maintaining the amenity values and character of the surrounding environment.

Section 8 requires that the principles of the Treaty of Waitangi be taken into account. The proposal is not located within an identified site of significance to Māori and is not considered to adversely affect Māori interests.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

9.0 Other Matters

There are no other relevant matters.

10.0 Notification Assessment

The application should not be publicly notified on the basis that:

- the applicant has not requested public notification of the application
- the application has not been made jointly with an application to exchange reserve land
- the activity will not have adverse effects on the wider environment that are more than minor
- no special circumstances apply.

The application should not be limited notified on the basis that:

- there are no affected protected customary rights groups or customary marine title groups
- the activity is not on or adjacent to or may affect land that is subject to a statutory acknowledgement area and there are no affected persons to whom the statutory acknowledgement has been made
- the activity will not have adverse effects on person that are minor or more than minor
- no special circumstances apply.

Accordingly, the application should be processed on non-notified basis.

11.0 Adequacy of Information

Section 104(6) of the RMA states that a consent authority may decline an application for a resource consent on the grounds that it has inadequate information to determine the application. It is considered that the AEE and this accompanying information provides adequate information for the consent authority to determine the application.

12.0 Conclusion

This application seeks land use consent for residential visitor accommodation within the existing principal residential unit and detached minor residential unit at 14 Andrew Don Drive, Lake Tekapo, accommodating a maximum of nine guests.

The assessment of environmental effects has demonstrated that the use of both residential units for visitor accommodation, together with the proposed maximum occupancy of nine guests, will result in adverse effects that are less than minor.

The proposal is consistent with the relevant objectives and policies of the Mackenzie District Plan, including those relating to the character and amenity values of the Low Density Residential Zone.

Overall, it is considered that the proposal achieves the purpose and principles of the RMA and therefore it is considered that resource consent can be granted. In accordance with s107G RMA, we request that draft conditions are provided to Perspective Consulting Ltd for comment before the consent is issued.

Appendix 1 – Record of Title



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

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




R.W. Muir
Registrar-General
of Land

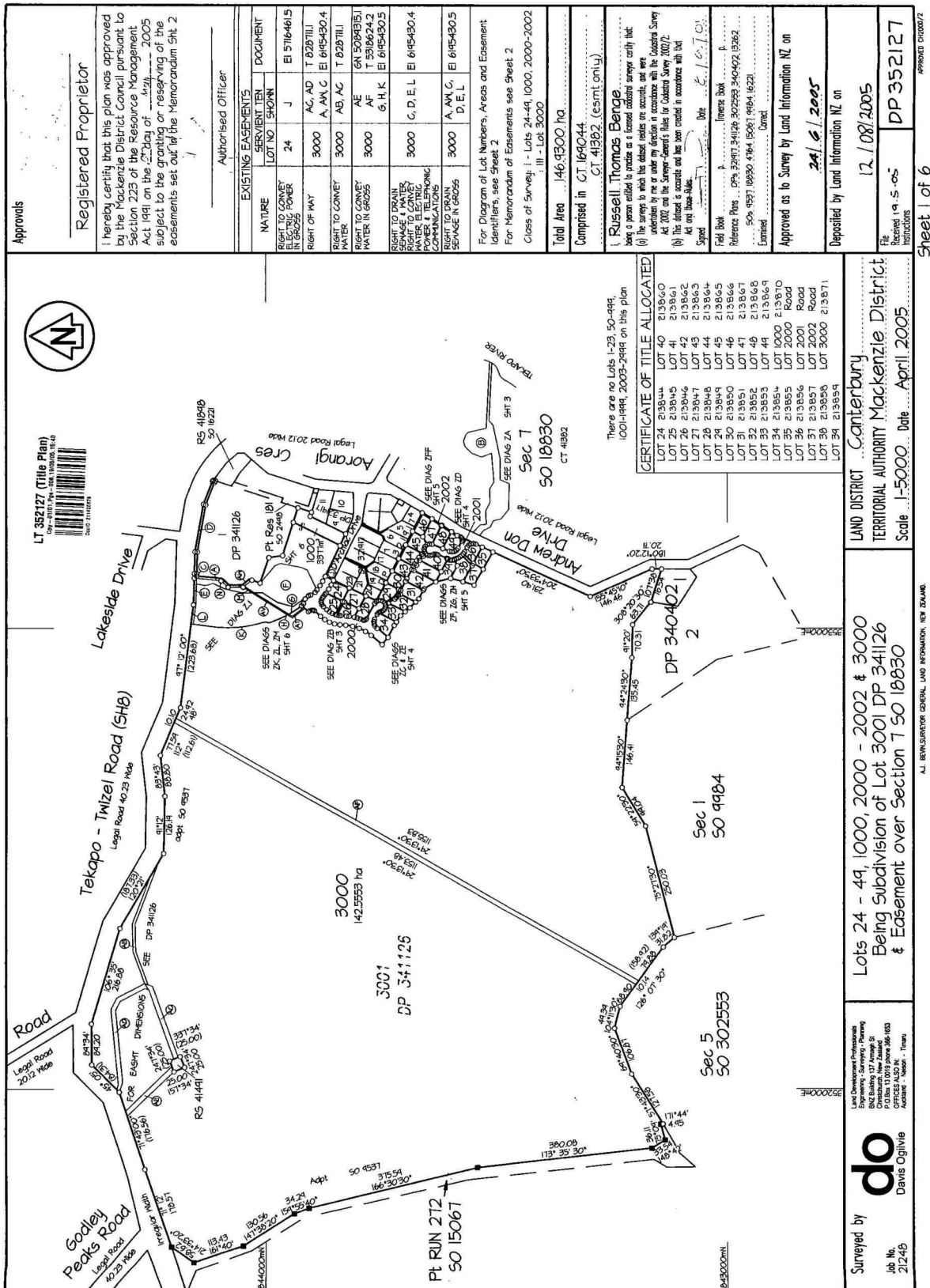
Identifier 213869
Land Registration District Canterbury
Date Issued 12 August 2005

Prior References
169044

Estate Fee Simple
Area 1078 square metres more or less
Legal Description Lot 49 Deposited Plan 352127
Registered Owners
Nelsen David Baird and Marlize Baird

Interests

Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Appurtenant hereto is a right of way created by Easement Instrument 6195430.4 - 28.10.2004 at 9:00 am
The easements created by Easement Instrument 6195430.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6195430.6 - 28.10.2004 at 9:00 am
Subject to a right to drain water in gross over part marked S on DP 352127 in favour of Mackenzie District Council created by Easement Instrument 6531484.7 - 12.8.2005 at 9:00 am
The easement created by Easement Instrument 6531484.7 is subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6531484.10 - 12.8.2005 at 9:00 am
Fencing Covenant in Easement Instrument 6531484.10 - 12.8.2005 at 9:00 am
12034237.2 Mortgage to ANZ Bank New Zealand Limited - 1.3.2021 at 3:16 pm



1 hereby certify that this plan was approved by the Mackenzie District Council pursuant to Section 223 of the Resource Management Act 1991 on the 12 day of May 2005 subject to the granting or reserving of the easements set out in the Memorandum hereon

Authorised Officer _____

MEMORANDUM OF EASEMENTS

NATURE	LOT NO	GRANTOR	DOM TEN / GRANTEE
RIGHT TO DRAIN WATER IN GROUSES	50	18930	B
	3000	G, D, E, F, M, N, A, M	
	44	S	
	45	U, A, N	
	46	V	
RIGHT OF WAY	31	AH	36, 30
	27	AJ	25, 26
RIGHT OF WAY, RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	41	AN	40, 42-44
	42	AM	40, 41, 43, 44
	43	AL	40-42, 44
	44	AK	40-43
	30	AP	24, 31, 32
	31	AR	24, 30, 32
	32	AS	24, 30, 31
RIGHT TO DRAIN SERVICE & WATER	41	AN	42
	42	AM	41, 42
	43	AL	41, 42
	30	AP	31, 32
	31	AR	32
	32	AS	31
RIGHT TO DRAIN SERVICE	24	P	27
RIGHT TO DRAIN WATER	25	R	27
RIGHT TO DRAIN SERVICE & WATER IN GROUSES	46	M	Y
	45	Z	
	44	Z	
	43	AG	
RIGHT TO DRAIN SERVICE IN GROUSES	3000	G, D, E, M, AV, H, AT	
RIGHT TO CONVEY ELECTRICITY IN GROUSES	3000	AT, H, M	
	47	AX, AY	

I hereby certify that this plan was approved by the Mackenzie District Council pursuant to Section 223 of the Resource Management Act 1991 on the 12 day of May 2005 subject to the granting or reserving of the easements set out in the Memorandum hereon

Authorised Officer _____

MEMORANDUM OF EASEMENTS

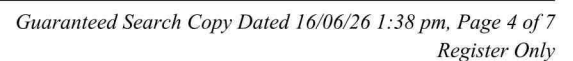
NATURE	LOT NO	GRANTOR	DOM TEN / GRANTEE
RIGHT TO DRAIN WATER IN GROUSES	50	18930	B
	3000	G, D, E, F, M, N, A, M	
	44	S	
	45	U, A, N	
	46	V	
RIGHT OF WAY	31	AH	36, 30
	27	AJ	25, 26
RIGHT OF WAY, RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	41	AN	40, 42-44
	42	AM	40, 41, 43, 44
	43	AL	40-42, 44
	44	AK	40-43
	30	AP	24, 31, 32
	31	AR	24, 30, 32
	32	AS	24, 30, 31
RIGHT TO DRAIN SERVICE & WATER	41	AN	42
	42	AM	41, 42
	43	AL	41, 42
	30	AP	31, 32
	31	AR	32
	32	AS	31
RIGHT TO DRAIN SERVICE	24	P	27
RIGHT TO DRAIN WATER	25	R	27
RIGHT TO DRAIN SERVICE & WATER IN GROUSES	46	M	Y
	45	Z	
	44	Z	
	43	AG	
RIGHT TO DRAIN SERVICE IN GROUSES	3000	G, D, E, M, AV, H, AT	
RIGHT TO CONVEY ELECTRICITY IN GROUSES	3000	AT, H, M	
	47	AX, AY	

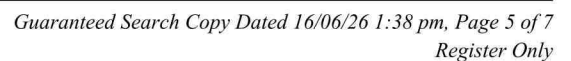
I hereby certify that this plan was approved by the Mackenzie District Council pursuant to Section 223 of the Resource Management Act 1991 on the 12 day of May 2005 subject to the granting or reserving of the easements set out in the Memorandum hereon

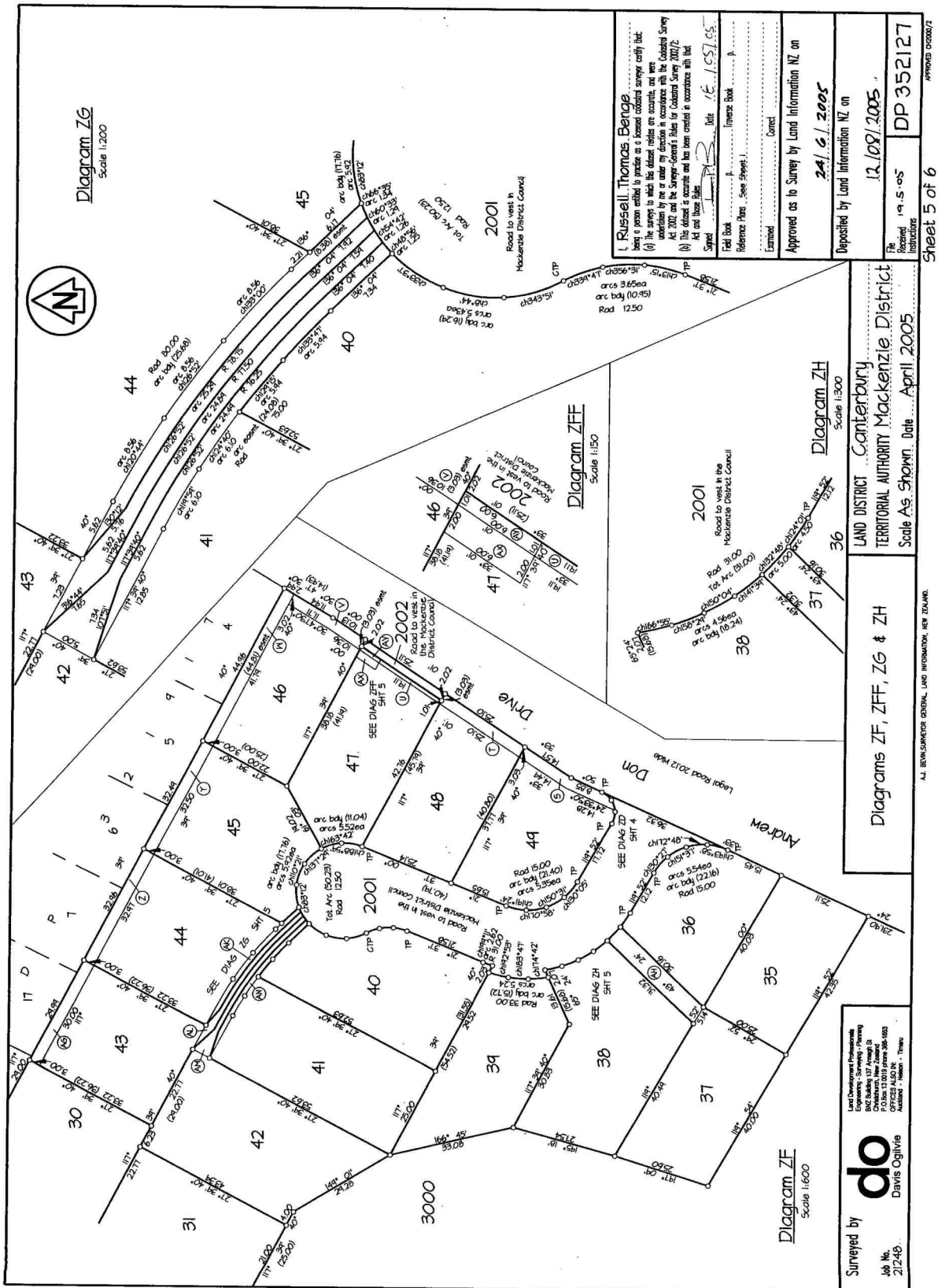
Authorised Officer _____

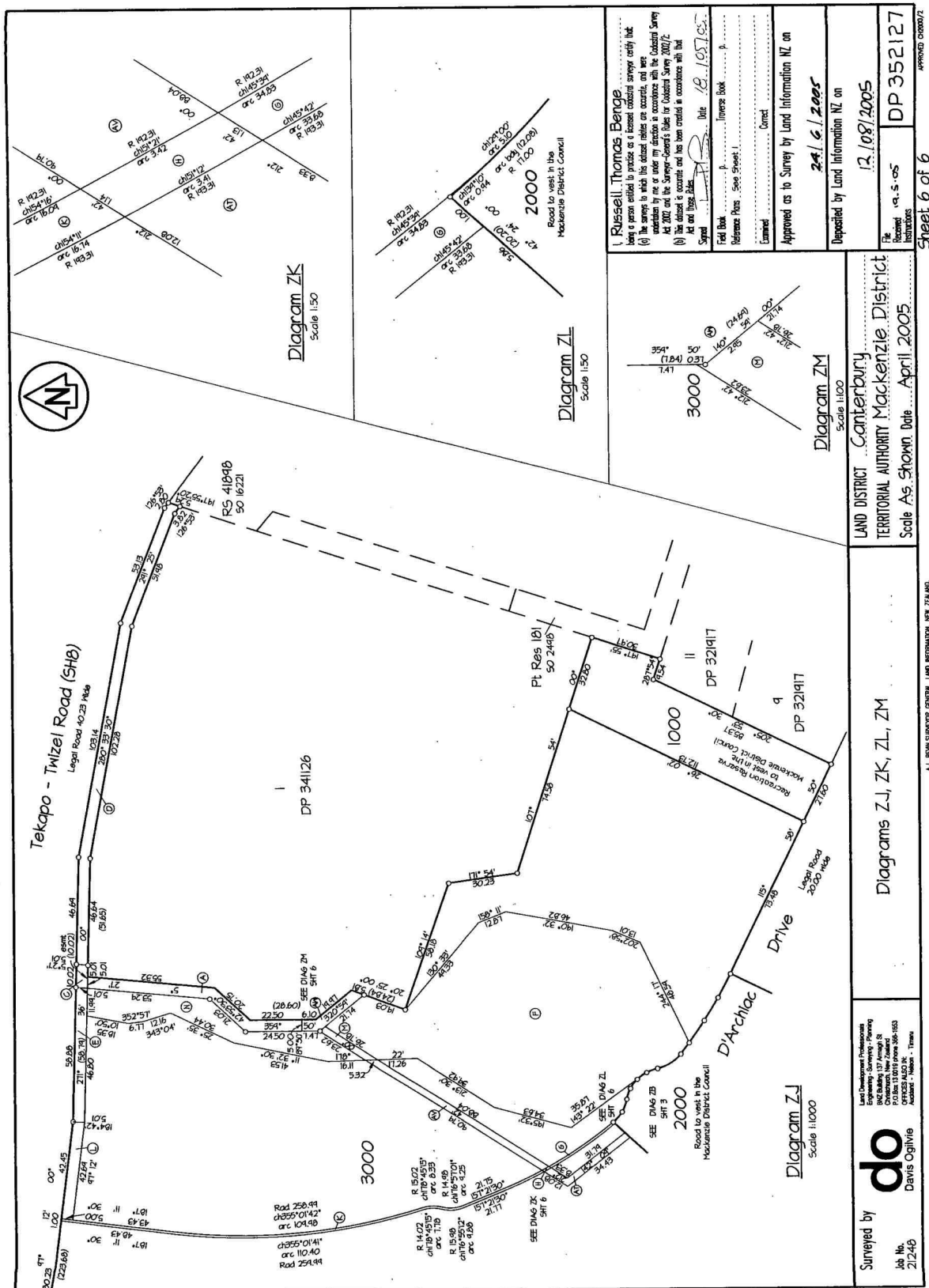
MEMORANDUM OF EASEMENTS

NATURE	LOT NO	GRANTOR	DOM TEN / GRANTEE
RIGHT TO DRAIN WATER IN GROUSES	50	18930	B
	3000	G, D, E, F, M, N, A, M	
	44	S	
	45	U, A, N	
	46	V	
RIGHT OF WAY	31	AH	36, 30
	27	AJ	25, 26
RIGHT OF WAY, RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	41	AN	40, 42-44
	42	AM	40, 41, 43, 44
	43	AL	40-42, 44
	44	AK	40-43
	30	AP	24, 31, 32
	31	AR	24, 30, 32
	32	AS	24, 30, 31
RIGHT TO DRAIN SERVICE & WATER	41	AN	42
	42	AM	41, 42
	43	AL	41, 42
	30	AP	31, 32
	31	AR	32
	32	AS	31
RIGHT TO DRAIN SERVICE	24	P	27
RIGHT TO DRAIN WATER	25	R	27
RIGHT TO DRAIN SERVICE & WATER IN GROUSES	46	M	Y
	45	Z	
	44	Z	
	43	AG	
RIGHT TO DRAIN SERVICE IN			









Appendix 2 – Visitor Accommodation Management Plan

VISITOR ACCOMMODATION - ACTIVITY MANAGEMENT PLAN

This Activity Management Plan applies to the use of 14 Andrew Don Drive, Tekapo (Lot 49 Deposited Plan 352127 held in Record of Title 213869) as a visitor accommodation in accordance with resource consent RM [to be completed].

Section 1.0: Property Manager Details

1.1 Property Manager

The Property Manager of this accommodation is: *To be confirmed*

Phone:

Email:

Section 2.0: Property Manager Responsibilities

The Property Manager will have the following responsibilities:

2.1 On check-in of guests:

- To provide the guests with a copy of the House Rules.
- To check that the number of guests does not exceed nine at any one time.
- To check that the on-site compendium contains a copy of the House Rules and a copy of the relevant conditions of resource consent RM [to be completed].

2.2 On servicing and other visits:

- Rubbish bins are to go out on Wednesday (the blue glass bin and green waste bin every week and the yellow and red bin on alternate weeks) and be brought back in as soon as possible after being emptied.

- To ensure that rubbish bins do not remain on the street for more than 24 hours, this may require a visit on Wednesday and/or Thursday.
- To check that the number of guests does not exceed nine.

2.3 Prior to Activity Commencing

- The Property Manager will provide their contact details to the adjoining landowners.

Section 3.0: House Rules

3.1 House Rules

- There shall be no more than nine guests present at any one time, seven in the principal residential unit ('Big Rock') and two in the minor residential unit ('Little Rock').
- Between 10pm and 7am, guests shall minimise outdoor noise and refrain from activities likely to disturb neighbouring properties, including shouting, loud conversations, amplified music and group gatherings.
- Guests shall be respectful of neighbouring properties at all times. Loud conversations, shouting, group gatherings and other activities likely to disturb neighbouring properties are prohibited after 10pm.
- No music sources shall be played or located outdoors after 8pm.
- Guest shall park vehicles in the on-site car parking spaces.

3.2 Complaints Procedures

Should a complaint be received by the Property Manager from any neighbour, member of the public or organisation, the Property Manager shall evaluate the complaint and if reasonable:

- Phone or call into the house to ensure the matter of complaint ceases.
- Advise the guests that should the activity causing the complaint continue, the guests may be asked to leave the property.

- Advise the guests that their behaviour may result in them being excluded from future stays at the accommodation.
- Keep a record of all complaints, the reason for the complaint and what actions were taken to address the complaint, if necessary.
- The Complaints Register shall be made available to the Mackenzie District Council on request.

3.3 Signs

- A sign will be placed on doors leading to outdoor recreation areas stating, *"Please respect our neighbours. Outdoor noise must be kept to a minimum between 10pm and 7am."*

Appendix 3 – Building Plans

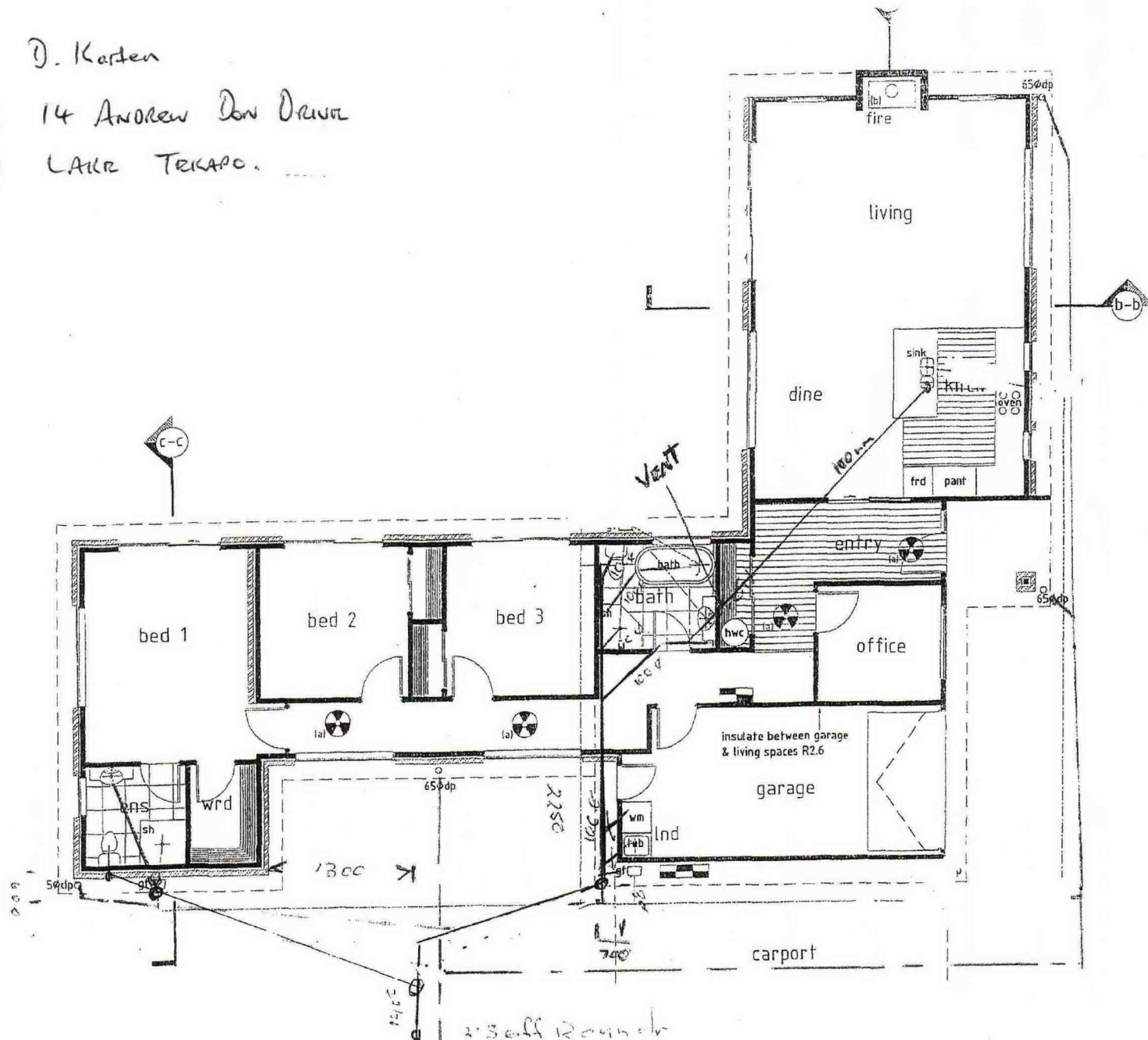
D. Karten

14 Andrew Don Drive

LAKE TEKAPO.



BCPLAN



DRAINAGE PLAN

HI-FLO PLUMBING

1992 LIMITED

224 Thames St, P.O. Box 109, Oamaru

Ph. 03-434 9872 Fax. 03-434 9873

sht 1 ELEVATIONS
sht 2 ELEVATIONS
sht 3 FLOOR PLAN
sht 4 FOUNDATION PLAN
sht 5 SITE PLAN

See
Amendment

sht 6 SECTION
sht 7 SECTION
sht 8 SECTION

sht 9 ASSEMBLIES
sht 10 ASSEMBLIES
sht 11 ASSEMBLIES
sht 12 ASSEMBLIES
sht 13 ASSEMBLIES
sht 14 ASSEMBLIES
sht 15 ASSEMBLIES

sht 16 BRACING PLAN

PROPOSED DWELLING

14 Andrew Don Drive . Tekapo

DRAFTLINE LTD

DESIGN & DRAUGHTING SERVICES

PROPERTY MANAGEMENT

PROPERTY INSPECTION

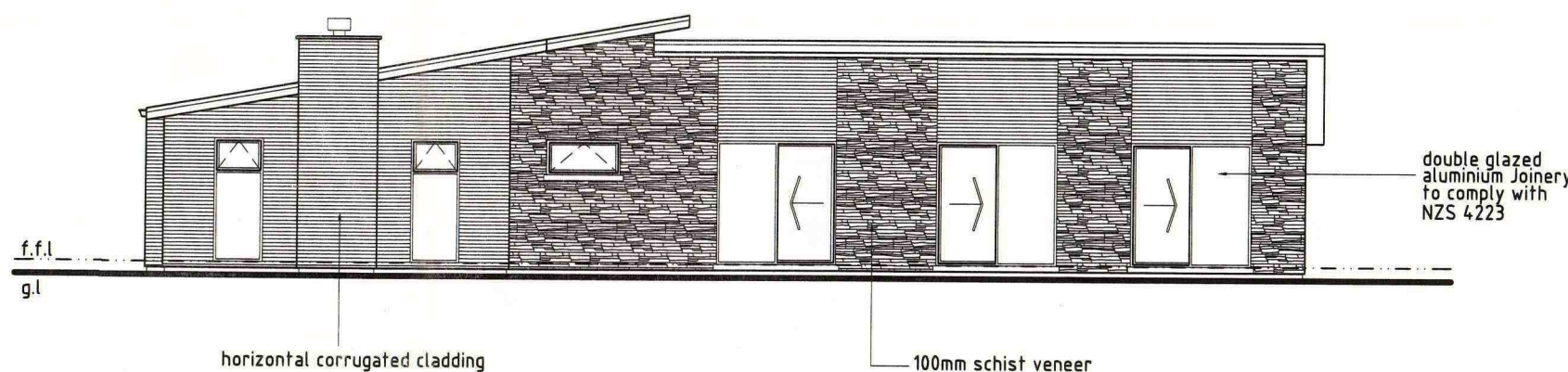
PATRICK COLL NZCD Arch

198 Pages Road Timaru

Ph/Fax 03 686 0360

Cell 0274 370 280

Email pat.coll@draftline.com



TEKAPU DISTRICT COUNCIL

APPROVED

COPY 100178

This plan and specification must be available
at the building site at all times when work is
in progress.

DISTRICT BUILDING INSPECTOR

SUPPLEMENTARY ATTACHMENTS :

bracing schedule

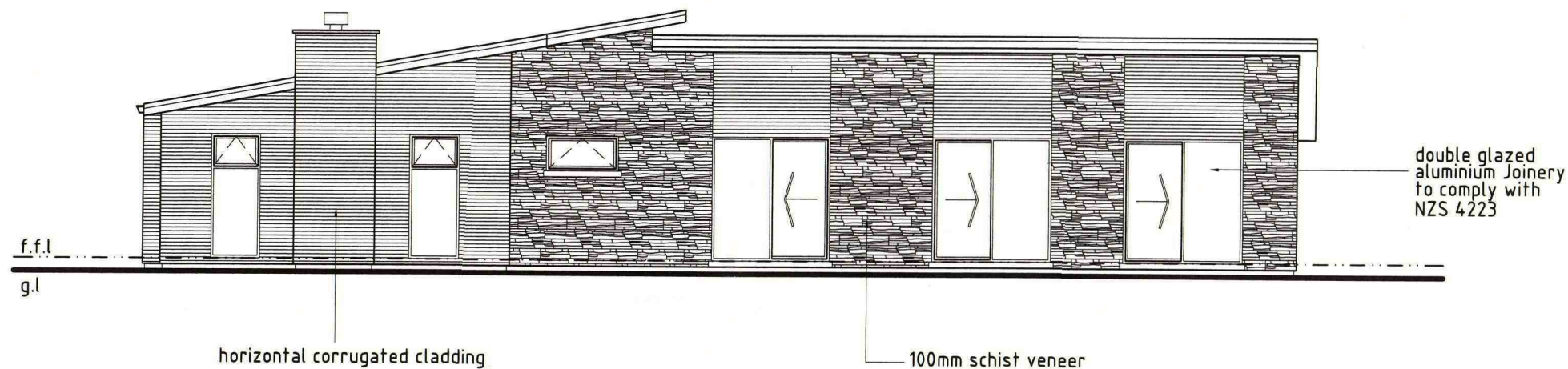
risk Matrix

H1 checklist

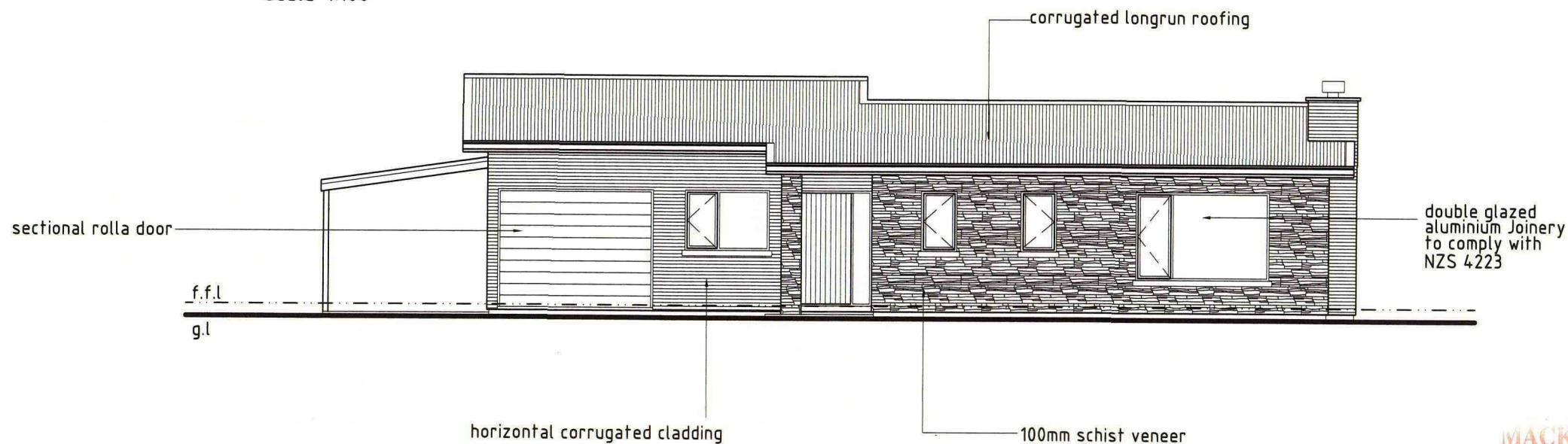
specification

fixing charts

DESIGN : PAT COLL
DRAWN : J NEWLOVE



NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

MACKENZIE DISTRICT COUNCIL
APPROVED
COPY 100178
This plan and specification must be available
on the building site at all times when work is
in progress.
DISTRICT BUILDING INSPECTOR

Firms Name.
DRAFTLINE LTD
DESIGN & DRAUGHTING SERVICES
PROPERTY MANAGEMENT
PROPERTY INSPECTION
PATRICK COLL NZCD Arch
198 Pages Road Timaru
Ph/Fax 03 686 0360
Cell 0274 370 280
Email pat.coll@draftline.co.nz

Notes.
*DOWNLIGHTS INSTALLED MUST BE
CA-RATED DOWNLIGHTS (NZECP 54)
NO MORE THAN ONE PER 5 Sqm
*ALL TIMBER FRAMING TO BE MSG 6
UNLESS STATED OTHERWISE
*ELECTRICAL FITTINGS AND WIRING TO
COMPLY WITH G8 & G9 OF THE NZBC

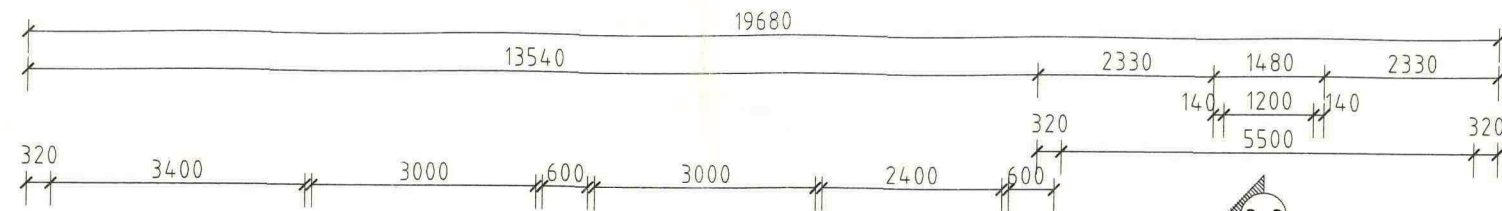
ALL DIMENSIONS TO BE CONFIRMED ONSITE.

Job Title.
proposed dwelling
14 andrew don drive
lake tekapo

Design. Pat Coll
Drawn. J. Newlove
Checker.
Approved.
Revision.
Date. 22-sep-10

Drawing Title.
ELEVATIONS

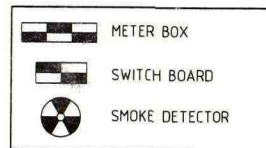
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Sheet No.
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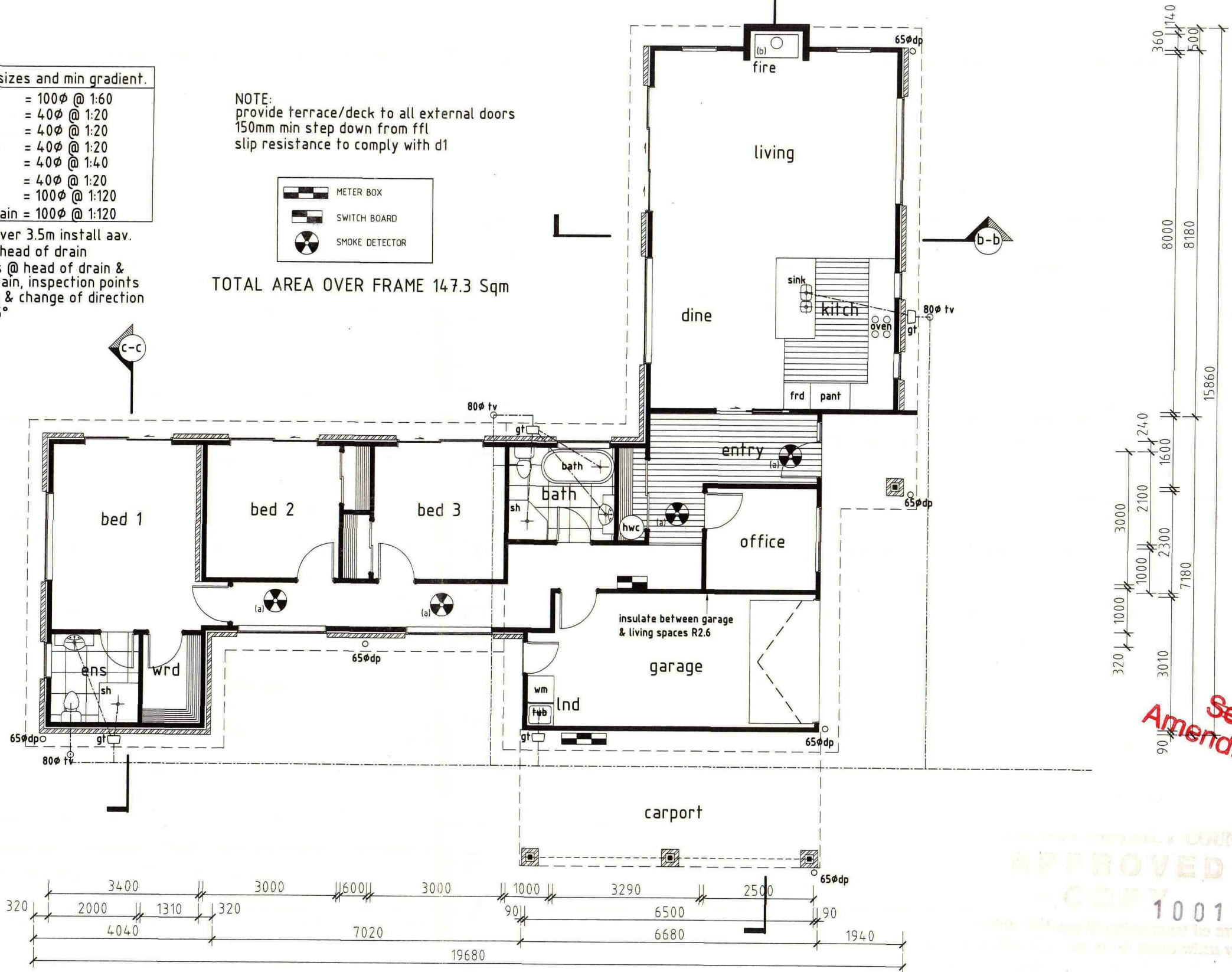
plumbing pipe sizes and min gradient.	
WC	= 100Ø @ 1:60
vanity	= 40Ø @ 1:20
laundry tub	= 40Ø @ 1:20
wet floor/shw	= 40Ø @ 1:20
bath	= 40Ø @ 1:40
sink	= 40Ø @ 1:20
foul drain	= 100Ø @ 1:120
stormwater drain	= 100Ø @ 1:120

- * waste pipes over 3.5m install aav.
- * 80mm vent @ head of drain
- * rodding points @ head of drain & every 50m of drain, inspection points @ every junction & change of direction greater than 45°

NOTE:
provide terrace/deck to all external doors
150mm min step down from ffl
slip resistance to comply with d1



TOTAL AREA OVER FRAME 147.3 Sqm



See Amendment

APPROVED
100178

Firms Name.
DRAFTLINE LTD
DESIGN & DRAUGHTING SERVICES
PROPERTY MANAGEMENT
PROPERTY INSPECTION
PATRICK COLL NZCD Arch
198 Pages Road Timaru
Ph/Fax 03 686 0360
Cell 0274 370 280
Email pat.coll@draftline.co.nz

Notes.
*DOWNLIGHTS INSTALLED MUST BE CA-RATED DOWNLIGHTS (NZCEP 54) NO MORE THAN ONE PER 5 Sqm
*ALL TIMBER FRAMING TO BE MSG 6 UNLESS STATED OTHERWISE
*ELECTRICAL FITTINGS AND WIRING TO COMPLY WITH G8 & G9 OF THE NZBC

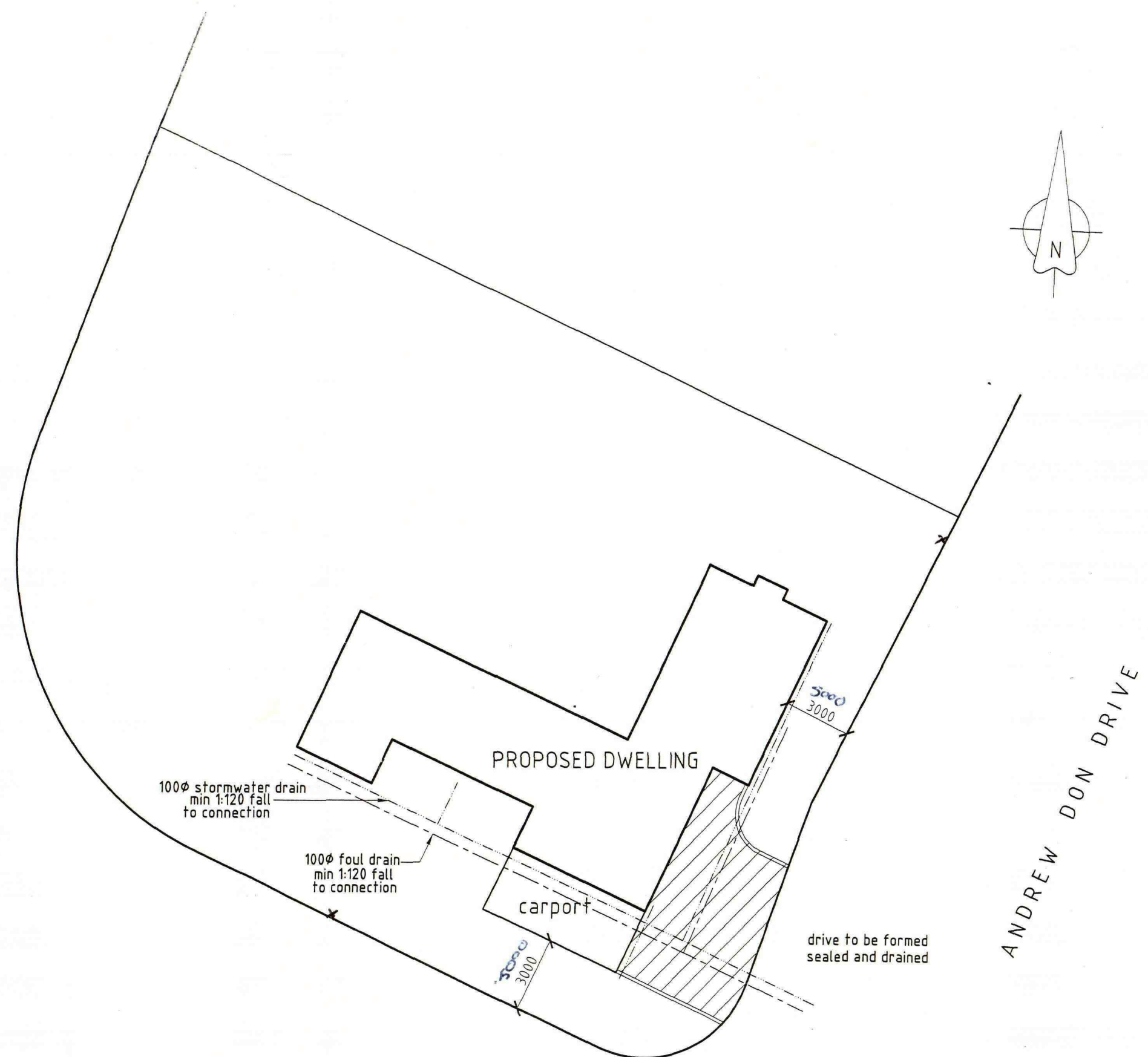
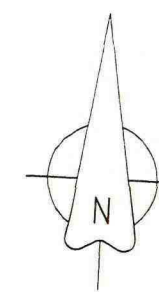
ALL DIMENSIONS TO BE CONFIRMED ONSITE.
(a) SMOKE DETECTORS TO BE HARD WIRED ON EXIT PATHS
(b) FIRE & FLUE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

Job Title.
**proposed dwelling
14 andrew don drive
lake tekapo**

Design. Pat Coll
Drawn. J. Newlove
Checker.
Approved.
Revision.
Date. 22-sep-10

Drawing Title.
**FLOOR
PLAN**

Scale.
1:100
Sheet No.
3



KENZIE DISTRICT COUNCIL
APPROVED
100178 **COPY**
Plan and specification must be available
on building site at all times when work is
in progress.
DISTRICT BUILDING INSPECTOR

Firms Name. DRAFTLINE DESIGN & DRAFTING SERVICES PROPERTY MANAGEMENT PROPERTY INSPECTION PATRICK COLL NZCO Arch 198 Pages Road Timaru Ph/Fax 03 686 0360 Cell 0274 370 280 Email pat.coll@draftline.co.nz	Notes. *DOWNLIGHTS INSTALLED MUST BE CA-RATED DOWNLIGHTS (NZECP 54) NO MORE THAN ONE PER 5 Sqm *ALL TIMBER FRAMING TO BE MSG 6 UNLESS STATED OTHERWISE *ELECTRICAL FITTINGS AND WIRING TO COMPLY WITH G8 & G9 OF THE NZBC	ALL DIMENSIONS TO BE CONFIRMED ONSITE.	Job Title. proposed dwelling 14 andrew don drive lake tekapo	<table border="1"><tr><td>Design.</td><td>Pat Coll</td></tr><tr><td>Drawn.</td><td>J. Newlove</td></tr><tr><td>Checker.</td><td></td></tr><tr><td>Approved.</td><td></td></tr><tr><td>Revision.</td><td></td></tr><tr><td>Date.</td><td>22-sep-10</td></tr></table>	Design.	Pat Coll	Drawn.	J. Newlove	Checker.		Approved.		Revision.		Date.	22-sep-10	Drawing Title. SITE PLAN	<table border="1"><tr><td>Scale.</td><td>1:200</td></tr><tr><td>Sheet No.</td><td>5</td></tr></table>	Scale.	1:200	Sheet No.	5
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	Drawn.	J. Newlove																				
	Checker.																					
	Approved.																					
Revision.																						
Date.	22-sep-10																					
Scale.	1:200																					
Sheet No.	5																					

IMAGES NOTE:
Illustrations are indicative only and should not be used for construction



Proposed New Sleepout

For D & S Karton
Ass No.2531104147
Lot 49 DP352127
14 Andrew Don Drive
Lake Tekapo

Table of Drawings

01	Images Cover Sheet
02	Site Layout
03	Floor Plan & Elevations & Risk Matrix
04	NZS4218:2004 Calculations
05	Foundation Layout & Details
06	Cross Sections A-A & Door & Window Schedule
07	Cladding Details 1
08	Cladding Details 2
09	Roof Plan and Details
10	Drainage Layout
11	Bracing Layout & Calculations

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COPY**
This plan and specification must be available
on site at all times when work is
in progress. 120240
DISTRICT BUILDING INSPECTOR

MACKENZIE DISTRICT COUNCIL
**APPROVED
COPY**
This plan and specification must be available
on site at all times when work is in
progress. DISTRICT BUILDING INSPECTOR



Proposed New Sleepout:

D & S Karton

Site Address
Ass No. 2531104147
Lot 49 DP352127
14 Andrew Don Drive
Lake Tekapo

Sheet title
Images

Designer LBP No. BP113354	Builder LBP No. BP101967	Date 04 Sept 2012
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CONSTRUCTION ISSUE

1 of **11**

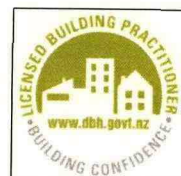
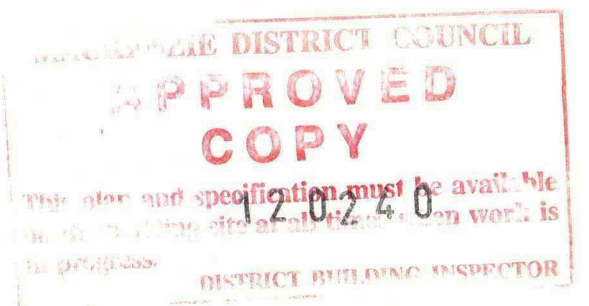
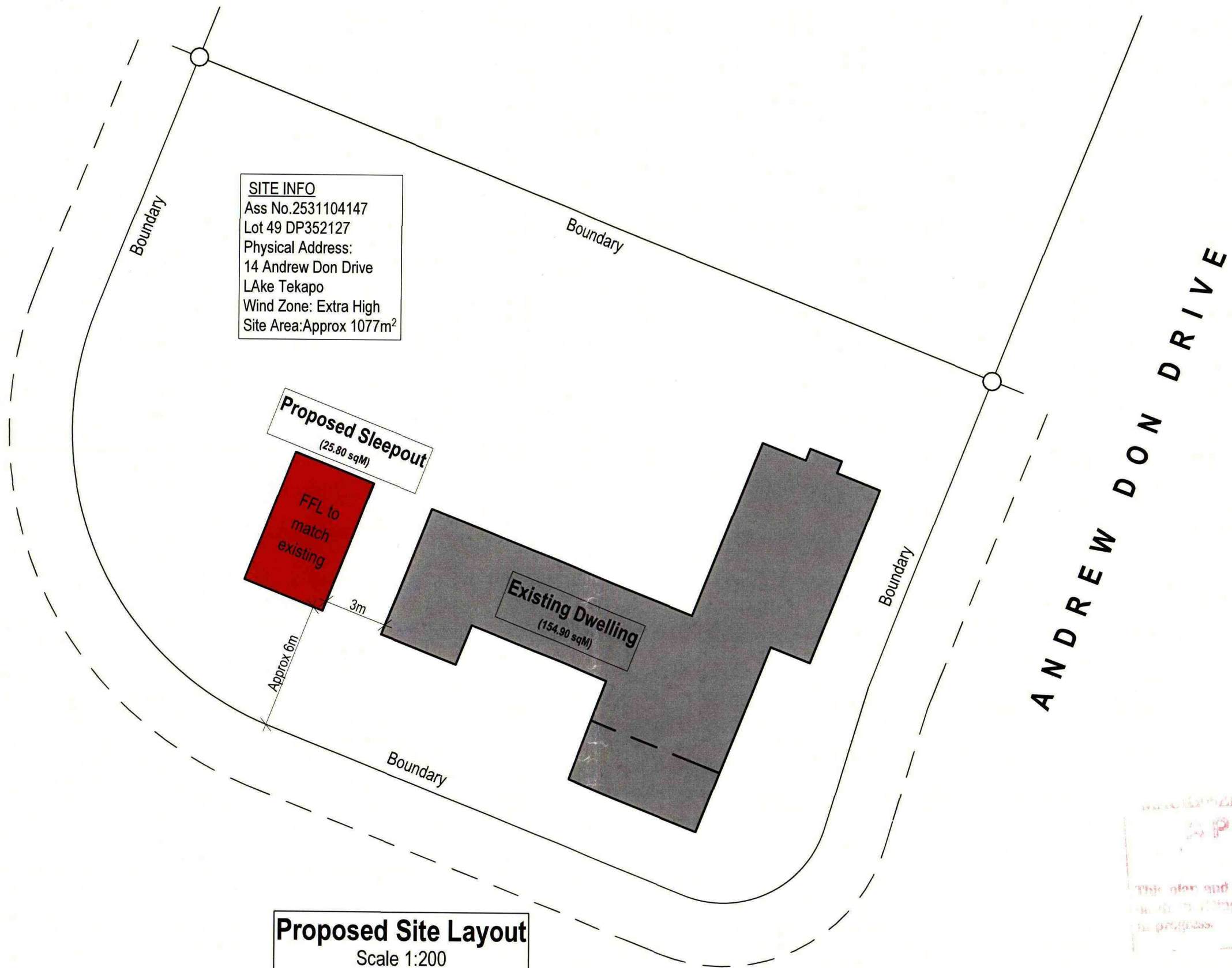
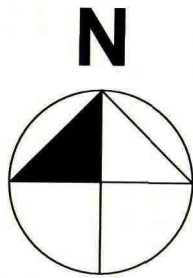
Job No:
Scale
NTS

G.J. Gardner. HOMES

G J Gardner drawings protected by Copyright

SITE PLAN NOTE:

Site plan is produced from information supplied by others and should be checked prior to construction on site



Proposed New Sleepout:

D & S Karton

Site Address
Ass No. 2531104147
Lot 49 DP352127
14 Andrew Don Drive
Lake Tekapo

Sheet title
Site Layout

Designer LBP No. **BP113354** Builder LBP No. **BP101967** Date **04 Sept 2012**

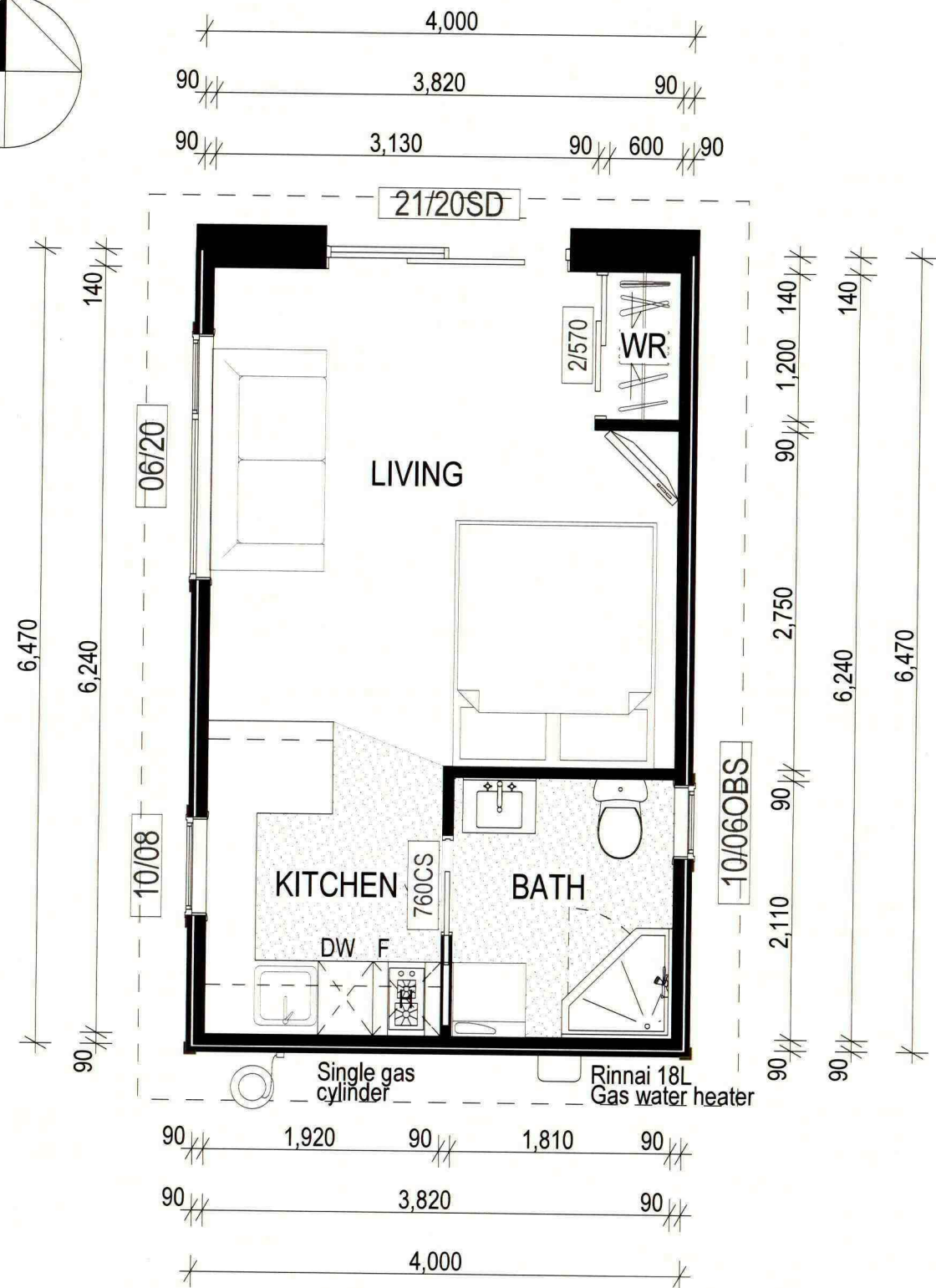
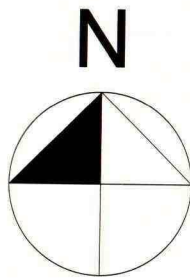
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2A of 11

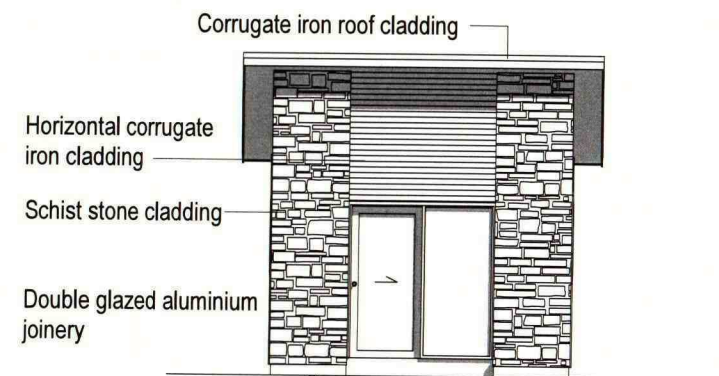
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Scale **1:200**

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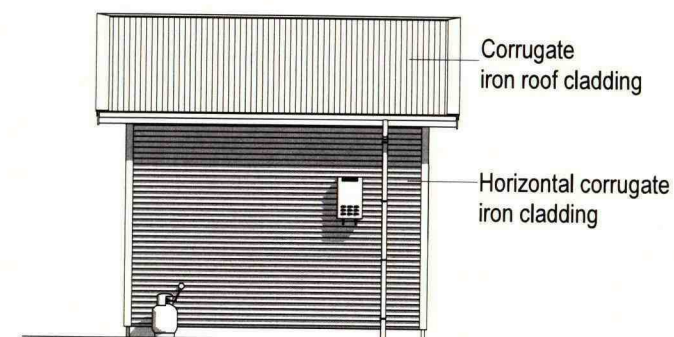


Proposed Floor Plan
Floor Area over plates 25.80m²



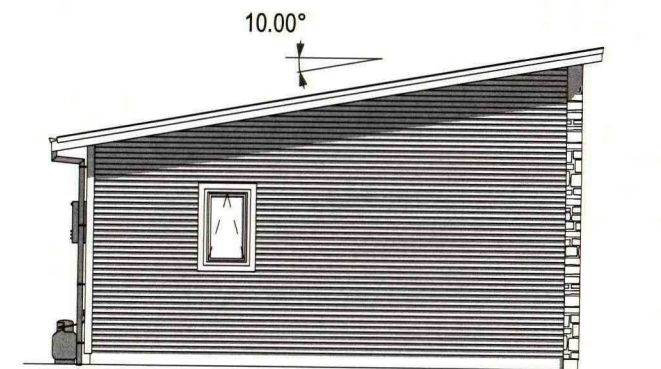
North Elevation

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6



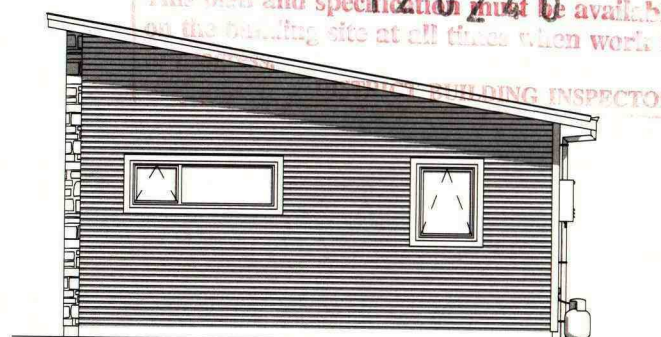
South Elevation

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6



East Elevation

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6



West Elevation

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6

Rev A - 31.10.12 - Gas heater and bottle added



Proposed New Sleepout:
D & S Karton

Site Address
Ass No. 2531104147
Lot 49 DP352127
14 Andrew Don Drive
Lake Tekapo

Sheet title
Floor Plan & Elevations

Designer LBP No. BP113354
Builder LBP No. BP101967
Date 04 Sept 2012

CONSTRUCTION ISSUE

3A of 11

Job No:
Scale 1:50 & 1:100

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Appendix 4 – Proposed Conditions

General

1. The residential visitor accommodation activity and development shall be undertaken in accordance with the application entered into Council records under reference RM[*to be inserted*], including the approved plans ([Insert Reference]), except as modified by the following conditions.

Residential Visitor Accommodation

2. The principal residential unit and detached minor residential unit may be occupied independently or together for residential visitor accommodation purposes.
3. The maximum number of guests shall not exceed seven within the principal residential unit and two within the detached minor residential unit.

Note: For the purposes of this condition, “guests” includes adults, children, and infants.

4. Prior to the commencement of the residential visitor accommodation activity, the finalised Visitor Accommodation Management Plan (VAMP) shall be provided to the Mackenzie District Council Planning Manager. The activity shall be operated at all times in accordance with the VAMP.
5. Once the VAMP is certified, it will form part of the Approved Consent Document and visitor accommodation activities on the site must be operated in accordance with the certified VAMP.
6. Records of guest occupancy including guest numbers, ages, dates, and duration of stay, must be retained for each 24-month period commencing from the first use of the site for visitor accommodation. If a digital travel company, booking website, or other booking system is used, the records must originate from those sources and be retained in original format, or as a copy of the original, with the source

of the information capable of being identified in the records. The records must be produced by the consent holder within 20 working days of any request by the Planning Manager of the Mackenzie District Council planning@mackenzie.govt.nz The private information of guests such as names and contact information is not required to be provided and may be redacted providing the redactions are noted as being for that purpose.