

Rules Assessment

Proposal: Un-hosted residential visitor accommodation in an existing four-bedroom dwelling for up to eight guests

Address: 12 Hamilton Drive, Lake Tekapo

District Plan: Mackenzie District Plan ('MDP')

Site Zoning	
Zone	Lower Density Residential Zone
Overlays/Controls	Lake Tekapo Precinct Flight protection Area – Tekapo
Designations	N/A

Rule	Compliance	Non-Compliance
Transport		
Rules		
TRAN-R1 – Development, Operation, Maintenance, Repair, Upgrade or Replacement of Land Transport Infrastructure Within a Land Transport Corridor	N/A – not proposed	
TRAN-R2 – Land Transport Infrastructure Not Within a Land Transport Corridor	N/A – not proposed	
TRAN-R3 – Vehicle Crossing Where this activity complies with the following standards: - TRAN-S9 Vehicle Crossing Design - TRAN-S10 Siting of Vehicle Crossings	Complies – see assessment against TRAN-S9 and S10 in the following section.	
TRAN-R4 – Vehicle Accessway Where this activity complies with the following standard: TRAN-S11 Vehicle Accessways	Complies – see assessment against TRAN-S11 in the following section.	
TRAN-R5 – Parking, Manoeuvring, and Loading Areas Associated with a Residential Activity Where this activity complies with the following standards: - TRAN-S1 Minimum Parking Space Requirements - TRAN-S2 Size of Parking Spaces	Complies – see assessment against TRAN-S1, S2, S4, S7 and S8 in the following section.	

Rule	Compliance	Non-Compliance
- TRAN-S4 Reverse Manoeuvring - TRAN-S7 Surface and Drainage of Parking and Loading Areas - TRAN-S8 Landscaping		
TRAN-R6 – Parking, Manoeuvring, and Loading Areas Associated with a Non-Residential Activity	N/A – the proposal is residential activity.	
TRAN-R7 – The Development of a New, or Expansion of an Existing Activity that Generates Equivalent Car Movements that Meet or Exceed the Thresholds Outlined in TRAN-Table 1	N/A – the proposed expansion of the existing visitors accommodation activity will not generate >200 equivalent car movements per day.	
TRAN-R8 – Electric Vehicle Charging Stations	N/A – not proposed.	
Standards		
TRAN-S1 – Minimum Parking Space Requirements - any residential unit used for residential visitor accommodation activity: 2 spaces per unit	Complies – 4 existing parking spaces are provided on-site, with 2 in the garages and 2 on the driveway.	
TRAN-S2 – Size of Parking Spaces	Complies – the driveway is measured approximately 7.5m long and at least 12m wide, which is sufficient to provide two required parking spaces at the required stall width and depth.	
TRAN-S3 – Mobility Parking Requirement	Complies – the driveway is measured approximately 7.5m long and at least 12m wide, which is sufficient to accommodate one long-term car parking at the required stall width, aisle and stall depth, plus one mobility parking.	
TRAN-S4 – Reverse Manoeuvring	N/A – Hamilton Drive is not a State Highway, Arterial Road, Collector Road, or accessway providing for six or more parking spaces	
TRAN-S5 – Queuing	N/A – only four on-site parking spaces are proposed, no queuing space is required if the on-site parking spaces are less than five.	
TRAN-S6 – Loading Areas	N/A – the site is within Lower Density Residential Zone.	

Rule	Compliance	Non-Compliance
TRAN-S7 – Surface and Drainage of Parking and Loading Areas - For sites with less than four on-site vehicle parking spaces: - The surface must be formed to an all weather standard; and - The area over which vehicles obtain access to the parking area must be sealed from the vehicle access point for 5.5m into the site.	Complies: - the two required parking spaces are provided within the garage, which is formed to an all-weather standard. - The first 5.5m from the vehicle access point into the site is sealed.	
TRAN-S8 – Landscaping	N/A – no carparking for non residential activities proposed	
TRAN-S9 – Vehicle Crossing Design Crossing width: 3.5m-6m	Complies: - The site does not front State Highway or Arterial Road - The width of vehicle crossing is between 3.5 – 6m as permitted under TRAN-Table 7 - Complies with TRAN-Figure 3	
TRAN-S10 – Siting of Vehicle Crossings - Minimum crossing distance from intersection 10m - Minimum sight distance 45m	Complies – the proposal will continue to utilise the existing vehicle crossing. No new crossing is proposed.	
TRAN-S11 – Vehicle Accessways - Legal width: 4.5m - Formed width: 3m	Complies – no physical changes are proposed to the existing vehicle accessway	
TRAN-S12 – Road Design Requirements	N/A – no road is proposed	
TRAN-S13 – Intersection Separation Distances	N/A – no intersection is proposed	
TRAN-S14 – Cycle Parking	N/A – residential visitor accommodation is not provided as an activity in Table 13 and has been assessed based on visitor accommodation activity.	
Infrastructure – N/A		
Renewable Electricity Generation – N/A		
Sites and Areas of Significance to Māori – N/A		

Rule	Compliance	Non-Compliance
Public Access – N/A		
Natural Character		
Rules		
NATC-R1 – Buildings and Structures - Where the activity complies with: NATC-S1 – Activity Setbacks from Surface Waterbodies 10m setback from Tekapo River for residential zones	Complies – the site is setback more than 10m from Tekapo River.	
NATC-R2 – NATC-R4	N/A – no earthworks, woodlots or quarrying activities are proposed.	
Natural Features and Landscapes – N/A		
Subdivision – N/A		
Earthworks – N/A		
Light – N/A		
Low Density Residential Zone		
Rules		
LRZ-R1 – Residential Units	N/A – No new residential unit or external building works are proposed. The residential visitors accommodation will use the existing, lawfully-established dwelling. Therefore LRZ-R1 built-form standards (LRZ-S1 - Density, S2 - Height, S3 - Height in Relation to Boundary, S4 - Setbacks, S5 - Site Coverage, S6 - Ridgeline, S7 - Servicing) are not engaged.	
LRZ-R2 – Minor Residential Units	N/A – not proposed.	
LRZ-R3 – Buildings and Structures Not Otherwise Listed	N/A – not proposed.	
LRZ-R4 – Residential Activity	Residential Activity is a permitted activity .	
LRZ-R5 – Residential Visitor Accommodation Where: No more than one residential unit on a site is used for residential visitor accommodation.		The maximum occupancy for the existing residential unit is proposed to be increased to eight guests per night, with six guests being permitted. This is a restricted discretionary activity pursuant to LRZ-R5.2

Rule	Compliance	Non-Compliance
The maximum occupancy of the unit used for residential visitor accommodation does not exceed six guests per night.		<u>Matters of Discretion</u> - 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.
LRZ-R6 – LRZ-R14	N/A – not proposed	