



Mackenzie

DISTRICT COUNCIL

REPORT ON AN APPLICATION FOR LAND USE CONSENT PURSUANT TO SECTION 42A OF THE RESOURCE MANAGEMENT ACT 1991 – RM250039

Applicant:	Annette Finnis
Application Description:	Land use consent to establish visitor accommodation for up to eight guests within an existing four-bedroom dwelling.
Application Status:	Restricted Discretionary
Property Address:	6 Pollock Place, Lake Tekapo
Legal Description:	Lot 38 Deposited Plan 345353 (RT 185942)
Valuation Reference:	2531150986
District Plan Zone:	Low Density Residential Takapō/Lake Tekapo Precinct Areas of Visual Vulnerability Flight Protection Area Tekapo
Author:	Kirstyn Royce – Consultant Planner
Date of Report:	28 October 2025

**REISSUED ON 02 DECEMBER 2025 PURSUANT TO SECTION 133A OF THE RESOURCE MANAGEMENT ACT 1991.
CHANGES FOOTMARKED IN RED FONT**

1.0 INTRODUCTION

This report has been prepared under section 42A of the Resource Management Act 1991 (the Act) to document the assessment of the subject consent application to establish consent to establish visitor accommodation for up to eight guests within an existing four-bedroom dwelling.

Pursuant to the notification provisions contained in Sections 95-95G of the RMA, this application has been processed on a limited-notified basis. A report was previously prepared that formed the reasons for that decision.

2.0 PROPOSAL, SITE & HISTORY DESCRIPTION

2.1 PROPOSAL DESCRIPTION

The applicant currently operates a residential visitor accommodation activity, catering for up to six guests as a permitted activity. The applicant seeks to increase the number of guests in the site from six to eight. No changes are proposed to the dwelling as it currently has four bedrooms which can accommodate up to eight guests. The dwelling is already serviced and the visitor accommodation

will rely on the existing parking and access area on the site. The application is supported by a Visitor Accommodation Management Plan which seeks to manage adverse effects by:

- No more than eight guests present at any one time.
- No use of any outdoor living areas between 10 pm and 7 am.
- Requirements to be courteous of neighbours and not to create nuisance or excessive noise.
- No music outdoors after 8pm.
- Requirements for guests to park vehicles on-site.
- Requirements regarding rubbish/recycling bins.
- Noise management procedures.
- A complaints procedure.



Figure 1 – Existing dwelling at 6 Pollock Place (Source: Google Street View)

2.2 SITE DESCRIPTION

The subject site is located at 6 Pollock Place, Lake Tekapo (see Figure 2) and is zoned Low Density Residential in the Operative Mackenzie District Plan 2004 (as amended by Plan Change 21).

The site has the following annotations in the Operative District Plan:

- Takapō/Lake Tekapo Precinct.
- Areas of Visual Vulnerability
- Flight Protection Area Tekapo

The site is legally described as Lot 38 Deposited Plan 345353 held in Record of Title 185942 and comprising an area of 959m². Consent Notice 5664442.2 and 5664442.3 are registered against the Record of Title and relate to access and servicing. The consent notice conditions were given effect to at the time the dwelling was established and are not relevant to this application.

The site contains an existing two-storey residential unit located on the southern portion of the site, with drive on access and hardstand around the dwelling. The dwelling is connected to Council reticulated services. The existing access is located off Pollock Place. The remainder of the site is soft landscaped with lawn and tussock at the boundaries. The property is currently used as a holiday home for the applicant, and also provides for residential visitor accommodation for up to six guests.

The location of the site is illustrated in Figure 2 and an aerial photograph showing the site in context is provided as Figure 3.



Figure 2 – Site at 6 Pollock Place (Source: MDC GIS)



Figure 3 – Site at 6 Pollock Place in context (Source: MDC GIS)

3.0 MACKENZIE DISTRICT PLAN

3.1 ZONING AND COMPLIANCE ASSESSMENT

The subject site is zoned Low Density Residential (LRZ) within the District Plan (as amended by Plan Change 21). Plan Change 21 was made operative on 29 August 2023. The subject site is located within the Lake Tekapo Precinct. An assessment of the proposal is undertaken below. It is noted that no new built form is proposed and it is only the visitor accommodation which requires assessment.

Residential unit is defined in the District Plan as:

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 existing dwelling is assessed as meeting the definition of residential unit.

The District Plan distinguishes between residential-based visitor accommodation such as holiday homes and air B’n’Bs and non-residential focused accommodation by defining and treating residential visitor accommodation separately to other more commercial forms of visitor accommodation activity – see the definitions below:

Residential Visitor Accommodation *The use of a residential unit for visitor accommodation including any residential unit used as a holiday home.*

Commercial Visitor Accommodation *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.*

Based on this distinction, the residential unit to be used for visitor accommodation is considered to meet the definition of residential visitor accommodation activity as it will occur within a residential unit.

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.

One residential unit will be used for residential visitor accommodation activity which complies with LRZ- R5.1 but fails LRZ-R5.2 as the accommodation is for up to eight guests. 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, then the proposal is assessed as a Restricted Discretionary Activity.

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

- TRAN-R3 - the access to the site is existing and complies with TRAN-S9 and TRAN-S10;
- TRAN-R4 - the access to the site is existing and complies with TRAN-S11;
- TRAN-R5 - The parking area is established within the site and meets the following standards:

<p><u>TRAN-S1 Minimum Parking Space Requirements</u></p>	<p>1. On-site car parking spaces are to be provided with the minimum number of parking spaces as outlined in <u>TRAN-Table 3</u>.</p> <p>TRAN TABLE 3 requires two parking spaces per residential unit including residential units used for residential visitor accommodation activity.</p>	<p>Complies There is adequate space on site to provide two car parks.</p>
<p><u>TRAN-S2 Size of Parking Spaces</u></p>	<p>Requires compliance with TRAN Table 4</p>	<p>Complies There is adequate space on site to achieve compliant parking.</p>

<p><u>TRAN-S4 Reverse Manoeuvring</u></p>	<p>1. All activities shall provide for sufficient on-site manoeuvring to ensure that no reversing is needed:</p> <ol style="list-style-type: none"> a. Onto or off a <u>State Highway/Arterial Road</u>; b. To a <u>Collector Road</u> where three or more vehicle parking spaces are required; or c. To a vehicle <u>accessway</u> that provides for six or more parking spaces. 	<p>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</p>
<p><u>TRAN-S7 Surface and Drainage of Parking and Loading Areas</u></p>	<p>1. For sites with less than four on-site vehicle parking spaces:</p> <ol style="list-style-type: none"> a. The surface must be formed to an <u>all weather standard</u>; and b. The area over which vehicles obtain <u>access</u> to the parking area must be sealed from the vehicle <u>access</u> point for 5.5m into the <u>site</u>. 	<p>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.</p>
<p><u>TRAN-S8 Landscaping</u></p>	<p>For sites containing five or more car parking spaces for non-residential activity a <u>landscaping</u> strip must be provided within or immediately adjacent to the parking area with a minimum width or diameter of 1.5m</p>	<p>N/A The proposal is not required to provide five carparks</p>

3.2 ACTIVITY STATUS

In summary, the proposal requires resource consent under:

- **LRZ-R5.3** as eight guests are proposed to be accommodated within the residential unit.

Overall, the application is assessed as a **Restricted Discretionary Activity**. The matters to which Council has limited its discretion include:

Residential Visitor accommodation (**LRZ-R5**):

- 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.

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. 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 STATUTORY CONSIDERATION

5.1 Section 104 & 104C

In accordance with section 104C of the Act, a consent authority may grant or decline a resource consent for a Restricted Discretionary Activity but must consider only those matters to which discretion is restricted. If granted, conditions may be imposed under section 108 of the Act.

5.2 PART 2

Part 2 of the RMA sets out the purpose and principles of the RMA, being “to promote the sustainable management of natural and physical resources” which is defined to mean:

managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

There are no Section 6 matters of national importance which are relevant to this application.

Section 7 requires particular regard to be had to ‘other matters.’ Of relevance to this application are:

- (b) the efficient use and development of natural and physical resources:
- (c) the maintenance and enhancement of amenity values:
- (f) maintenance and enhancement of the quality of the environment:

Section 8 requires the principles of the Treaty of Waitangi to be taken into account.

6.0 ASSESSMENT OF EFFECTS

6.1 Permitted Baseline and Receiving Environment

Permitted Baseline

Under section 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect. This is the permitted baseline. In this situation, the site comprises a residential unit on the site with the potential to host up to six guests as residential visitor accommodation.

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises an existing two-storey residential unit located on the southern portion of the site, with drive on access and hardstand around the dwelling. The remainder of the site is soft landscaped with lawn and tussock at the boundaries. The property is currently used as a holiday home for the applicant and also provides for residential visitor accommodation for up to six guests when not in use by the applicant.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises a residential neighbourhood in various stages of development and which has regular occurrences of residential visitor accommodation. There are vacant sites on either side of the subject site. There is an application for 8 Pollock Place (RM250076) which seeks to operate residential visitor accommodation for up to eight guests.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

6.2 Written Approvals and Notification

The application includes written approvals from the following persons:

Name	Address	Date
Three Rivers Trust Trustees	4 Lochinver Avenue	2 October 2025
Steven Jack Howes & Vicki Anne Howes (Directors of Lakeview Tekapo Limited)	6 Lochinver Avenue	16 July 2025
Cruden Property Ltd and Meyer Property Ltd	8 Pollock Place	2 October 2025 ¹

¹ The written approval of 8 Pollock Place was provided after the application was notified to this party.

The application was limited notified on 8 September 2025 to 4 and 8 Pollock Place; being the directly adjacent sites. No submissions were received by the close of the submission period.

6.3 Assessment of Effects

Consideration of the application is required against the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. This assessment is limited to the matters to which the Council's discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

5.3.3.1 The location, design and appearance of buildings on the site

The building is existing, and no changes are proposed. No new adverse effects are introduced as a result of the building to be used for this activity.

5.3.3.2 The traffic impacts including the provision of adequate onsite parking.

The vehicle access is from Pollock Place and is already formed and hard surfaced. There is adequate parking on site and the parking area is also hard surfaced. All parking will be contained within the site. The traffic effects arising from two additional guests is likely to be indiscernible in this area. No new adverse effects are introduced as a result of this application.

5.3.3.3 Effects on amenity values of adjoining residential sites including noise.

When considering the potential effects that visitor accommodation may have on adjacent residential neighbours, the introduction of this activity beyond the permitted thresholds into a residential environment has the potential to adversely affect the residential amenity of an area. This change is particularly noticeable where there is an established residential environment or where there are a number of similar activities occurring within close proximity to each other.

For this environment I note that the area is still being developed as evidenced by the two vacant sites on either side of the subject site. The need to preserve the intended residential amenity in line with the purpose of the zone is important. Mackenzie District Council receives regular complaints relating to visitor accommodation, signalling that this activity has the potential to have detrimental effects on residential 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 amenity for adjacent neighbours, both now and into the future.

In this case, the site is large with an existing four-bedroom dwelling, landscaped area, and adequate access and parking. All parking is contained on the site. The existing building is appropriately setback from neighbouring boundaries. The outdoor space is to the north of the dwelling. The applicant proposes that the activity will operate under a Visitor Accommodation Management Plan which will control effects through the following conditions:

- No more than eight guests present at any one time.
- No use of any outdoor living areas between 10 pm and 7 am.

- Requirements to be courteous of neighbours and not to create nuisance or excessive noise.
- No music outdoors after 8pm.
- Requirements for guests to park vehicles on-site.
- Requirements regarding rubbish/recycling bins.
- Noise management procedures.
- A complaints procedure.

The application is supported by the written approval of properties to the north and west and all effects on these parties are to be disregarded. Furthermore, the property to the east was invited to make a submission but no submission was received.

Subject to the recommended conditions of consent and, when applying the permitted baseline and disregarding the effects on the immediately adjacent neighbours, any adverse effects on values of residential environment arising from an increase in visitor numbers by two guests are assessed as acceptable.

5.3.3.4 *The adequacy of any mitigation measures.*

The application is supported by a Visitor Accommodation Management Plan with the volunteered conditions relating to restriction of night-time outdoor use, containment of parking within the site, and methods to manage noise generation. To further mitigate the potential for adverse effects, it is recommended that the dwelling be booked by single group only rather than on a room-by-room basis. This approach will maintain the exclusive occupation status as required to meet the District Plan definition of residential unit. Overall, the mitigation proposed is appropriate for the scale of the activity.

5.3.3.5 *Effects Conclusion*

Based on the above assessment and in terms of those matters over which discretion is restricted under the District Plan (as amended by PC21), it is concluded that the proposal will not result in more than minor adverse effects on the wider environment.

7.0 ASSESSMENT OF APPLICABLE STATUTORY DOCUMENTS AND REGULATIONS

The Operative Mackenzie District Plan 2004 (as amended by Pc21 and 27) is the primary statutory planning document pertinent to the assessment of the subject application.

7.1 Operative Mackenzie District Plan 2004

The Objectives and Policies most relevant to the subject application are set out and assessed below:

Objectives	
LRZ-01	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.	
LRZ-02	Zone Character and Amenity Values

<p>The Low Density Residential Zone is a desirable suburban living environment, which:</p> <ol style="list-style-type: none"> 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. 	
Policies	
LRZ-P1	Residential Activities
Enable residential activities within a range of residential unit types and sizes.	
LRZ-P2	Compatible Activities
<p>Provide for activities other than residential activities, where:</p> <ol style="list-style-type: none"> 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. 	
Assessment	
<p>The proposal seeks to increase the number of residential visitor accommodation guests from six to eight. The residential visitor accommodation will be contained within an established dwelling which has an existing access, parking, and is connected to services. The residential visitor accommodation will operate under a Visitor Accommodation Management Plan and will be limited to single group bookings only.</p> <p>The residential visitor accommodation activity, by its definition, has a functional need or operational need to establish in the zone and is ancillary to the residential activity on the site. The activity will not impact any Neighbourhood Centre or Town Centre Zones. Subject to conditions of consent, the proposal will be managed such that any adverse effects arising from the scale, hours of operation, parking and vehicle manoeuvring are acceptable.</p> <p>Overall, the proposal is assessed as compatible with the amenity values of adjoining sites and the residential environment and is assessed as consistent with the above objectives and policies.</p>	

7.2 Regional Policy Statement

The Canterbury Regional Policy Statement 2013 (July 2021 version) was most recently updated in October 2024. The relevant chapter in the Regional Policy Statement for this development is Chapter 5 – Land Use and Infrastructure. While the RPS is focused at a regional level, there is nothing in the application which is assessed as inconsistent with the following objectives and policies:

- Objective 5.2.1 - Location, Design and Function of Development
- Policy 5.3.2 - Development conditions
- Policy 5.3.3 - Management of development
- Policy 5.3.5 - Servicing development for potable water, and sewage and stormwater disposal

7.3 National Policy Statements

There are no National Policy Statements deemed relevant to the application.

8.0 ANY OTHER MATTERS

It is considered that there are no other matters that are relevant or reasonably necessary to determine the application.

8.1 Financial Contributions

Where a discretionary activity is proposed it must comply with the financial contribution rules specified in Rules 8.1.1, 8.1.2, 8.1.3 and 8.1.4 in Section 13 of the Operative District Plan.

Rules 8.1.2, 8.1.3 and 8.1.4 relate to Financial Contributions for existing water supply, and sanitary sewage disposal, stormwater treatment and disposal. However, the contributions are only triggered where these involve a proposed subdivision or multi-unit residential development and this is not the case here.

8.2 Provision for Open Space and Recreation Contributions

Rule 9.b in Section 13 of the Operative District Plan requires a cash contribution towards the provision and maintenance of land and/or facilities for open space and recreation be made for new or additional residential units or visitor accommodation. There is no additional unit to be created as part of this application. Furthermore, while the residential unit will convert to a new visitor accommodation use, no building consent will be required, and as such, there is no trigger for Rule 9.b(ii) and an Open Space and Recreation Contribution cannot be applied.

8.3 Any Other Matters

It is considered that there are no other matters that are relevant or reasonably necessary to determine the application.

9.0 PART 2 MATTERS

Part 2 of the RMA stipulates the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. The various principals provided under Part 2 support this purpose. It is considered that the proposed activity accords with Part 2 of the Act.

10.0 SECTION 100

Section 100 of the RMA states that a hearing need not be held in accordance with this Act in respect of an application for a resource consent unless—

- (a) the consent authority considers that a hearing is necessary; or
- (b) either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.

In this case, there are no submissions on the application and the written approval of all adjacent properties except one have provided written approval. The effects of the proposal are assessed as less than minor and is considered to be consistent with the relevant objectives and policies of the District Plan as amended by PC21. In this regard, it is recommended that a hearing not be held and the decision be made on the papers.

11.0 CONCLUSION

With the above matters in mind and subject to the recommended conditions being imposed on the consent, it is considered the proposal is acceptable in terms of the matters listed under section 104C of the RMA.

12.0 RECOMMENDATION

Pursuant to sections 104, 104C, and 108 of the Resource Management Act 1991, it is recommended that consent be GRANTED subject to the recommended conditions outlined below.

Reported on and recommended by:



Kirstyn Royce
Consultant Planner

28 October 2025

Decision - Approved under Delegated Authority by:



Darryl Millar
Planning Commissioner

Date: 6 November 2025

Commissioner Comments on RM250039

1. I have reviewed the application for land use consent and the s42A report prepared by Ms Royce.
2. I did not undertake a site visit, but I am familiar with the location and surrounds.
3. Ms Royce has recommended that a hearing is not required and that the application be approved subject to conditions. I agree with Ms Royce's recommendation that a hearing is not required for the reasons outlined in the report.
4. When considering the issues associated with the substantive decision, I agree with Ms Royce that there is a permitted baseline that assists with the consideration of the effects that may arise from this proposal. Overall, I agree that the proposal does not raise any District Plan objective or policy concerns and that

any adverse effects will be acceptable, particularly when considered within the context of the conditions offered below.

5. Accordingly, consent is granted.

13.0 RECOMMENDED CONDITIONS²

General

1. The proposed activity must be undertaken in general accordance with the details included in the resource consent application RM250039 received on 19 May 2025, except where modified by the following conditions:

Occupancy

2. The residential visitor accommodation unit must only be rented as single group booking (i.e single room letting of this unit is not authorised under this consent). No more than eight (8) visitor accommodation guests at any one time are authorised under this consent. Guests include adults, youth and infants.
3. Records of guest occupancy including guest numbers, dates and duration of stay, must be retained for each 24-month period commencing from first use of the 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 to Mackenzie District Council on request within 20 working days. Note that private information of guests such as names and contact information is not required and may be redacted providing the redactions are noted as being for that purpose.

Review

4. Within twelve months of the date of this decision; and/or upon the receipt of the information identifying non-compliance with the conditions of consent, and/or within twenty working days of each anniversary of the date of this decision, the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent relating to the management of noise, nuisance and parking effects.

ADVICE NOTES

Commencement

This resource consent commences on the date the decision was notified, or on such later date as stated in the consent, unless an appeal or an objection has been lodged, at which time the consent commences when this has been decided or withdrawn, or in the case of an appeal to the Environment Court on such later date as the Court may state in its decision.

² Conditions were removed pursuant to Section 133A of the Resource Management Act 1991 on 02 December 2025

Right of Objection

If you do not agree with any of the conditions of this consent, you have a right to object to the condition under Section 357A of the Act. Notice of any objection must be in writing, set out the reasons for the objection, and be lodged with the Mackenzie District Council within 15 working days of receipt of this decision.

Lapsing of Consents

A resource consent lapses on the date specified in the consent or, if no date is specified, five years after the date of commencement of the consent unless, before the consent lapses: the consent is given effect to; or, an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension.

Monitoring

Pursuant to Section 36 of the Resource Management Act 1991, in addition to the fees payable for the processing of this application, where further site inspections are required for the monitoring of consent conditions or because of non-compliance with any of the conditions, the Council may render an account to the consent holder for additional monitoring fees based on time involved.

Other Consents May Be Required

This resource consent authorises the Land Use or Subdivision applied for only. The consent does not give the consent holder the right to:

- Use, subdivide or develop land that contravenes a rule in the District Plan other than that which has been consented to by way of the subject application, or that which has already been legal established.
- Conduct any activity that requires resource consent from Environment Canterbury (ECAN). You are advised to contact ECAN to ascertain if consent is required for the proposed development.
- Authorise building or utility services construction work that requires separate consent/approval.

Charges

Charges, set in accordance with section 36 of the Act, shall be paid to the Mackenzie District Council for the carrying out of its functions in relation to the administration and monitoring of resource consents and for carrying out its functions under section 35 of the Act.