

## Attachment A – RM250060 Conditions

### General

1. The residential visitor accommodation activity and development shall be undertaken in accordance with the application entered into Council records under reference RM250060, including the approved plans (IDSGN Architecture, dated 27.06.25), except as modified by the following conditions.
2. Within twelve months of the date of this decision; and/or upon receipt of 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 Mackenzie District Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice of its intention to review the conditions of this resource consent for the purpose of addressing adverse effects on amenity, including noise, nuisance, and parking.

### Residential Visitor Accommodation

3. The residential unit and minor residential unit may be used for residential visitor accommodation and may be occupied either separately or together. Each unit shall only be occupied by a single group at any one time. Individual rooms within either unit shall not be let separately.
4. The total number of residential visitor accommodation guests on the site shall not exceed 10 persons at any one time across both the residential unit and minor residential unit.

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

5. The garage shall be retained for the purpose of vehicle parking and shall be available for use by occupants of the residential visitor accommodation and by the owners or residents of the property.
6. Prior to the first guest staying at the property, a Visitor Accommodation Management Plan (VAMP) shall be prepared by the consent holder and provided to the Mackenzie District Council Planning Manager ([planning@mackenzie.govt.nz](mailto:planning@mackenzie.govt.nz)) for certification that the VAMP includes the following:
  - a. The name and contact details of the Property Manager, including 24-hour contact details;
  - b. House rules that guests must follow to ensure compliance with all conditions of this consent and to minimise noise and other nuisance effects on adjoining properties;
  - c. Measures to manage noise, including expectations for outdoor behaviour. At a minimum this includes the following:
    - No amplified music is permitted on site between 2200hrs and 0700hrs;
    - Guests must not use the outdoor space (decks, lawns and communal areas) for entertainment purposes between 2200hrs and 0700hrs.
  - i. Parking arrangements for guest vehicles;
  - j. Procedures for receiving, recording, and responding to complaints, and the provision of such information to the Mackenzie District Council if requested; and
  - k. Procedures for ensuring ongoing compliance with the conditions of consent.
7. 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.

8. 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](mailto: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.

## **Landscaping and Planting**

9. Prior to the commencement of any building work, the consent holder shall prepare a Landscaping and Planting Plan and provide it to the Mackenzie District Council Planning Manager ([planning@mackenzie.govt.nz](mailto:planning@mackenzie.govt.nz)) for certification that it includes the matters listed in conditions 10-14 below.
10. The Landscaping and Planting Plan must be prepared by a suitably qualified or experienced landscape architect or designer and shall be designed to:
  - a. Provide visual screening of the building and service areas from adjoining properties, particularly along the eastern boundary; and
  - b. Provide screening of the eastern outdoor areas to maintain privacy for the eastern adjoining property;
  - c. Soften the appearance of the building when viewed from adjoining properties.
11. The Landscaping and Planting Plan shall include, as a minimum:
  - a. The location, species, and mature height of all proposed planting;
  - b. Plant species suitable for the local climate and soils, with preference given to local native species;
  - c. Planting specifications, including size at time of planting, density, and maintenance requirements; and
  - d. The location and design of any screening, including fencing (where permitted), and any hard landscape treatments.
12. Screen planting along the eastern boundary shall be a minimum height of 1.0 metre at the time of planting.
13. Planting along the eastern boundary shall provide a continuous vegetated screen capable of reaching a minimum height of 1.5 metres and shall be maintained at a height of between 1.5 metres and 2.0 metres.
14. Any gas bottles and service/rubbish storage areas shall be screened from view from adjoining properties by landscaping or fencing.
15. Once the Landscaping and Planting Plan has been certified by the Council, it will form part of the Approved Consent Document.
16. All planting shall be completed no later than the end of the first planting season following the issue of a Code of Compliance Certificate and shall thereafter be maintained for the duration of the residential visitor accommodation activity. Any plants that die, are damaged, or diseased shall be replaced with plants of the same or similar species in the next available planting season.

## **Financial Contributions**

17. Prior to the commencement of the residential visitor accommodation activity, the consent holder must pay to the Mackenzie District Council a financial contribution for water supply, sanitary sewer disposal and stormwater treatment and disposal, calculated on the basis of 1.5 residential unit equivalents for each service.

## **Advice Notes**

### Earthworks - Accidental Discovery Protocol

In the event of discovery of sensitive material (which is not authorised to be disturbed by any resource consent or other statutory authority), the owner of the site or the consent holder must take the following steps:

#### *Cease works and secure the area*

- a. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities.
- b. Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

#### *Inform relevant authorities and parties immediately of the discovery*

- c. The New Zealand Police if the discovery of human remains or koiwi.
- d. The Council in all cases.
- e. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or koiwi.
- f. Mana Whenua if the discovery is an archaeological site, Maori cultural artefact, or koiwi.

#### *Wait for and enable an inspection of the site*

- g. Wait for and enable an inspection of the site by the relevant authority or agency.
- h. Following site inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants.

#### *Recommencement of work*

- i. Work within the area determined by the Council in h. above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:
  - i. Heritage New Zealand Pouhere Taonga has confirmed that an archaeological authority has been approved for the work or that none is required.
  - ii. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.
  - iii. Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved.
  - iv. Where the site is of Maori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, in consultation with Mana Whenua, that:
    - any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
    - any agreed revisions to the planned works to be/have been made in order to address adverse effects on mana whenua values.

- j. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the plan or allowed by any existing resource consent.

#### Infrastructure Connections

- a) An application to connect to the Mackenzie District Council's reticulated network will need to be made. The application can be made here:  
<https://www.mackenzie.govt.nz/services/water/water-sewer-stormwaterapplicationfor-servicesonline-form>.

#### Building Consent

- b) The use of the residential unit and minor residential unit for visitor accommodation is expected to be treated as a commercial building by MDC Building Control and on that basis will be required to meet the building code standards including provision to mobility access and appropriate fire systems. This may necessitate a change of use and amendment to the current Building Consent as it was assessed based on the information provided at that time.

#### Commencement

- c) 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.

#### Right of Objection

- d) If you do not agree with any of the conditions of this consent, you have a right to object to the condition under section 357 A 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

- e) A resource consent lapses on the date specified in the consent or, if no date is specified, 5 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 of Consent

- f) Pursuant to section 35 of the Act, the local authority shall monitor the exercise of this resource consent. This includes monitoring of the provision of any plans or documentation required by a condition of consent. Additional charges may apply for this monitoring.

#### Other Consents May Be Required

- g) This resource consent authorises the Land Use or Subdivision applied for only. The consent does not give the consent holder the right to:
  - a. 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.
  - b. 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.
  - c. Authorise building or utility services construction work that requires separate consent/approval.

Other approvals

- h) The resource consent does not confer or imply any other approval by Mackenzie District Council, other authority or private landowner required to undertake activities on, or gain access to, the land.

Charges

- i) 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.