Assessment of Effects on the Environment

For Scott Warburton, Jinlian and Bingqiang Huang

11 Rodman Lane, Tekapo

perspective

PLANNING | DEVELOPMENT | ENVIRONMENT

perspective.net.nz

perspective

PLANNING | DEVELOPMENT | ENVIRONMENT

General Information

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

From

Scott Warburton, Jinlian and Bingqiang Huang

Site address

11 Rodman Lane, Tekapo

Address for Service

Perspective Consulting Ltd
15 Church Street
Timaru 7940
perspective.net.nz

Quality Control

Report for	**Annette Finnis**
By	Perspective Consulting Ltd
Author	Gemma Conlon, Director - Planner
Peer Review	Mark Geddes, Director - Planner
Draft issued to client on	27 June 2025
Final issued date	30 June 2025
Contact	Gemma Conlon
	gemma@perspective.net.nz
	021 237 4038

Disclaimer

The information contained in this document prepared by Perspective Consulting Limited is for the use of the stated client only and for the purpose for which it has been prepared. No liability is accepted by Perspective Consulting Limited, any of its employees or sub-consultants with respect to its use by any other person.

All rights are reserved. Except where referenced fully and in conjunction with the stated purpose of this document, no section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Perspective Consulting Limited.

Table of Contents

1.0 Introduction 4
2.0 Description of the Site 4
3.0 Description of the Proposal 6
4.0 Resource Consent Requirements 6
5.0 Statutory Considerations 7
6.0 Assessment of Effects on the Environment 8
7.0 Assessment of Statutory Planning Documents 15
8.0 Part 2 RMA (Purpose and Principles) 17
9.0 Other Matters 19
10.0 Consultation 19
11.0 Notification Assessment 19
12.0 Adequacy of Information 20
13.0 Conclusion 20
Appendix 1 – Record of Title & Consent Notice 21
Appendix 2 – Plans 22
Appendix 3 – Visitor Accommodation Management Plan 23

1.0 Introduction

1.1 General

Scott Warburton, Jinlian and Bingqiang Huang (‘**the applicant’**) seek resource consent from Mackenzie District Council in relation to a residential visitor accommodation at 11 Rodman Place, 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.

2.0 Description of the Site

2.1 Site Description

The site’s address is 11 Rodman Lane, Tekapo and is legally described as Lot 11 Deposited Plan 518782 held in Record of Title 822055. The site is situated approximately 700m south from Tekapo town centre. 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**.

The site has an area of 998m^2 and has an unusual shape owing to its location at the head of a cul-de-sac and its internal boundaries. The site is currently vacant of built form, however building consent is being sought concurrently for the applicant’s new holiday home. Site and building plans are provided as **Appendix 2**.

Access to the site is from Rodman Lane, which is a short cul-de-sac providing access for 22 properties, with several sites remaining vacant at the time of writing.

Infrastructure services at the site include reticulated water supply, wastewater and stormwater disposal.

The surrounding area is characterised by residential development.

Figure 1 – The site's location is illustrated by yellow outline (Source: Canterbury Maps Viewer).

Figure 2 – A close up aerial photograph of the site. The boundaries of the site are indicated by a dashed line (Source: Mackenzie District Plan).

3.0 Description of the Proposal

Consent is sought to enable visitor accommodation use of the residential unit and residential flat for a maximum of ten guests. The combined residential unit and flat can comfortably accommodate ten people, with six in the main three-bedroom unit and four in the residential flat. Depending on market demands, the house or flat may be rented to a long-term tenant.

Although no car parks are required under the District Plan, there is space for four on-site car parks. This consists of two car parks in the attached double garage and two car park spaces outside the flat.

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.

As a part-time residential visitor accommodation use is sought, for the remainder of the time the residential unit and flat will be used for the owner's personal use when they visit Tekapo, for friends/family when visiting Tekapo (non-fee paying), or potentially rented to tenants for longer periods of time, e.g. seasonal workers.

3.1 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 1
- Flight Protection Area
- Area of Visual Vulnerability

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

- A **Discretionary** activity resource consent is required under Rule LRZ-R5.1 as more than one residential unit on a site is proposed to be used for residential visitor accommodation (RVA), which includes a minor residential unit.

- A **Restricted Discretionary** activity resource consent is required under Rule LRZ-R5.3 as rule LRZ-R5.2 specifies a maximum occupancy of six guests per night, which the proposal exceeds as it is proposed to cater for up to ten 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.*

- A **Restricted Discretionary** activity resource consent is required under Rule PREC1-S3.1 which specifies the wall of any building shall not be greater than 20m in total length. The proposed building has a length of 32m adjacent to the eastern boundary.

- A **Restricted Discretionary** activity resource consent is required under Rule PREC1-S6.1 which specifies any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. The shape of the site and design of the building makes compliance with this requirement unachievable.

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

4.3 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 effects of the environment as they exist at the present time consists of effects associated with the built form and use of low density suburban residential housing in the area surrounding the site.

The following is noted in respect of the future state of the environment as it may be modified by permitted activities:

a. A residential unit may be occupied by up to six guests, meaning that every household in the area could have a level of residential visitor accommodation at any time of year or at the same time. This means that the effects of RVA are an expected part of the existing environment.
b. Residential activities including all the extremes of residential activities, which are commented on further below.
c. A home business, which could include several residents and a non-resident working from the property, deliveries by large vehicles to the property, sales from the property generating traffic to and from the property.
d. Built form on the site, built in accordance with the permitted activity standards of the District Plan.

These permitted activities are realistic and provide a useful comparison to the proposal. Council's assessment of the application must compare the effects of the above with the effects of the proposed development.

6.2 Permitted Baseline

Section 104(2) RMA provides that a consent authority may disregard an adverse effect of an activity on the environment if a NES or plan permits an activity with that effect. The Mackenzie District Plan classifies the occupancy of a residential visitor accommodation unit catering for up to six guests as a permitted activity. This limit includes the use of a minor residential unit.

The proposal seeks to allow for a maximum occupancy of ten guests, four above what is permitted by the District Plan. The combined residential unit and minor residential unit (flat) have five bedrooms and can accommodate ten people. It is also worth nothing that the District Plan does not limit the amount of people per house and therefore it could theoretically accommodate more. Therefore, as a residential activity, the unit and flat could be occupied by ten or more tenants or residents on a permanent or semi-permanent basis as a permitted activity.

It is therefore reasonable to apply the permitted baseline as it relates to the proposal. This has two components. First, accepting that the assessment with regards to visitor accommodation should only focus on the four additional people being accommodated on site. Second, that the effects associated with the additional four people will be similar in character, intensity and scale to a proposal that accommodates ten people on site whether permanently or as tenants. This permitted baseline provides a useful

comparison between the effects of the activities that can occur as of right on the site and the effects of the proposed activity.

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 so far as they are relevant to the matters of discretion under rule LRZ-R5.3 and other matters considered relevant.

6.3.2 Location, Design and Appearance of Buildings

Rule LRZ-R5.3.a requires consideration of the location, design and appearance of buildings on the site.

The property is located within a residential subdivision south of the Tekapo commercial area. The subdivision comprising Rodman Lane was consented in 2017 with residential units incrementally being erected since then. In terms of built form and building type, once completed the neighbourhood will consist of mainly detached single storey residential units.

The proposed building is a typical residential unit, with a bespoke design in response to the site's characteristics. The building is comprised of two wings joined by a central entrance point. The east wing comprises the residential unit and the west wing is the flat containing two-bedrooms. From a visual perspective, the unit and flat read as one residential unit.

The residential unit has a length of 32m adjacent to the eastern internal boundary. To alleviate the potential for dominance along this boundary, the façade has been indented for a length of 15.5m and a width of 1.2m, with a terrace provided outside all three bedrooms. In addition, different external cladding is used along this elevation comprising a mix of concrete masonry blook veneer wall cladding, Colorsteel spanlok vertical wall cladding and powder coated aluminium joinery and glazing. These design characteristics, along with a boundary setback of 3.3m, combine to offer relief from any perceived dominance effects, as illustrated in **Figure 3**.

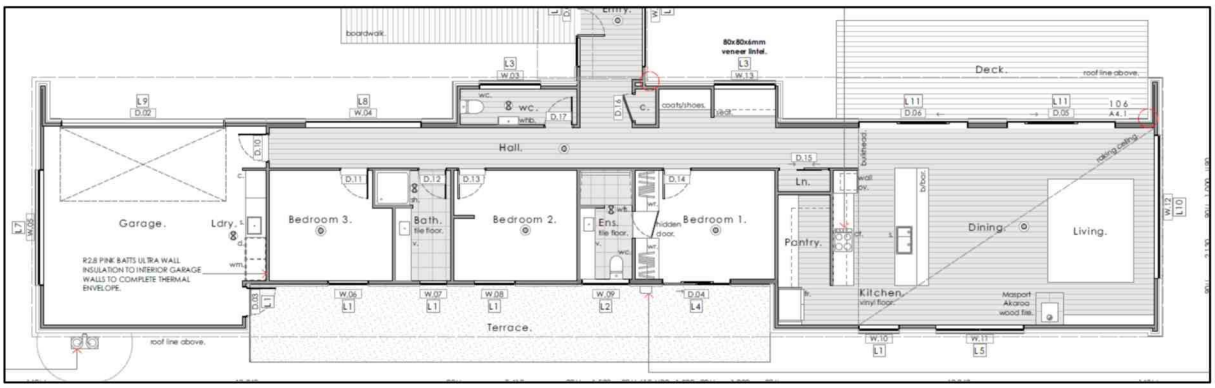


Figure 3 – Floor plan indicating setback of building, with internal terrace

The site has an area of 998m^2 which could conceivably accommodate two standalone residential units. When compared to the permitted baseline, two separate residential units could conceivably be erected, each with a length of up to 16m along this boundary. As a result, it is considered that the exceedance does not create any adverse effects in relation to visual dominance or shading as the effects are similar and can be dismissed. Due to the scale, nature and design of the residential unit, potential adverse effects on the environment in regard to continuous building length as viewed from the street and adjacent properties, are considered to be less than minor.

Rule PREC1-S6.1 specifies any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. There is a double garage located in the southern portion of the east wing of the building, facing onto Rodman Lane. As illustrated in **Figure 4**, this façade fronting the road does not have a garage door, rather the garage door is internally facing and not visible from the street. Additionally, there are windows located in the elevation, mirroring those of the western wing façade facing the street. This achieves not only symmetry in the design but provides street activation, avoiding blank walls facing the street. For these reasons, it is considered that the location of the garage is appropriate and will not create adverse visual, amenity or safety effects that are minor or more than minor.

Figure 4: Southern façade of building facing Rodman Lane

6.3.3 Traffic and Parking

Access to the site is provided via an existing vehicle crossing leading to a double garage and two parking bays off Rodman Lane. All guests will be informed of the access and car parking situation prior to arriving at the site. Given the nature and scale of the proposed RVA is similar to the anticipated residential activity, this existing consented access is considered suitable to serve the needs of the proposed activity. It is therefore considered that adequate access will be provided.

No dedicated coach parking is provided for the activity, nor is it considered necessary or encouraged. It is anticipated that most guests will arrive to the site by private vehicle. The proposal is not of a scale that would generate coach activity, as tour groups or similar cannot be accommodated within the unit. Notwithstanding, the Applicants invite a condition of consent that no coaches associated with the RVA are to pick-up, drop-off, or park at the site or on Rodman Lane.

Overall, it is concluded that adverse effects on the environment will be less than minor with respect to the vehicle access and parking.

6.3.4 Amenity Values

The proposed RVA activity will be undertaken from within a consented residential unit. It is anticipated that other residential units within Rodman Lane will also be used as secondary/holiday homes which will not be permanently occupied. Providing for RVA (above the six persons permitted) is likely to give rise to similar effects as the unit being utilised as a holiday/secondary home by the owners and less effects that what would arise if the property was permanently occupied. However, formalising the RVA use will enable operational and management controls that will ensure any potential adverse effects on amenity associated with the RVA will be avoided or minimised so that it is compatible to the residential neighbourhood. The property will be managed by a local

property manager and guests must abide by the property rules, which includes no pets, no parties or events, and no smoking. The property manager will screen all potential guests ensuring that only appropriate persons stay. A restriction on the use of outdoor areas will be imposed, such that they cannot be used after 10pm at night. A Visitor Accommodation - Activity Management Plan has been prepared outlining these criteria and is set out in **Appendix 3**. Being located at an elevation of 700m above sea level, it should also be noted that Tekapo's climate is cold for large parts of the year. This means that for large parts of the years it will be unlikely that guests will linger outside.

As the building is constructed as a residential unit and it is proposed to be used for both long-term occupation and short-term RVA, outcomes associated with the proposal can be described as being closely aligned to those anticipated by the Low Density Residential Zone. Those effects will not cross a threshold whereby the proposed mix of use could lead to a degradation of neighbourhood amenity values and/or character. The proposal will allow the property to continue to be used for residential activities throughout the year which will enable a sense of residential cohesion to be established and retained.

It is proposed that the RVA accommodates a maximum of ten people in total between the residential unit and flat. This is based on two people occupying each of the five bedrooms. In reality, the RVA will not always accommodate the maximum number of people consent. Further, the RVA will not be occupied all the time, which means that when compared to a residential activity, it is less intensive. The RVA will therefore remain in keeping with the anticipated scale of activities and use of the residential property. Additionally, as the applicant wishes to retain personal use of the property, and perhaps rent one portion of the property for long-term use, the proposed RVA activity will not constitute the predominant use of the site.

The activity is therefore considered to be largely compatible with the predominant residential land uses of the surrounding area and any adverse effects in relation to the amenity values are considered to be less than minor.

6.3.5 Effects Management Measures

The management measures are detailed in the Visitor Accommodation – Activity Management Plan (AMP) included as **Appendix 3**. In summary, the AMP outlines measures for the property manager to implement including:

- ensuring the number of guests does not exceed ten
- the rubbish bins are put out for collection and brought back in

- providing contact details to neighbours
- restrictions on the use of outdoor space in the evenings
- restrictions on playing music outdoors
- vehicles are parked on-site and not on the road
- a complaints procedure

These measures are proposed by the applicant to avoid, remedy or mitigate the activity's actual and potential effects on the environment.

6.3.6 Positive Effects

It is considered the proposal represents an efficient use of existing resources. Renting out holiday homes for visitor accommodation when not in use reduces the cost of ownership. The use of the dwelling for rental accommodation makes practical and economic use of the building and facilities on the site. Demand for accommodation in the Tekapo area is also creating the need for more holiday homes and long-term rentals for support staff. This creates a cyclic economy for building, jobs and tourism which is beneficial for the Mackenzie district.

6.3.7 Identification of persons affected by the activity

Taking into account the above assessment, it is considered that any actual or potential adverse effects on other persons will be less than minor.

6.3.8 Monitoring

Clause 6(1)(g) Schedule 4 RMA indicates when monitoring will be required stating that:

> *"if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved"*

The scale and significance of the activity's effects are such that monitoring should not be required by Mackenzie District Council considering:

- the scale and significance of the activity effects on the environment are likely to be less than minor
- there are no adversely effected persons
- the activity is on-going

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.

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 is consistent with these strategic objectives by:

- Providing for a business which is important to the community's social and economic development e.g. providing important commercial services.
- Maintaining the character of the area by utilising and existing residential unit.
- Including mitigation measures that will minimise adverse effects.

Accordingly, it is considered the proposal is consistent with the MDC Strategic Directions chapter.

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.*

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 proposed residential visitor accommodation activity is highly compatible with the character and amenity values of the residential zone. The use is ancillary to the main residential component and generates uses similar to residential activities. It also provides accommodation for people visiting local friends and family in the area. There is ample on-site car parking available, so there will be no parking on the road required. There are no hours of operation, with visitors generally leaving the house in the morning and retuning in the evening after a day of sightseeing or activities. The functional need to locate in the zone stems from the need of the parent activity (residential) to locate in the residential zone.

Overall, it is considered the proposal is consistent with the relevant objective and policy.

8.0 Part 2 RMA (Purpose and Principles)

This section of the report contains an assessment of the proposal against Part 2 RMA, which contains its purpose and principles of the RMA. Section 5 sets out the purpose of the RMA, while Sections 6 to 8 provide guidance to decision-makers on a hierarchy of considerations including:

- Section 6 'matters of national importance' that must be recognised and provided for
- Section 7 'other matters' that must be given particular regard
- Section 8 'principles of the Treaty of Waitangi' that must be taken into account.

The matters set out in sections 6 to 8, while important, are subordinate to the overall purpose of the RMA as set out in section 5.

8.1 Section 5 RMA (Purpose)

Section 5 RMA states the purpose of the act is to promote the sustainable management of natural and physical resources. Subsection 5(2) RMA states 'sustainable management' means:

> *"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 well-being 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."*

It is considered the proposal is consistent with the purpose of the RMA by:

- Providing an activity that will help provide for the economic and social well-being of the area.
- Have no effect on physical resources.
- Ensuring all actual and potential adverse effects are avoided, remedied or mitigated.

8.2 Section 6 RMA (Matters of National Importance)

Section 6 RMA states that in achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for several matters of national importance. The proposal does not impact any matters of national importance and therefore aligns with section 6 RMA.

8.3 Other Matters

Section 7 RMA states that in achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to several matters. These matters are provided in the table below, followed by a statement as to whether the proposal aligns with that matter or not.

SS	Provision	Proposal's Alignment
a. aa.	kaitiakitanga: the ethic of stewardship:	The site is not located in a site of significance to Māori.
b.	the efficient use and development of natural and physical resources:	The proposal is an efficient use of the site.
ba.	the efficiency of the end use of energy:	Not relevant.
c.	the maintenance and enhancement of amenity values:	Amenity values will be retained.
d.	intrinsic values of ecosystems:	Not relevant.
f.	maintenance and enhancement of the quality of the environment:	The quality of the environment will be maintained.
g.	any finite characteristics of natural and physical resources:	Not relevant.
h.	the protection of the habitat of trout and salmon:	Not relevant.
i.	the effects of climate change:	Not relevant.
j.	the benefits to be derived from the use and development of renewable energy.	Not relevant.

In summary, it is considered the proposal aligns with section 7 RMA.

8.4 Principles of the Treaty of Waitangi

Section 8 RMA requires decision makers to take into account the principles of the treaty of Waitangi. Taking into account the site is not located on a site of significance to Māori, the proposal will not be detrimental to Māori interests.

9.0 Other Matters

There are no other relevant matters.

10.0 Consultation

No consultation is required, and no consultation has been conducted.

11.0 Notification Assessment

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

- the applicant has not requested public notification of the application
- public notification is not required following a request for further information
- 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.

12.0 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.

13.0 Conclusion

The application proposes to enable visitor accommodation use of the residential unit for a maximum of ten guests. A discretionary activity consent is required under the Mackenzie District Plan.

This report's assessment found that:

- any adverse effects of allowing the activity are less than minor
- the relevant statutory planning documents support the proposal
- there are no other relevant matters relevant to determine the application
- the proposal aligns with relevant matters of Part 2 RMA
- there is adequate information to determine the application
- the application should be processed on a non-notified basis.

We request that draft conditions are provided to Perspective Consulting Ltd for comment before the consent is issued.

Appendix 1 – Record of Title & Consent Notice

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **822055**

Land Registration District **Canterbury**

Date Issued 29 March 2018

Prior References

733747

Estate Fee Simple

Area 998 square metres more or less

Legal Description Lot 11 Deposited Plan 518782

Registered Owners

Scott Phillip Warburton, Jinlian Huang and Trevor Bingqiang Huang

---

Interests

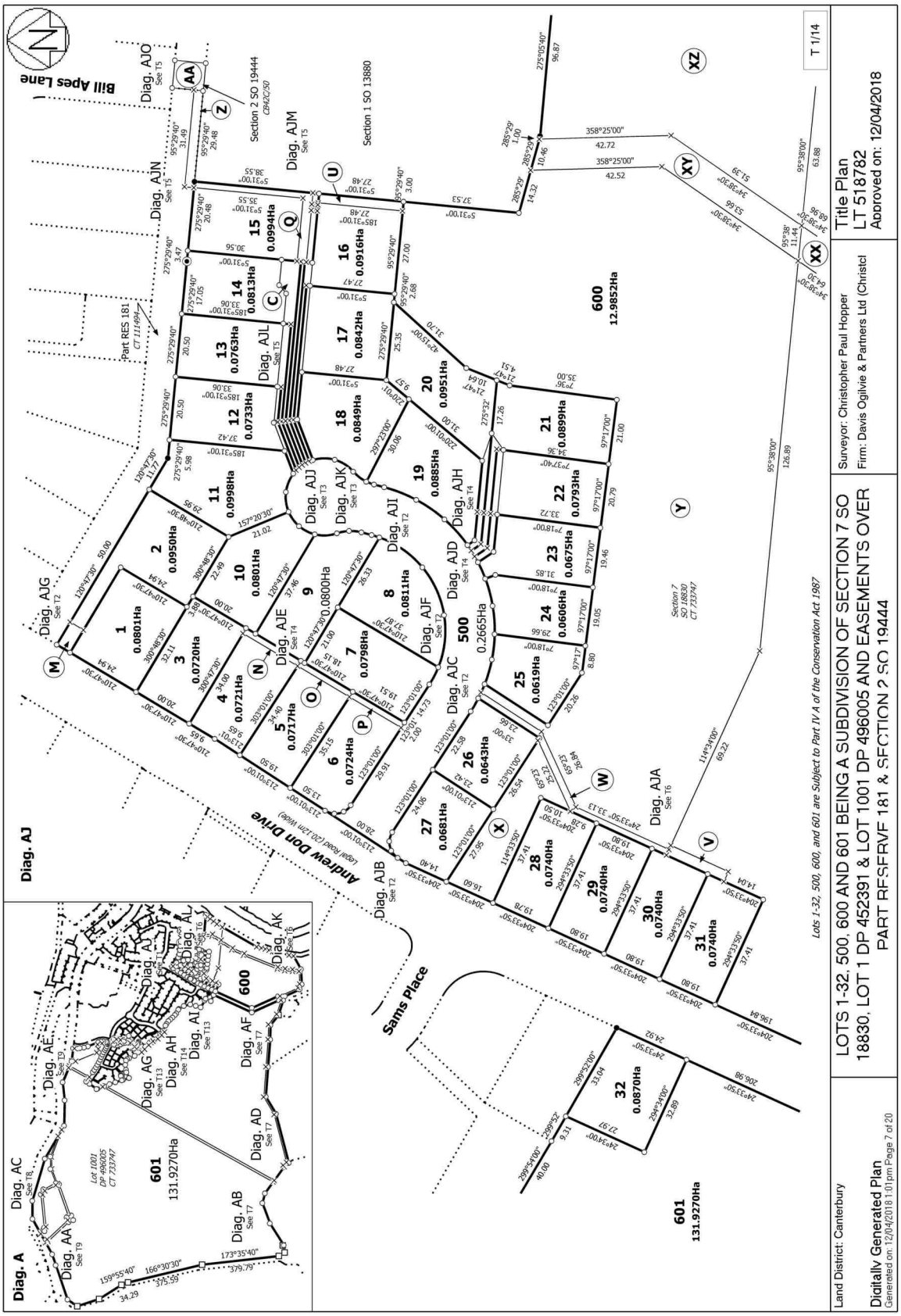
Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

11037804.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.3.2018 at 5:10 pm

Fencing Covenant in Easement Instrument 11037804.12 - 29.3.2018 at 5:10 pm

Land Covenant in Easement Instrument 11037804.12 - 29.3.2018 at 5:10 pm


Title Plan
LT 518782
Approved on: 12/04/2018
Surveyor: Christopher Paul Hopper
Firm: Davis Ogilvie & Partners Ltd (Christcl
LOTS 1-32, 500, 600 AND 601 BEING A SUBDIVISION OF SECTION 7 SO 18830, LOT 1 DP 452391 & LOT 1001 DP 496005 AND EASEMENTS OVER PART RESERVE 181 & SECTION 2 SO 19444
Lots 1-32, 500, 600, and 601 are Subject to Part IV A of the Conservation Act 1987
Land District: Canterbury
Digitally Generated Plan
Generated on: 12/04/2018 1:01pm Page 7 of 20
T 1/14
Diag. AJ
Diag. A
Bill Apes Lane
Andrew Don Drive
Sams Place
Section 2 SO 19444
Section 1 SO 13880
Section 7 SO 18830 CT 733747
Part RES 181
Lot 1001 DP 496005 CT 733747
600 12.9852Ha
601 131.9270Ha
500 0.2665Ha

View Instrument Details

Instrument No	11037804.7
Status	Registered
Date & Time Lodged	29 March 2018 17:10
Lodged By	Hooke, Janyne Mary
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
813762	Canterbury
813763	Canterbury
813764	Canterbury
822047	Canterbury
822048	Canterbury
822049	Canterbury
822050	Canterbury
822051	Canterbury
822052	Canterbury
822053	Canterbury
822054	Canterbury
822055	Canterbury
822056	Canterbury
822057	Canterbury
822058	Canterbury
822059	Canterbury
822060	Canterbury
822061	Canterbury
822062	Canterbury
822063	Canterbury
822064	Canterbury
822065	Canterbury
822066	Canterbury
822067	Canterbury
822068	Canterbury
822069	Canterbury
822070	Canterbury
822071	Canterbury
822072	Canterbury
822073	Canterbury
822074	Canterbury
822075	Canterbury

Annexure Schedule: Contains 1 Page.

Signature

Signed by Grant James Anderson Proudfoot as Territorial Authority Representative on 29/03/2018 04:57 PM

***** End of Report *****

© Copyright: Land Information New Zealand

CONSENT NOTICE

In the matter of the subdivision of Lot 1001 DP 496005, Lot 1 DP 452391 and Section 7 Survey Office Plan 18830:

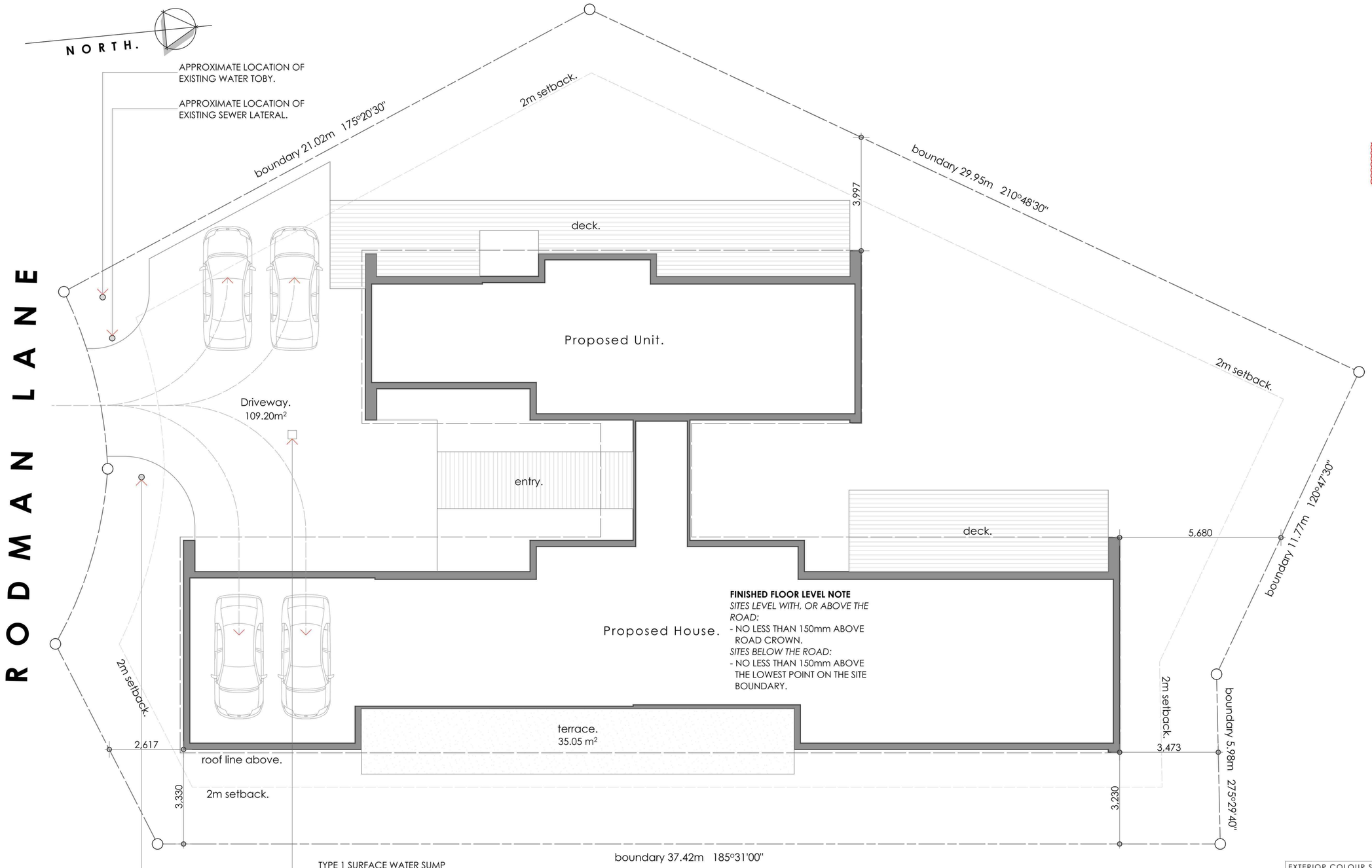
Pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered on the certificates of title for Lots 1-32 being defined on Deposited Plan 518782 requiring that the following conditions of subdivision consent RM170042 be complied with on an ongoing basis:

1. Any stormwater generated by future development or subdivision of Lots 1-32 is to be discharged in accordance with the approved Discharge Consent CRC094182.

Dated at Fairlie this 26th day of March 2018

KARINA MORROW
AUTHORISED OFFICER

Appendix 2 – Plans



TYPE 1 SURFACE WATER SUMP WITH 109m² CATCHMENT. FORM FALLS IN SEALED DRIVEWAY TO SUMP. REFER TO DETAIL 109 ON SHEET A4.1 FOR FURTHER DETAIL.

APPROXIMATE LOCATION OF EXISTING STORMWATER LATERAL.

NOTE: CONFIRM ALL INVERT LEVELS (WASTEWATER & STORMWATER) PRIOR TO CONFIRMATION OF FINISHED FLOOR LEVEL. CONTACT DESIGNER IF SUFFICIENT FALLS CAN NOT BE ACHIEVED.

Site Plan.

Scale 1:100

ALL DIMENSIONS ARE TAKEN TO FOUNDATION LINE

LEGAL DESCRIPTION:

Lot 11
DP 518782

11 Rodman Lane
LAKE TEKAPO

Site Area: 998.00m²

TOTAL FOOTPRINT AREA: 274.59m²

BUILDING SITE COVERAGE:
274.59m² / 998.00m² = 27.51%

TOTAL BUILDING/IMPERVIOUS SITE COVERAGE:
418.84m² / 998.00m² = 41.97%

WIND ZONE - EXTRA HIGH
EARTHQUAKE ZONE - 2
SNOW ZONE - N4
ALTITUDE - 750m
SNOW LOAD - 2.29kPa
EXPOSURE ZONE - B
CLIMATE ZONE - 6

LOW DENSITY RESIDENTIAL ZONE

SITE FENCING NOTE:

2m high LINKMESH FENCING TO ALL ROAD BOUNDARIES TO KEEP THE PUBLIC FROM THE SITE DURING CONSTRUCTION TO COMPLY WITH NZBC SECTION F5.

SOAKPIT NOTES:

ALL SOAK PITS TO COMPLY WITH NZBC E1 SECTION 9.0.

ALLOW FOR FIELD TESTING TO TEST FOR SUITABILITY OF THE NATURAL GROUND TO RECEIVE AND DISPOSE OF THE WATER WITHOUT CAUSING DAMAGE OR NUISANCE TO NEIGHBOURING PROPERTIES.

GENERAL SITE NOTES:

1. THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.
2. CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.
3. THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.
4. DEMOLITION AND SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.
5. EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.
6. SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS.
7. ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.
8. DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.
9. A HEALTHY VEGETATION BUFFER SHALL BE LEFT OVER AS MUCH OF THE SITE AS POSSIBLE.
10. THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.

EXTERIOR COLOUR SCHEME:

- METALCRAFT KĀHU METAL ROOF and ROOFING INDUSTRIES SPANLOK WALL CLADDING.
- ALL ASSOCIATED FLASHINGS.
- EXTERIOR DOOR and WINDOW JOINERY.
- GARAGE DOOR.

COLORSTEEL 'MATT FLAXPOD' - LRV 7%

- 10 series STACK BOND CONCRETE MASONRY BLOCK VENEER WALL CLADDING SYSTEM.

CHARCOAL

VIBLOCK 'HONED CHARCOAL' - LRV 10% APPROX

1DSGN architecture

Proposed New House

Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

drawing	scale	file	sheet	Issue
Proposed Site Plan	As shown. Sheet size A2.	24.058 27.06.25 .	A1.1	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .

Ground Floor Plan.

Scale 1:100

HOUSE FLOOR AREA = 156.52m²
GARAGE FLOOR AREA = 38.87m²
UNIT FLOOR AREA = 79.20m²

TOTAL FLOOR AREA = 274.59m²

AREAS TAKEN FROM OVER FRAMING LINES and EXCLUDES EXTERIOR AREAS.

LEGEND:

STUDS UP TO 2.7m:
90x45mm H1.2 LVL8 @400max.crs.

EXTERNAL SLIDING DOOR STUDS:
140x45mm H1.2 LVL8 @600max.crs.

INTERNAL NON-LOADBEARING STUDS:
90x45mm H1.2 LVL8 @600max.crs.

ALL DWANGS @800max.crs GENERALLY.

SMOKE ALARM POSITIONS. INTERCONNECTED SMOKE ALARM SYSTEM TO COMPLY WITH NZBC C/AS1 and F7/AS1. TO BE INSTALLED IN ACCORDANCE WITH NZS 4514:2021 and MANUFACTURERS INSTRUCTIONS.

EXTRACTION FAN POSITIONS, DUCTED TO EXTERIOR THROUGH SOFFITS.
KITCHEN: 50L/s
BATHROOM/LAUNDRY: 25L/s

LINTELS-BEAMS SHOWN BELOW:

L1	140x90mm H1.2 GL8.
L2	140x140mm H1.2 GL8.
L3	190x90mm H1.2 GL8.
L4	190x140mm H1.2 GL8.
L5	240x90mm H1.2 GL8.
L6	240x140mm H1.2 GL8.
L7	290x90mm H1.2 GL8.
L8	315x90mm H1.2 GL12.
L9	360x90mm CHH hyONE.
L10	2/290x45mm H1.2 SG8.
L11	2/300x45mm CHH hySPAN.

wfs. WET-FLOOR SHOWER ENCLOSURES TO BE FORMED IN FLOOR. 1:50 GRADIENT FALLS TO SUIT WASTE LOCATIONS AS INDICATED.

sh. PROPRIETARY SHOWER TRAY AND ENCLOSURE.

NOTES:

ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE.

TO BE READ IN CONJUNCTION WITH STRUCTURAL DESIGN LABS PLANS AND DOCUMENTATION.

TO BE READ IN CONJUNCTION WITH TRUSS MANUFACTURERS PLANS AND DETAILS.

ALL LINTELS-BEAMS INDICATED ARE SIZED IN ACCORDANCE WITH NZS 3604:2011.

FOR ALL EXTERIOR OPENING LOCATIONS REFER TO DOOR AND WINDOW OPENING SETOUT PLAN.

MAIN HOUSE BATH & ENSUITE:
WET AREAS TO BE LINED IN 10mm GIB AQUALINE PLASTERBOARD WALL LINING (9mm JAMES HARDIE VILLABOARD LINING 1,500mm FROM SHOWER ROSE AND 1,500mm RETURN WALL) WITH APPROVED WET AREA PAINT FINISH. FLOORS TO HAVE SELECTED SLIP RESISTANT TILED FLOOR COVERINGS. TILE FLOOR TO BE OVER ARDEX WPM001 WATERPROOFING SYSTEM. WATERPROOFING SYSTEM TO HAVE 150mm UPSTAND TO WALLS AND ARDEX WPM001 WATERPROOFING SYSTEM TO ALL JAMES HARDIE VILLABOARD WALLS TO SHOWER ENCLOSURES. HEIGHT 1,800mm min OR TO SUIT SHOWER SCREEN, WHICHEVER IS GREATER.

UNIT BATHROOM:
WET AREA TO BE LINED IN 10mm GIB AQUALINE PLASTERBOARD WALL LINING WITH APPROVED WET AREA PAINT FINISH. FLOORS TO HAVE SELECTED SLIP RESISTANT VINYL SHEET FLOORING (ALL JOINTS TO BE FULLY SEALED) and SEALED TO PINUS SKIRTING TO COMPLY WITH NZBC E3 SECTION 3.1.1(a).

ALL VINYL FLOORING EDGES and JOINTS TO BE FULLY SEALED AS PER NZBC E3/AS1 SECTION 3.1.1(a).

KITCHEN BENCHTOPS TO BE AN IMPERVIOUS MATERIAL ALLOWING FOR EASY CLEANING IN ACCORDANCE WITH NZBC G3/AS1 2.1.1. IMPERVIOUS and EASILY CLEANED SPLASH BACK TO BE INSTALLED BEHIND COOKTOP and EXTEND TO THE UNDERSIDE OF CABINETS and/or RANGEHOOD.

1DSGN architecture

Proposed New House

Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

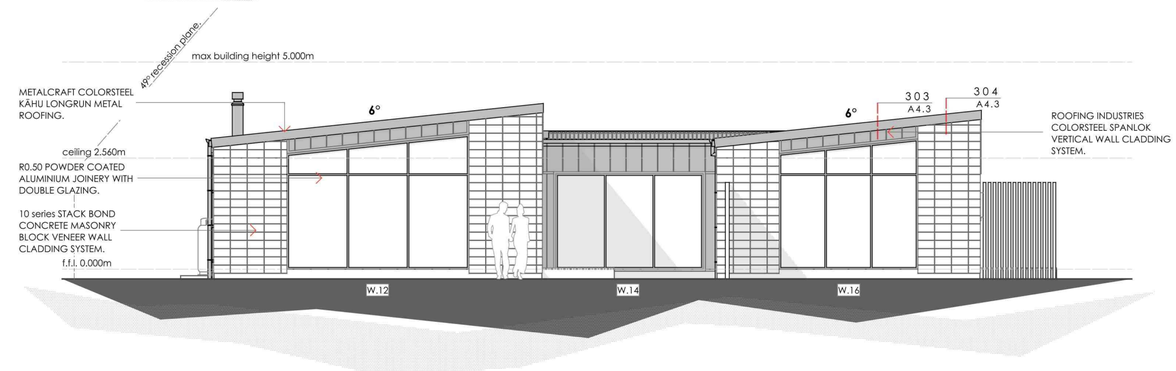
drawing	scale	file	sheet	Issue
Proposed Floor Plan	As shown. Sheet size A2.	24.058 27.06.25 .	A1.4	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .

Elevation 1.
Scale 1:100

Risk Factor	Description	Risk	Score
Wind Zone	Extra High	H	2
Number of Storeys	Single Storey	L	0
Roof/Wall Intersection Design	Fully exposed (e.g. parapets, exposed boundaries or eaves at greater than 90 degrees to soffit lining)	H	3
Eaves Width	0-100mm wide	VH	5
Envelope Complexity	Moderately complex shape with no more than 2 cladding types.	M	1
Deck Design	Timber slat deck at ground floor level	L	0
			Total Score: 11

Selected Claddings:
1. Masonry veneer over minimum 40mm drained cavity
2. Vertical ribbed profiled metal over 20mm drained cavity



Elevation 2.
Scale 1:100

Elevation 3.
Scale 1:100

Elevation 4.
Scale 1:100

EXTERIOR COLOUR SCHEME:

- METALCRAFT KĀHU METAL ROOF and ROOFING INDUSTRIES SPANLOK WALL CLADDING.
- ALL ASSOCIATED FLASHINGS.
- EXTERIOR DOOR and WINDOW JOINERY.
- GARAGE DOOR.

COLORSTEEL 'MATT FLAXPOD' - LRV 7%

- 10 series STACK BOND CONCRETE MASONRY BLOCK VENEER WALL CLADDING SYSTEM.

CHARCOAL

ViBLOCK 'HONED CHARCOAL' - LRV 10% APPROX

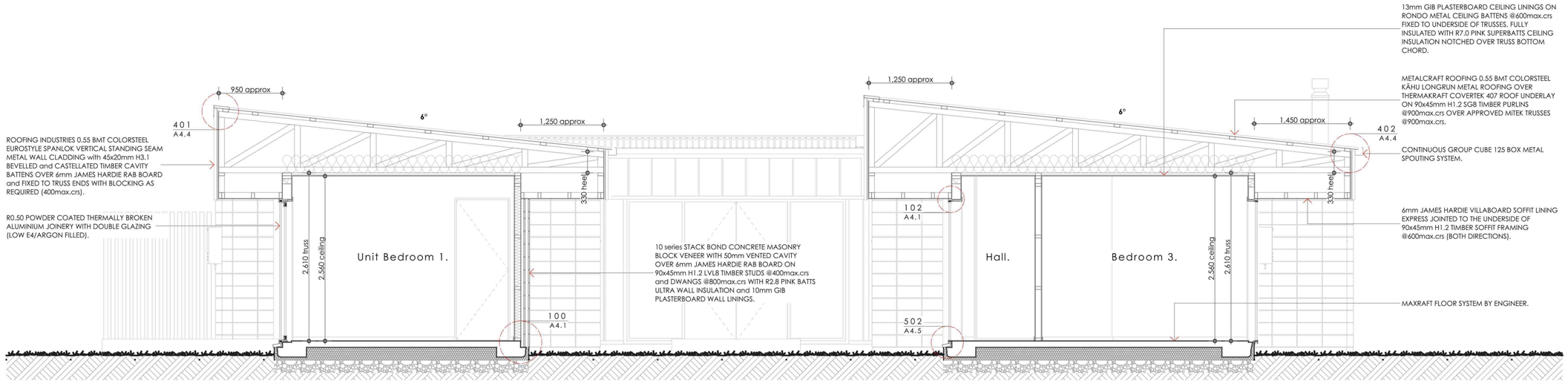
LDSGN architecture

Proposed New House

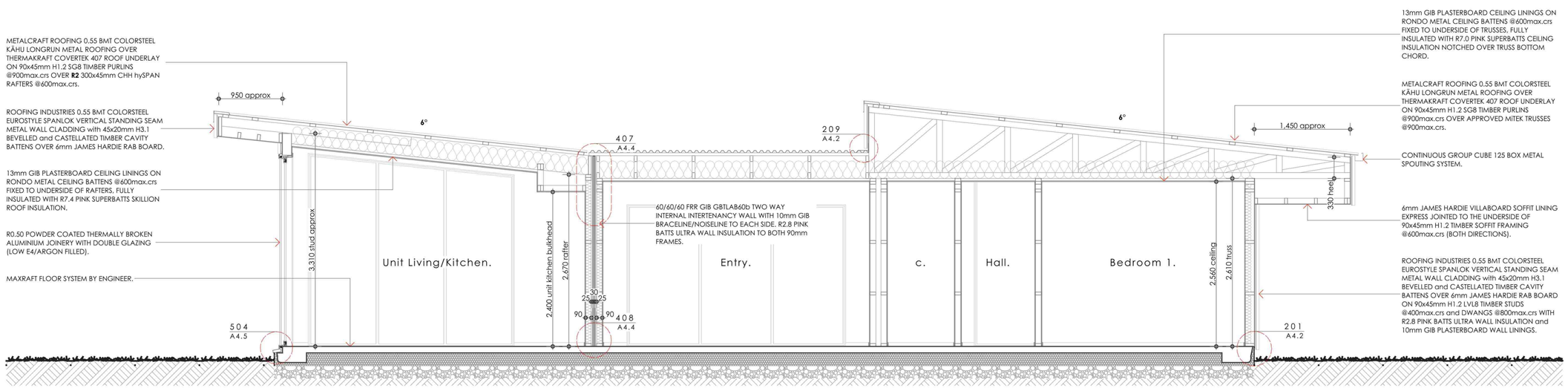
Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

drawing	scale	file	sheet	Issue
Proposed Elevations	As shown. Sheet size A2.	24.058 27.06.25 .	A2.1	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .



Cross Section A.
Scale 1:50



Cross Section B.
Scale 1:50

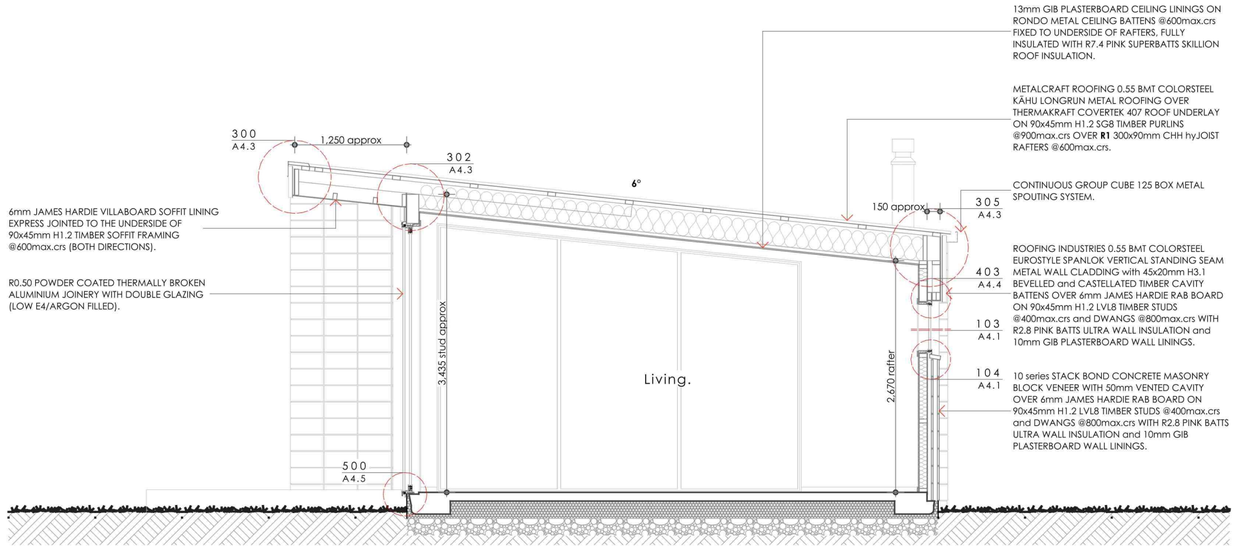
1DSGN architecture

Proposed New House

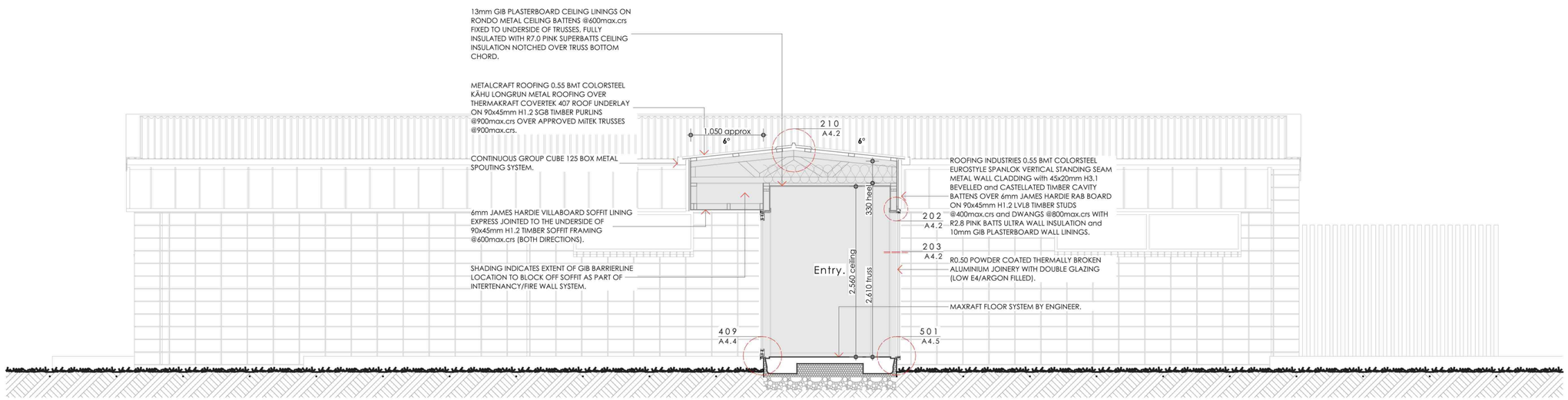
Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

drawing	scale	file	sheet	Issue
Cross Section A-A & B-B	As shown. Sheet size A2.	24.058 27.06.25 .	A3.1	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .



Cross Section C.
Scale 1:50



Cross Section D.
Scale 1:50

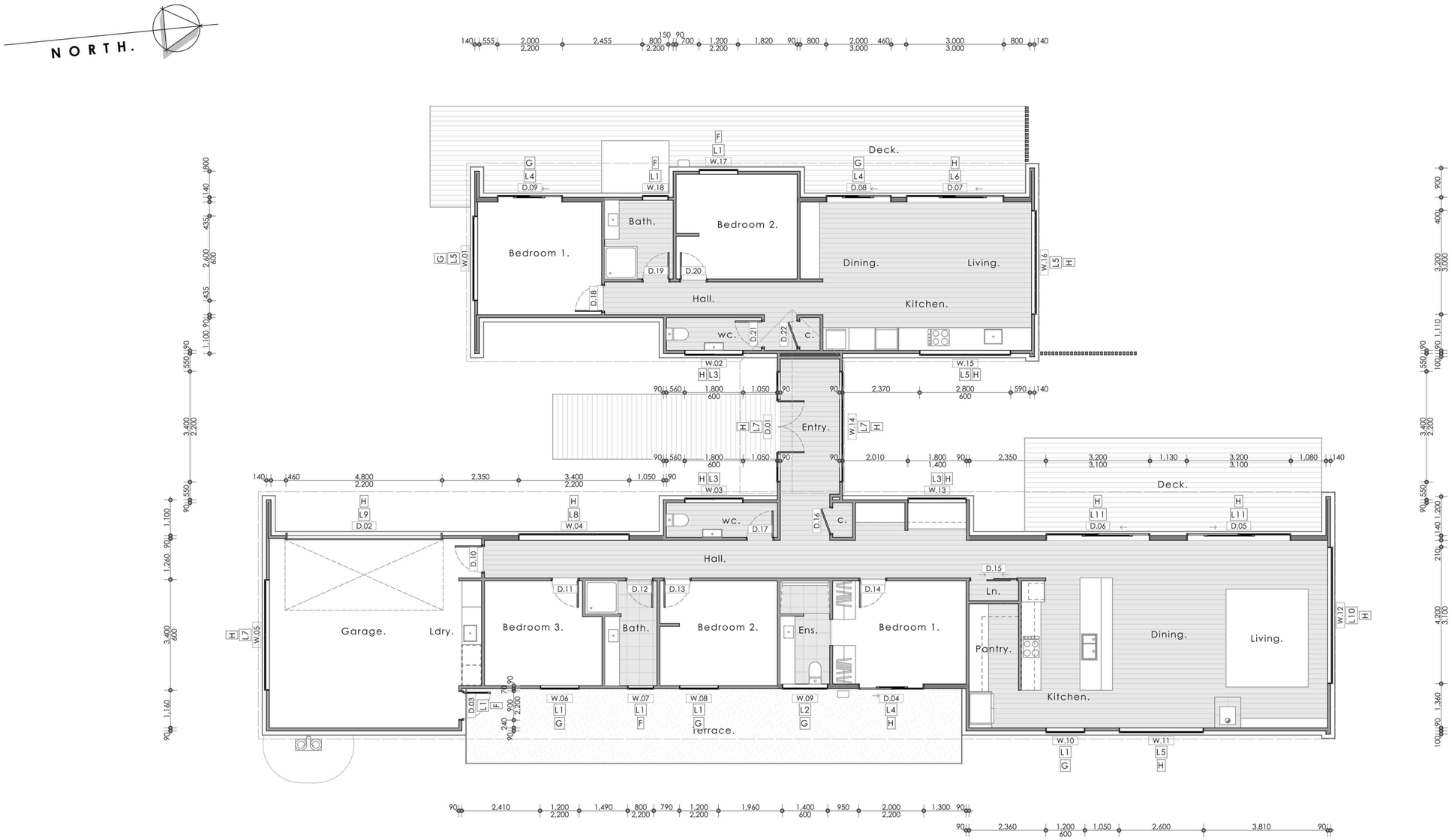
1DSGN architecture

Proposed New House

Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

drawing	scale	file	sheet	Issue
Cross Section C-C & D-D	As shown. Sheet size A2.	24.058 27.06.25 .	A3.2	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .



Opening Setout.

Scale 1:100

LEGEND:

LINTELS-BEAMS SHOWN BELOW:

L1	140x90mm H1.2 GL8.
L2	140x140mm H1.2 GL8.
L3	190x90mm H1.2 GL8.
L4	190x140mm H1.2 GL8.
L5	240x90mm H1.2 GL8.
L6	240x140mm H1.2 GL8.
L7	290x90mm H1.2 GL8.
L8	315x90mm H1.2 GL12.
L9	360x90mm CHH hyONE.
L10	2/290x45mm H1.2 SG8.
L11	2/300x45mm CHH hySPAN.

LINTEL FIXINGS SHOWN BELOW:

F	Type F, 4.0kN connection.
G	Type G, 7.5kN connection.
H	Type H, 13.5kN connection.

NOTES:

ALL LINTELS-BEAMS INDICATED ARE SIZED IN ACCORDANCE WITH NZS 3604:2011.

ALL TOP PLATES SUPPORTING ROOF STRUCTURE ARE TO BE FIXED IN ACCORDANCE WITH NZS 3604:2011. CLAUSE 8.7.6 AND TABLE 8.18.
THIS PROJECT:
4.7kN CONNECTION. 2/90x3.15 END NAILS AND 2/ WIRE DOGS or 4.7kN ALTERNATIVE
ALL TRUSS FIXINGS ARE AS PER TRUSS MANUFACTURERS DESIGN.

ALL LINTELS SUPPORTING ROOF STRUCTURE ARE TO BE FIXED AGAINST UPLIFT IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE.

ALL OTHER LINTELS TO BE FIXED IN ACCORDANCE WITH NZS3604:2011 TABLE 8:19, 3/90x3.15 NAILS END NAILED.

ALL ALUMINIUM JOINERY SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZS 4211:2008 & NZS 3504:1979, TO SUIT LOCATION. ALL GLAZING SHALL BE IN ACCORDANCE WITH NZS 4223.3:2016.

1DSGN architecture

Proposed New House

Warburton Residence, 11 Rodman Lane, LAKE TEKAPO

drawing	scale	file	sheet	Issue
Proposed Opening Setout Plan	As shown. Sheet size A2.	24.058 27.06.25 .	A5.1	Building Consent Issue - REV B

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION .

Appendix 3 – Visitor Accommodation Management Plan

VISITOR ACCOMMODATION - ACTIVITY MANAGEMENT PLAN

This Activity Management Plan applies to the use of 11 Rodman Lane, Tekapo (Lot 11 Deposited Plan 518782 held in Record of Title 822055) 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 ten 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 eight.

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 ten guests present at any one time.
- Any outdoor noise generated after 10pm shall comply with the residential zone and expected levels of residential amenity.
- Be courteous of neighbours. Any noisy activities should only occur inside after 8pm with windows and doors closed.
- 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 the door leading to the outdoor area stating, “This outdoor area is not to be used between 10pm and 7am daily”.