
Resource Consent Application
Land Use Consent for Residential Visitor Accommodation
2 Jimmys Lane, Lake Tekapo

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Resource Consent Application:
Land Use Consent for Residential Visitor Accommodation (10 Guests)
2 Jimmys Lane, Lake Tekapo

1.0 Description of the Proposed Activity

This application seeks resource consent to permit residential visitor accommodation for up to 10 guests at the existing dwelling located at 2 Jimmys Lane, Lake Tekapo.

The property is a five-bedroom, three-bathroom residential dwelling within the Low Density Residential Zone. The dwelling is currently used for short-term visitor accommodation.

Under Rule LRZ-R5 of the Mackenzie District Plan, residential visitor accommodation is permitted for up to six guests. This application seeks consent to increase the maximum occupancy to 10 guests.

The proposal does not involve any physical alterations to the building or site. The activity will continue to operate within the existing residential dwelling and infrastructure. The accommodation is primarily used by single groups, typically families, who occupy the dwelling in a manner consistent with residential use. Guests typically arrive together in a single vehicle, resulting in low traffic and parking demand. The activity is managed with house rules, including no parties and quiet hours, to ensure effects on the surrounding residential environment remain minimal.

2.0 Description of the Site

The site is located at 2 Jimmys Lane, Lake Tekapo, within the Low Density Residential Zone. The property comprises a level corner section of approximately 650m² and contains a recently constructed residential dwelling.

The dwelling is well positioned on the site and is of a modern design, with a building scale and appearance consistent with surrounding residential development. The site is developed for residential use and includes open plan living areas, five bedrooms, and associated outdoor living spaces including patios oriented to the east and west. The section is landscaped with low-maintenance planting, including established tussock, and is typical of residential properties in the locality.

Vehicle access is provided from Jimmys Lane, with level off-street parking available on-site.

The surrounding environment is characterised by residential dwellings within a low-density setting. The site does not contain any notable natural features, waterways, or ecological habitats, and is fully serviced by existing infrastructure.

The site is not subject to any known physical or environmental constraints that would affect the use of the property for residential or visitor accommodation purposes.

3.0 Site Plans

Refer to Appendix B – *Figure 2: Site Boundaries, Vehicle Access and On-site Parking*

The site plan identifies the existing dwelling, site boundaries, vehicle access, and on-site parking areas.

4.0 Other Plans

Refer to Appendix B – *Figure 1: Site Boundaries* to show location of property and *Figure 3: Floor Plan* to show layout of house

5.0 Consideration of Adversely Affected People

The primary potentially affected parties are neighbouring property owners. The applicant has proactively undertaken consultation with neighbouring properties in relation to the proposal.

Three neighbouring property owners have been contacted and consulted regarding the application. These neighbours have confirmed they have no concerns with the proposal, and written approvals have been obtained.

The Mackenzie District Council has also assisted by attempting to contact the remaining neighbouring property owners to invite them to contact the applicant directly. At the time of lodging this application, only one neighbouring property owner has made contact.

The applicant remains willing to engage with any neighbouring property owners who may wish to discuss the proposal further.

6.0 Description of Any Other Activity

n/a

7.0 Description of Any Other Resource Consents

n/a

8.0 Assessment of Activity Against Any Relevant Provisions of the Mackenzie District Plan

The subject site is zoned Low Density Residential under the Mackenzie District Plan and is located within the Lake Tekapo Precinct.

The District Plan makes a clear distinction between residential-based visitor accommodation and more commercial forms of accommodation. Residential visitor accommodation refers to the use of a residential unit for short-term visitor stays, including use as a holiday home. In contrast, commercial visitor accommodation includes activities such as motels, hostels, backpackers, camping grounds, and tourist lodges, which operate at a larger scale and with a more commercial focus.

The proposed activity involves the use of an existing residential dwelling for short-term accommodation and therefore falls within the definition of residential visitor accommodation, rather than commercial visitor accommodation. The scale and nature of the activity remain consistent with residential use.

Under Rule LRZ-R5 of the Mackenzie District Plan, residential visitor accommodation is a permitted activity within the Low Density Residential Zone where only one residential unit on the site is used for this purpose, and where the maximum number of guests does not exceed six per night.

Where the number of guests exceeds six but does not exceed twelve, the activity is classified as a Restricted Discretionary Activity. As this application seeks consent for a maximum of 10 guests, it falls within this category.

9.0 Assessment of Environmental Effects

9.1 Alternative locations or methods for undertaking the activity

The proposed activity involves the continued use of an existing residential dwelling for visitor accommodation. No alternative locations are considered necessary as the activity is already established on-site. In terms of alternative methods, the proposal represents a minor increase in permitted guest occupancy (from 6 to 10 guests) within the existing built form. The use remains residential in nature and does not require any physical expansion or intensification of the site.

9.2 Assessment of actual and potential effects

9.2.1 Effects on neighbours and the wider community (socio-economic and cultural):

The activity primarily accommodates single family groups rather than multiple unrelated parties, resulting in a low-noise, low-impact occupancy pattern consistent with typical residential use.

The proposal provides a positive social and economic effect by enabling family groups to stay together in one dwelling, rather than occupying multiple properties. This supports efficient use of housing stock and contributes to the local visitor economy.

9.2.2 Physical effects on the locality (including landscape and visual effects):

There are no changes proposed to the exterior of the dwelling or site.

The activity will not result in any visual or landscape effects, and the residential appearance of the property will be maintained.

9.2.3 Effects on ecosystems (plants, animals, habitats):

The activity is undertaken within an existing residential site. No earthworks, vegetation clearance, or habitat disturbance is proposed. Therefore, there are no adverse ecological effects.

9.2.4 Effects on natural and physical resources for future generations (aesthetic, recreational, scientific, historical, spiritual, cultural values):

The proposal maintains the residential character and amenity values of the surrounding area. There are no known impacts on cultural, historical, or recreational resources.

9.2.5 Discharge of contaminants (including noise):

Noise is the primary potential effect and is managed through the following measures:

- Limiting occupancy to a single group (primarily families)
- Prohibiting parties and events
- Enforcing quiet hours

Waste and wastewater generation are consistent with residential use and are serviced by existing infrastructure. No unusual discharges are anticipated.

9.2.6 Risk to neighbourhood, wider community or environment (through natural hazards or use of hazardous substances):

The activity does not involve hazardous substances or installations and does not increase risk to the neighbourhood or environment.

9.3 Risks from hazardous substances

No hazardous substances or installations are associated with the activity.

Therefore, no risks arise.

9.4 Mitigation measures

The following measures will be implemented to avoid or minimise potential adverse effects:

- Maximum of 10 guests at any time
- Bookings limited to single groups (primarily families)
- No parties or events permitted

- Quiet hours enforced
- Guests informed of house rules prior to arrival
- A contact person available to respond promptly to any issues
- Guest vehicle numbers managed to generally align with on-site parking capacity

These measures ensure that the activity remains consistent with residential amenity.

9.5 Persons affected and consultation

The activity is considered to have no more than minor effects on neighbouring properties.

The applicant has undertaken consultation with neighbouring property owners regarding the proposal. Written approvals have been obtained from the owners of 8 Edwards Lane, 4 Jimmys Lane, and 3 Jimmys Lane, all of whom have confirmed they have no concerns with the application.

The Mackenzie District Council has also assisted by attempting to facilitate contact with remaining neighbouring property owners where direct contact details were not available to the applicant. Despite reasonable attempts to establish contact, no response has been received from the remaining identified parties at the time of lodging this application.

The proposal involves a low-impact form of residential visitor accommodation that is managed through occupancy limits, house rules, quiet hours, and professional property management. The activity primarily accommodates single family groups and is not intended for parties, events, or large gatherings.

Given the nature of the activity, the management measures proposed, and the written approvals received from neighbouring properties consulted, any potential effects on neighbouring properties are considered to be no more than minor.

9.6 Monitoring of effects

Ongoing management of the property includes:

- The property is managed by a professional property management company (Stay Tekapo), which oversees guest communication and ensure compliance with house rules

- Monitoring guest behaviour through booking platforms and reviews
- Enforcing house rules
- Maintaining availability of a contact person to respond to any issues

Given the low scale of effects, formal monitoring is not considered necessary.

10.0 Matters addressed by AEE

The proposal has addressed all relevant matters, including effects on neighbours, the wider community, the physical environment, ecosystems, and natural and physical resources. All potential adverse effects are considered to be no more than minor and are appropriately mitigated through proposed management measures.

The proposal is considered consistent with the intent of the Low Density Residential Zone and meets the relevant objectives and policies of the Mackenzie District Plan.

Appendix A – Written Neighbour Approvals

Consultation Summary: Neighbour Engagement

As part of the resource consent application for residential visitor accommodation at 2 Jimmys Lane, Lake Tekapo, neighbouring property owners identified as potentially affected parties were contacted to provide them with the opportunity to review and comment on the proposal.

The following properties were identified as requiring consultation:

- 8 Edwards Lane
- 7 Edwards Lane
- 9 Edwards Lane
- 1 Jimmys Lane
- 3 Jimmys Lane
- 4 Jimmys Lane
- 10 Jimmys Lane

The applicant has undertaken direct consultation where contact details were available and has also worked alongside Mackenzie District Council, which issued a standard consultation template requesting that affected neighbours make contact with the applicant to discuss the proposal.

At the time of lodging this application, written confirmation of support has been received from the following properties:

- 8 Edwards Lane
- 4 Jimmys Lane
- 3 Jimmys Lane

These neighbours have confirmed they have no concerns with the proposed activity and have provided signed written approvals.

Despite reasonable attempts by both the applicant and Mackenzie District Council to facilitate contact, no response has been received to date from the remaining identified properties. The applicant remains willing to engage with any neighbouring property owners who wish to discuss the proposal further.

All reasonable steps have therefore been taken to engage with affected parties, and the consultation process has been documented accordingly.

Affected Party Approval – Resource Consent Application

We/ I have been informed of the resource consent application for residential visitor accommodation at **2 Jimmys Lane, Lake Tekapo**, seeking approval for up to 10 guests.

We/ I have no concerns with the proposal and provide our approval.

Name: *Darren Allchurch*
Director - Blue Lake Property Ltd

Address: *24 Idaho Crescent, Lincoln and*
3 Jimmys Lane, Lake Tekapo

Signature: 

Date: *14/5/26*

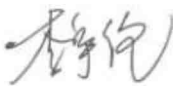
Affected Party Approval – Resource Consent Application

We/ I have been informed of the resource consent application for residential visitor accommodation at **2 Jimmys Lane, Lake Tekapo**, seeking approval for up to 10 guests.

We/ I have no concerns with the proposal and provide our approval.

Name: YULUN LI

Address: 8 Edwards Lane, Lake Tekapo, 7999

Signature: 

Date: 2020.4.27

Affected Party Approval – Resource Consent Application

We/ I have been informed of the resource consent application for residential visitor accommodation at **2 Jimmys Lane, Lake Tekapo**, seeking approval for up to 10 guests.

We/ I have no concerns with the proposal and provide our approval.

Name: Hui Zhang

Address: 4 Jimmys Lane,

Signature: 张慧

Date: 28/04/2026

Appendix B – Site Plans

Figure 1: Site Boundaries



Figure 2: Site Boundaries, Vehicle Access and On-site Parking



Figure 3: Floor Plan



Appendix C – Visitor Accommodation Management Plan

Visitor Accommodation Management Plan

2 Jimmys Lane, Lake Tekapo

May 2026

1. Purpose

This plan outlines how residential visitor accommodation at 2 Jimmys Lane will be managed to ensure that effects on the surrounding residential environment remain low and consistent with residential amenity.

2. Guest Management

- Maximum of 10 guests at any time
- Bookings limited to single groups only (primarily families)
- No subletting or multiple group bookings permitted

3. Noise and Behaviour

- No parties or events permitted (including weddings, hen's parties, stag parties)
- Guests must comply with quiet hours between 10pm and 7am
- No outdoor amplified music
- Guests are informed of house rules prior to arrival and during their stay

4. Parking and Access

- A maximum of two vehicles associated with guest bookings will be accommodated on-site
- All guest parking will be contained within the site boundaries
- Guests are encouraged to arrive in shared vehicles where possible

5. Property Management

- The property is professionally managed by Stay Tekapo
- A local contact person is available 24 hours a day, 7 days a week to respond to any issues or complaints
- Any complaints will be responded to promptly

6. Monitoring and Compliance

- Guest behaviour is monitored through booking platforms and reviews
- House rules are actively enforced by the property manager
- Non-compliant guests will not be accepted for future bookings

7. Review

This management plan will be reviewed every 12 months to ensure it remains effective in managing any potential effects. Next review is due May 2027.

Appendix D – Certificate of Title



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




R.W. Muir
Registrar-General
of Land

Identifier 872634
Land Registration District Canterbury
Date Issued 26 June 2019

Prior References
813765

Estate Fee Simple
Area 650 square metres more or less
Legal Description Lot 74 Deposited Plan 532736
Registered Owners
McGregor Farming Limited

Interests

Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
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
Land Covenant in Covenant Instrument 11393506.11 - 26.6.2019 at 8:35 am
Fencing Covenant in Covenant Instrument 11393506.11 - 26.6.2019 at 8:35 am
12979338.2 Mortgage to ANZ Bank New Zealand Limited - 8.4.2024 at 4:33 pm

