

Rules Assessment

Proposal: Retrospective consent to operate unhosted visitor accommodation in a minor residential unit within a site.

Address: 51 Murray Place, Lake Tekapo

District Plan: Mackenzie District Plan ('MDP')

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

Rule	Compliance	Non-Compliance
Transport		
Rules		
TRAN-R1 – Development, Operation, Maintenance, Repair, Upgrade or Replacement of Land Transport Infrastructure Within a Land Transport Corridor	N/A	
TRAN-R2 – Land Transport Infrastructure Not Within a Land Transport Corridor	N/A	
TRAN-R3 – Vehicle Crossing Where this activity complies with the following standards: - TRAN-S9 Vehicle Crossing Design - TRAN-S10 Siting of Vehicle Crossings	The proposal complies with TRAN-S10 Siting of Vehicle Crossings.	The proposal cannot comply with TRAN-S9 Vehicle Crossing Design. Assessment has been provided in TRAN-S9.
TRAN-R4 – Vehicle Accessway Where this activity complies with the following standard: TRAN-S11 Vehicle Accessways	N/A – no physical works are proposed to existing vehicle crossing	
TRAN-R5 – Parking, Manoeuvring, and Loading Areas Associated with a Residential Activity Where this activity complies with the following standards:		The proposal cannot comply with TRAN-S7 Surface and Drainage of Parking and Loading Areas. Assessment has been provided in TRAN-S7.

Rule	Compliance	Non-Compliance
- TRAN-S1 Minimum Parking Space Requirements - TRAN-S2 Size of Parking Spaces - TRAN-S4 Reverse Manoeuvring - TRAN-S7 Surface and Drainage of Parking and Loading Areas - TRAN-S8 Landscaping		
TRAN-R6 – Parking, Manoeuvring, and Loading Areas Associated with a Non-Residential Activity	N/A	
TRAN-R7 – The Development of a New, or Expansion of an Existing Activity that Generates Equivalent Car Movements that Meet or Exceed the Thresholds Outlined in TRAN-Table 1	N/A – the proposed expansion of the existing residential visitors accommodation activity will not generate >200 equivalent car movements per day	
TRAN-R8 – Electric Vehicle Charging Stations	N/A	
Standards		
TRAN-S1 – Minimum Parking Space Requirements - any residential unit used for residential visitor accommodation activity: 2 spaces per unit including any minor residential unit 1 space per residential unit and 1 space per minor residential unit if less than 150m² and no more than 2 bedrooms	Complies – three parking spaces are provided, as the principal residential unit requires two spaces and the minor residential unit requires one space, given it contains only one bedroom and is less than 150m ² . The accessway area to the west is approximately 6m wide and 22.4m long, which is sufficient to provide two required parking spaces. One additional parking space will be provided within the area in front of the minor residential to the east.	
TRAN-S2 – Size of Parking Spaces	Complies – the accessway area to the west is approximately 6m wide and 22.4m long, which is sufficient to provide two required parking spaces at the required stall width and depth. The access area to the east is approximately 10m long and 3m wide at the narrowest	

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	point, which satisfies the minimum parking dimensions in TRAN-Table 4 – Car Parking Dimensions	
TRAN-S3 – Mobility Parking Requirement	Complies –the accessway area to the west is approximately 6m wide, which is sufficient to provide one mobility parking at the stall width of 3.6m.	
TRAN-S4 – Reverse Manoeuvring	N/A – Murray Place is not a State Highway, Arterial Road, Collector Road, or accessway providing for six or more parking spaces	
TRAN-S5 – Queuing	N/A – only three on-site parking spaces are proposed, no queuing space is required if the on-site parking spaces are less than five.	
TRAN-S6 – Loading Areas	N/A – the site is within Lower Density Residential Zone	
TRAN-S7 – Surface and Drainage of Parking and Loading Areas - For sites with less than four on-site parking spaces: - Surface must be formed to an all weather standard. - The first 5.5m of the vehicle access, measured from the vehicle access point into the site, must be sealed. - For sites with four or more on-site vehicle parking spaces, the surface must be formed, sealed and drained.		The proposal will continue utilising the existing gravel access areas, which are formed to all weather standard but not sealed. Resource consent is therefore required as a restricted discretionary activity pursuant to TRAN-S7. <u>Matters of Discretion</u> - The potential for adverse effects on the safety and efficiency of the site and the road transport network. - The ability to contain stormwater within the site and any consequential adverse off-site effects.
TRAN-S8 – Landscaping	N/A – no carparking for non-residential activities is proposed	
TRAN-S9 – Vehicle Crossing Design Crossing width: 3.5m-6m	The proposal complies with: TRAN-S9.1.b - 3-6m width of crossing required under TRAN-Table 7	The existing vehicle crossings are gravelled. The proposal does not comply with TRAN-S9.1.c, which requires the extent of access between edge of existing carriage and the property boundary to be

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		formed and metalled/sealed to match the surface of the adjoining carriageway. Resource consent is therefore required as a restricted discretionary activity pursuant to TRAN-S9. <u>Matters of Discretion</u> TRAN-MD1 Transport Network Effects a. Any effects on the visibility and safety of pedestrians, cyclists, or motorists. b. Any effects, including cumulative effects, on traffic safety or the efficiency of land transport infrastructure. c. The outcome of any consultation with Waka Kotahi New Zealand Transport Authority where the activity or works directly affect a State Highway. d. Whether the physical form of the road will minimise any effect on access. e. Any relevant crash history of the road in the vicinity of the site. f. Any characteristics of a proposed activity or site that make compliance unnecessary, including expected traffic generation volumes and the types of vehicles. TRAN-MD2 Vehicle Crossings and Accessways a. Any effects on the ease and safety of vehicle manoeuvring. b. Whether the boundaries of a site support the formation of the vehicle crossing or accessway.

Rule	Compliance	Non-Compliance
		c. Whether the site can gain access from another road that is not a State Highway/ Arterial Road. d. The design and location of the vehicle crossing or accessway. e. The anticipated number and type of vehicles, cycles, pedestrians, or stock movements. f. Any visual effects on road design and amenity values from not forming the vehicle crossing or accessway to the specified standards.
TRAN-S10 – Siting of Vehicle Crossings • Minimum crossing distance from intersection ○ 10m • Minimum sight distance ○ 45m	N/A – the site is not located adjacent to intersections	
TRAN-S11 – Vehicle Accessways • Height clearance: 4.5m • Legal width: 4.5m • Formed width: 3m	Complies – no physical changes are proposed to the existing vehicle accessway	
TRAN-S12 – Road Design Requirements	N/A – no road is proposed	
TRAN-S13 – Intersection Separation Distances	N/A – no intersection is proposed	
TRAN-S14 – Cycle Parking	N/A – residential visitor accommodation is not provided as an activity in Table 13 and has been assessed based on visitor accommodation activity.	
Infrastructure – N/A		
Renewable Electricity Generation – N/A		
Sites and Areas of Significance to Māori – N/A		
Public Access – N/A		
Natural Character		

Rule	Compliance	Non-Compliance
Rules		
NATC-R1 – Buildings and Structures - Where the activity complies with: NATC-S1 - Activity Setbacks from Surface Waterbodies 10m setback from Tekapo River for residential zones	Complies – the site is setback more than 10m from Tekapo River	
NATC-R2 – NATC-R4	N/A – no earthworks, woodlots or quarrying activities are proposed	
Natural Features and Landscapes – N/A		
Subdivision – N/A		
Earthworks – N/A		
Light – N/A		
Low Density Residential Zone		
Rules		
LRZ-R1 – Residential Units	N/A – No new residential unit or external building works are proposed. The residential visitors accommodation will use the existing, lawfully established principal residential unit and minor residential unit Therefore LRZ-R1 built-form standards (LRZ-S1 - Density, S2 - Height, S3 - Height in Relation to Boundary, S4 - Setbacks, S5 - Site Coverage, S6 - Ridgeline, S7 - Servicing) are not engaged.	
LRZ-R2 – Minor Residential Units	Complies.	
LRZ-R3 – Buildings and Structures Not Otherwise Listed	N/A – not proposed	
LRZ-R4 – Residential Activity	Residential Activity is a permitted activity .	
LRZ-R5 – Residential Visitor Accommodation Where: No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit.		It is proposed to undertake residential visitor accommodation in both the minor residential unit and the principle residential unit. The site will therefore contain two residential units that will be used for residential visitor accommodation.

Rule	Compliance	Non-Compliance
The maximum occupancy of the unit used for residential visitor accommodation does not exceed six guests per night.		Resource consent is required as a discretionary activity pursuant to LRZ-R5.1 <u>Matters of Discretion</u> - The location, design and appearance of buildings on the site. - The traffic impacts including the provision of adequate onsite parking. - Effects on amenity values of adjoining residential sites including noise. - The adequacy of any mitigation measures.
LRZ-R6 – LRZ-R14	N/A – not proposed	