

Attachment A RM240141 Consent Conditions

General

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this decision as Appendix One, and the details included in the resource consent application RM240141 and further information provided on 29 October 2024, 25 July 2025 and 24 October 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 10 visitor accommodation guests at any one time are authorised under this consent. The residential visitor accommodation unit must not be rented by tariff paying guests for more than a total of 286 nights per calendar year. For the purposes of this condition, "guests" include adults, children and infants.
3. The five-bedroom residential unit and one-bedroom minor residential unit must not be used for residential visitor accommodation activities.
4. No more than 10 persons must be accommodated in the five-bedroom residential unit at any one time.
5. No more than two persons must be accommodated in the one-bedroom minor residential unit at any one time.

Landscaping and planting

6. Landscaping, planting and hard surface areas must be established in accordance with the landscaping and planting concept plan prepared by Archiland Architecture dated 24 October 2025.
7. The planting on the site must include lawn, groundcovers and hedging in the locations shown on the landscaping and planting concept plan referred to in condition 6.
8. Hedging shall be planted along internal boundaries (as shown on the landscaping and planting concept plan referred to in condition 6) and shall be capable of reaching a minimum mature height of at least 1.5m. The hedging must comprise New Zealand native species selected from the landscaping and planting concept plan and be at least an equivalent size of a 5L pot at the time of planting.
9. An 8m² area of native garden must be created within the north-eastern site corner of the site and a 12m² area of native garden must be created in front of the five-bedroom residential unit as shown on in the landscaping and planting concept plan referred to in condition 6, comprising either or a mixture of grasses, shrubs, flaxes, groundcovers.
10. Any gas bottles and service areas must be screened by landscaping or fencing.

Submission and Certification of Landscaping and Planting Plan

11. Prior to the commencement of any building work associated with the residential units, the

consent holder shall submit to the Planning Manager at Mackenzie District Council (planning@mdc.govt.nz) a Landscaping and Planting Plan for certification that it complies with conditions 6 – 10 of this consent.

12. The Landscaping and Planting Plan shall be prepared by a suitably qualified landscape architect or designer and shall show, but is not limited to the following:
 - a. The location, species, and mature height of all proposed planting;
 - b. Details of plant species suitable for the local climate and soils, with preference given to locally native species;
 - c. Planting specifications, including size at time of planting, density, and maintenance requirements;
 - d. The location and design of any screening and hard landscape treatments.

Implementation and Maintenance

13. The hard surfaces shown in the Landscaping and Planting Plan must be established prior to occupation of buildings on the site.
14. The planting shown in the certified Landscaping and Planting Plan shall be completed no later than the end of the first planting season following the issue of Code of Compliance by the Council for the buildings on the site. The plantings shown in the certified Landscaping and Planting Plan shall thereafter be maintained in perpetuity. 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.
15. Once the Landscaping and Planting Plan has been certified by the Council, it will form part of the Approved Consent Document.

Confirmation of Implementation of Certified Landscaping and Planting Plan

16. Within one month of giving effect to the certified Landscaping and Planting Plan, the consent holder shall provide the Planning Manager at Mackenzie District Council (planning@mdc.govt.nz) with evidence (for example photographs) confirming that the landscaping and planting on the site has been completed in accordance with the certified Landscaping and Planting Plan.

Operational – Four Bedroom Visitor Accommodation Unit

17. A suitably trained person must reside on site when visitor accommodation is occurring on the site (**Resident Manager**) in order to ensure that use of that visitor accommodation complies with the conditions of this consent.
18. Prior to visitor accommodation activity occurring on the site, a Visitor Accommodation Management Plan (**VAMP**) must be prepared by the consent holder and submitted to the Planning Manager (planning@mdc.govt.nz) for certification that the VAMP includes the information (a) – (g) below:
 - a. The role and responsibilities of the Resident Manager;
 - b. The training to be provided to the Resident Manager;

- c. The contact details of the Resident Manager (including after hours contact details);
- d. The arrangements for a substitute or replacement Resident Manager in the event that the named Resident Manager is not able to fulfil their role and responsibilities (for example if they are on leave, are unwell or resign);
- e. House rules that guests must follow to ensure compliance with the conditions of this consent and to minimise noise and nuisance from visitor accommodation activities on the site to residential neighbours;
- f. Parking information (guest vehicles);
- g. The procedure which will be followed by the Resident Manager in managing and responding to any complaints received from third parties about visitor accommodation activities on the site.

Once the VAMP is certified, it will form part of the Approved Consent Document.

- 19. Visitor accommodation activities on the site must be operated in accordance with the certified VAMP.
- 20. The VAMP shall be reviewed by the consent holder in the event that any complaints are made to the consent holder and/or the Council from residential neighbours. Any amendments proposed by the consent holder to the VAMP in response to any complaint shall be provided to the Planning Manager (planning@mackenzie.govt.nz) for the amendments to be re-certified. Any amendments to the VAMP must be for the purposes of:
 - ensuring accurate information is contained within the VAMP;
 - further minimising any noise or nuisance from visitor accommodation activities on the site to residential neighbours;
 - ensuring that the visitor accommodation activities on the site comply with the conditions of this resource consent.

If the amended VAMP is re-certified, it replaces and supercedes any previously certified VAMP including for the purposes of forming part of the Approved Consent Document.

- 21. Visitor accommodation guests are not permitted to use the outdoor space (decks, lawns and communal areas) between 2200hrs and 0700hrs.
- 22. No amplified music is permitted on site between 2200hrs and 0700hrs.
- 23. 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 four-bedroom unit as 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@mdc.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.
- 24. At least three car parks must be provided on the site for visitor accommodation guest

vehicle parking at all times when the four-bedroom visitor accommodation unit is being used by guests.

Formed accessway

25. The consent holder must widen the formed accessway to measure 5m wide for its first 6m of length when measured into the site from the legal road boundary with Andrew Don Drive. Evidence of the accessway widening (i.e photographs) must be provided to the Planning Manager at planning@mdc.govt.nz prior to occupation of buildings on the site.

Contributions

26. Prior to building consent being issued, the consent holder must pay the Mackenzie District Council a water supply, sanitary sewer disposal and stormwater treatment and disposal financial contribution for 3.8 residential unit equivalents for each service.

Review

27. 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 Mackenzie District 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

Accidental Discovery Protocol

- In the event of discovery of sensitive material ¹ (which is not authorised to be disturbed by any resource consent or other statutory authority), 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, Māori 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 Māori 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.
 - v. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive

¹ "Sensitive material" means human remains and koiwi; an archaeological site; a Māori cultural artefact/taonga; a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).

materials and that is not otherwise permitted under the plan or allowed by any existing resource consent.

Consent notice

- Consent Notice 11037804.7 is registered against the title and requires that stormwater be discharged in accordance with the approved discharge consent CRC094182. The applicant is reminded of their duty to comply with the consent notice condition and discharge permit.

Building consents

- The visitor accommodation building is expected to be treated as a commercial building by MDC Building Control and will be required to meet the building code standards including provision to mobility access and appropriate fire systems.

Easements

- The site is subject to a right to drain water and sewerage over part marked M on DP 518782 created by Easement Instrument 11037804.9 and a right (in gross) to convey telecommunications and computer media over part marked M on DP 518782 in favour of Chorus New Zealand Limited. Easement M is located in the first section of the site access. During works associated with the access upgrade, it is the applicant's responsibility to ensure that these easements are protected.

Infrastructure connections

- 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-stormwater-application-for-servicesonline-form>.

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.

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.