

Construct a mixed residential and visitor accommodation development

Huale Huang

3 Andrew Don Drive, Tekapo

*Resource Consent Application to
Mackenzie District Council*



Planz Consultants

Quality Assurance Statement:

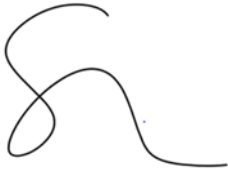
Application Prepared By:

Planz Consultants Ltd,
Level 3, 79 Lichfield Street,
PO Box 1845,
Christchurch 8140
planzconsultants.co.nz



Name: Terri Winder
Position: Consultant Planner
M: 021 225 9323 E: terri@planzconsultants.co.nz

Reviewed By:



Name: Susannah Tait
Position: Consultant Planner (Partner)
M: 022 451 9252 E: susannah@planzconsultants.co.nz

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- Appendix 1:** Application form
- Appendix 2:** Record of Title
- Appendix 3:** LLUR Property Statement
- Appendix 4:** Architectural plans

1 Introduction

Huale Huang (**the Applicant**) applies for land use consent from the Mackenzie District Council (**the Council**) to construct three buildings at 3 Andrew Don Drive, Tekapo (**the site**) comprising one five-bedroom residential unit, one one-bedroom minor residential unit, and one four-bedroom residential visitor accommodation unit (**the VA unit**) for accommodating up to 12 guests per night with an ancillary car parking area. Herein all metrics are approximate.

The application form is attached as **Appendix 1**. The Applicant will pay a deposit of \$500 to the Council.

The appendices at the end of the report contain all the plans and other relevant information to support the proposal.

2 Site and surrounds

2.1 Site details and description

The site location is depicted in Figure 1.

Figure 1: Location of the site within the red boundaries (modified from Canterbury Maps)



The site is legally described as Lot 2 Deposited Plan 518782 as held within the Record of Title 813763 under the ownership of Lejon Limited with a land area of 950m². The Record of Title contains several instruments (attached as **Appendix 2**) with the most relevant listed below.

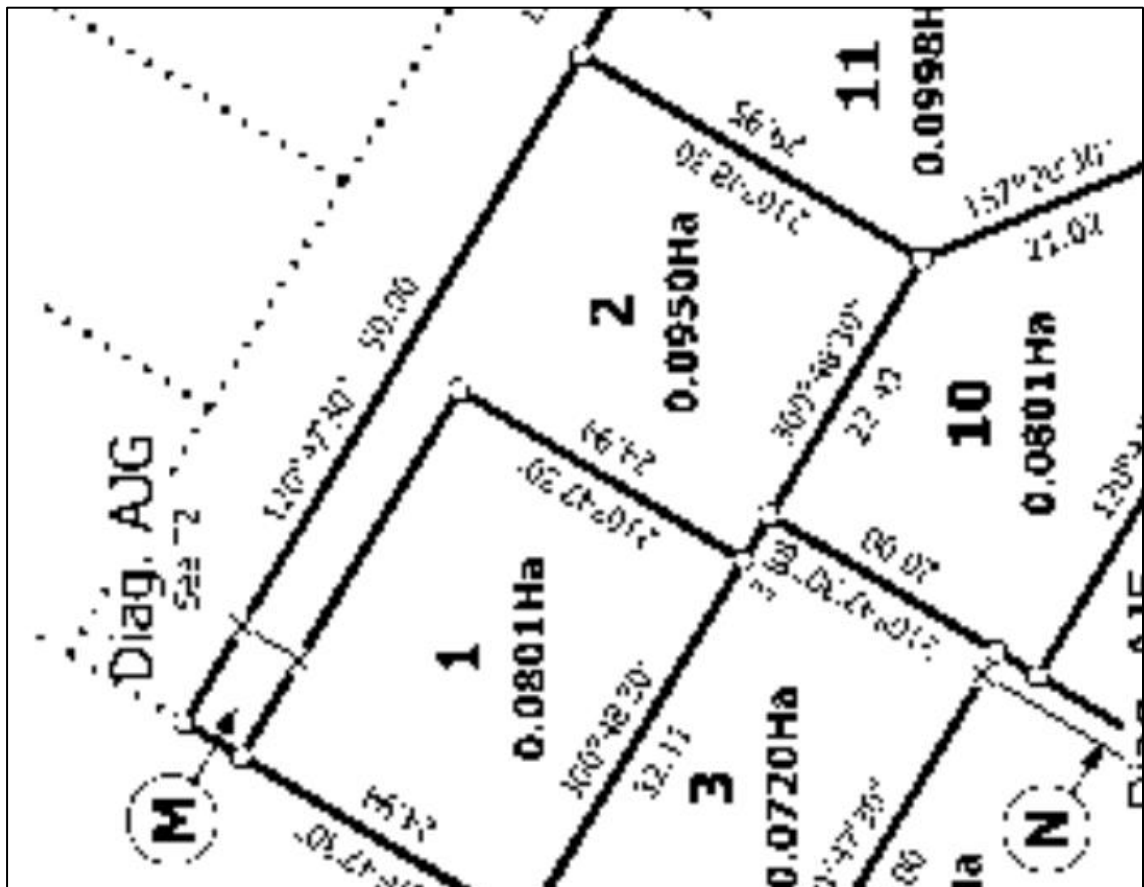
- 11037804.7 Consent Notice
- Easement Instrument 11037804.9 - Subject to a right to drain water and sewerage over part marked M on DP 518782

- Easement Instrument 11037804.11 - Subject to a right (in gross) to convey telecommunications and computer media over part marked M on DP 518782 in favour of Chorus New Zealand Limited
- Fencing Covenant in Easement Instrument 11037804.12
- Land Covenant in Easement Instrument 11037804.12

Of most importance, Easement Instrument 11037804.12 restricts fencing to a maximum area of 250m² and maximum height of 1.5m above natural ground level. There are no encumbrances on the Record of Title and interests that impede this proposal.

The area marked M on the Record of Title is limited to a small portion of the site's accessway as indicated in *Figure 2*.

Figure 2: Record of Title for the site with the easement area indicated by M (from 813763)



The site is zoned Low Density Residential under Plan Change 21.

The site is generally rectangular (except for the dog leg accessway), flat, undeveloped, and void of landscaping and fencing. The net site area is 789.5m². Access to the site is via an existing vehicle crossing off Andrew Don Drive. The existing formation of the site is depicted in *Figure 3*.

Figure 3: Existing formation of the site and accessway, with the site located to the rear of the shown dwelling as indicated by the red arrow (modified from Google Maps)



2.2 Surrounding environment

Tekapo is a small township located at the end of Takapō (Lake Tekapo) in the Mackenzie District and wider Canterbury Region. Tekapo is a popular tourist destination, attracting both domestic and international visitors.

As depicted in **Figure 4**, the surrounding environment, being the Cairns Riverside subdivision, comprises residential properties some of which are developed and others yet to be developed.

Figure 4: Surrounding environment with the site indicated by the red icon (from Canterbury Maps)



To the north of the site is a public walkway reserve which is intermittently landscaped. In front of the site, to the west, at 5 Andrew Don Drive, is an existing residential dwelling. To the south and east of the site, at 3 Andrew Don Drive and 9, 11, and 13 Rodman Lane, vacant and undeveloped residential sections flank the site.

Beyond the directly adjacent properties, are other residential dwellings consented for, and used to, accommodate visitors including those listed below, although this is not an exhaustive list.

- 6 Jimmys Lane – Resource consent RM240030 approved using an existing four-bedroom dwelling for visitor accommodation activities for up to 10 guests per night.
- 8 Jimmys Lane – Resource consent RM240029 approved using an existing four-bedroom dwelling for visitor accommodation activities for up to 10 guests per night.
- 27 Coullson Lane – Resource consent RM240014 approved using one three-bedroom unit and one two-bedroom minor use for residential activities, as well as one five-bedroom unit for visitor accommodation activities for up to 12 guests per night.
- 41 Andrew Don Drive – Resource consent 200030 approved using one three-bedroom unit for residential activities, as well as two one-bedroom units and one two-bedroom unit for visitor accommodation activities for up to 8 guests per night.
- 43 Andrew Don Drive – Resource consent 190166 and 210069 approved using two three-bedroom units for visitor accommodation activities for up to 12 guests per night.
- 45 Andrew Don Drive – Resource consent 190165 approved using one three-bedroom unit and three one-bedroom units for visitor accommodation activities for up to 12 guests per night.

- 1 Coulson Lane – Resource consent 190176 approved using one three-bedroom unit for residential activities, as well as one three-bedroom unit for visitor accommodation activities for up to 6 guests per night.
- 11 Coulson Lane – Resource consent 220147 approved using one three-bedroom unit and three one-bedroom units for visitor accommodation activities for up to 12 guests per night.
- 13 Coulson Lane – Resource consent 230009 approved using one three-bedroom unit and three one-bedroom units for visitor accommodation activities for up to 12 guests per night.
- 11 Jimmys Lane – Resource consent 200040 approved using one three-bedroom unit and three one-bedroom units for visitor accommodation activities for up to 12 guests per night.

Beyond the residential neighbourhood is the Tekapo River, to the east and south, Tākapo, to the north, and the Cairns Golf Course, to the west.

Andrew Don Drive is a local road, as classified by the Council, that facilitates access from Tekapo-Twizel Road to the southern residential neighbourhoods. The road is two-lane, two-way, and unmarked with footpaths on both roadsides. The road is void of dedicated cycling infrastructure but provides on-street car parking on both sides of the road.

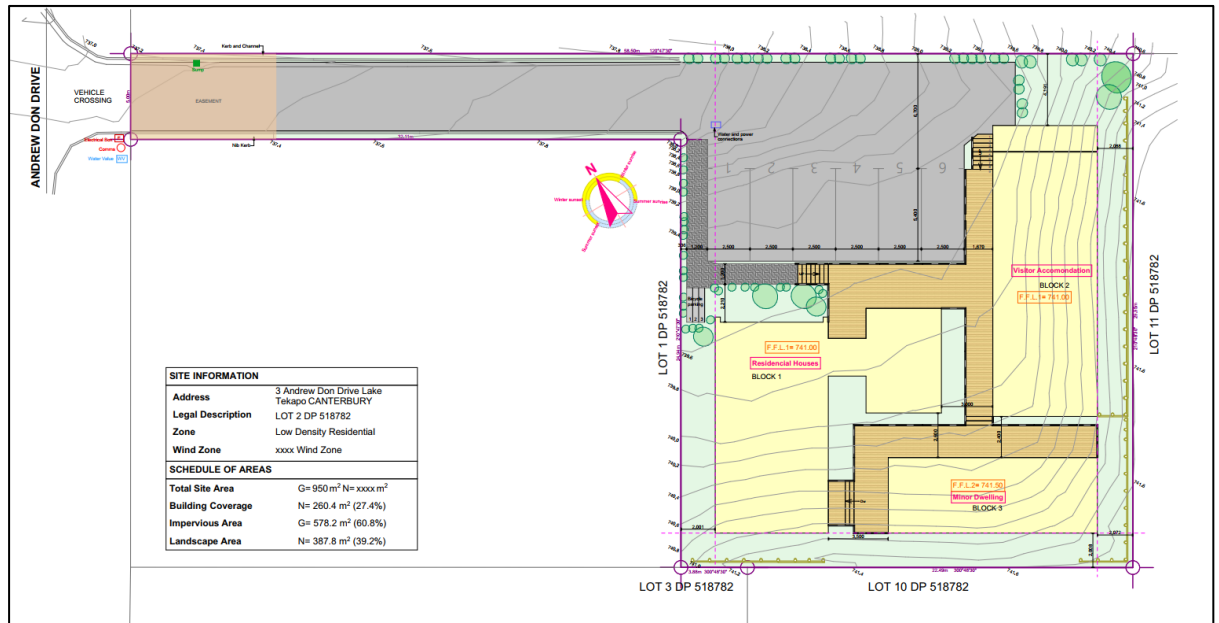
3 Proposal Description

The Applicant proposes to construct three buildings on the site comprising one 113m² five-bedroom residential unit, one 54m² one-bedroom minor residential unit, and one 94m² four-bedroom VA unit with an associated car parking area and landscaping as depicted in **Figure 5** and **Figure 6**. The buildings will cover 27.4% of the site. The impervious surface, plus the buildings, will cover 59.2% of the site.

Figure 5: Proposed elevation (from Archiland Architecture)



Figure 6: Proposed site layout (from Archiland Architecture)



The residential units will accommodate permanent residents or local workers (long-term rental) with the VA unit accommodating up to 12 guests maximum per night.

The location, design, and form of the proposed units is illustrated in the architectural plans attached as **Appendix 4**. The proposed units will be located more than 2m from internal boundaries and over 32m from the road boundary. They will also be built at least 2.4m from each other.

The proposed units will be constructed with TAUCO weatherboard cladding system painted a dark grey or brown colour with a light reflectivity value (LRV) between 5% to 35%. The roof design comprises a cluster of detached gable ends with the five-bedroom residential unit and the four-bedroom VA unit having a roof angle of 40° and the one-bedroom residential unit having a roof angle of 15° or 40° painted slate with a 7% LRV.

Vehicle access from Andrew Don Drive to the site will be via the existing vehicle crossing. The crossing will connect to 65m long, 4m wide driveway and includes a 32m long queuing space (ensuring plenty of space for vehicles to pass). The driveway opens up to a six-bay parking area, with carparks measuring 2.5m wide by 5.4m deep and marked with painted lines. The accessway is proposed to be used by vehicles to manoeuvre and depart the site within a forward-facing direction. Car parks 1 to 4 will be dedicated to the residential unit and minor residential unit, with car parks 5 and 6 dedicated to the VA unit. The driveway and car parks will be formed and sealed, with run-off conveyed to the on-street stormwater management system via the sump. The Applicant will ensure that guests are advised before their stay to park their vehicles within car parks 5 and 6. A secure bike stand comprising three bicycle parks is provided on the site, to the north-west of the residential unit for resident bicycle parking, which the Applicant agrees to. The bike stand will be lit by exterior lighting mounted to the residential unit.

Hard and soft landscaping is proposed. The soft landscaping will comprise a mix of lawn, a variety of groundcovers, hedging, and trees of indigenous and exotic species covering a 387m² area of the site. Hedging will be planted along the site's internal boundaries, comprising a mixture of New Zealand broadleaf, corokia, or other native species with the ability to grow to at least 1.5m. A native garden will be created within the north-eastern site corner, comprising either or a mixture of grasses, shrubs, flaxes, groundcovers that covers an 8m² area. The remainder of the outdoor area will be in lawn, decking, or pavers (or similar). No fencing is proposed.

The Applicant volunteers the following conditions for the management of the visitor accommodation activities.

Proposed conditions of consent

- No more than 12 guests are permitted within the visitor accommodation unit at any one time. Guest records shall be produced at the request of the Mackenzie District Council.
- The visitor accommodation unit shall be used exclusively by one group at any given time. The 12 guests are not permitted to be made up from multiple bookings.
- The primary residential unit and minor residential unit are not permitted to be used for visitor accommodation.
- Landscaping and hard surface areas shall be established in accordance with the architectural plans prepared by Archiland Architecture dated 5 January 2024.
- Hedging shall be planted along the entire length of the site internal boundaries, comprising either or a mixture of New Zealand broadleaf, corokia, or other native species with the ability to grow to at least 1.5m.
- A native garden shall be created within the north-eastern site corner, comprising either or a mixture of grasses, shrubs, flaxes, groundcovers that sufficiently covers an 8m² area.
- All landscaping works shall be established within 12 months of the completion of the construction works and must be maintained in perpetuity.
- Any gas bottles and service areas shall be screened by landscaping or fencing.
- A visitor accommodation management plan (VAMP) must be submitted to the Mackenzie District Council for certification. The visitor accommodation activity must operate in accordance with the approved VAMP.
- Guests are not permitted to use the outdoor space (lawns) between 2200hrs and 0700hrs.
- All parking associated with the visitor accommodation activity must be contained within the site and guests and staff are not permitted to park on Andrew Don Drive.

4 Assessment of Regulations and Rules

4.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

Using the methods detailed within regulation 6 of the NES-CS, the site is not considered to be a piece of land covered by the NES-CS pursuant to regulation 5(7) for the following reasons. The LLUR Property Statement does not indicate a HAIL activity having been undertaken on the site. The LLUR Property Statement is attached as **Appendix 3**. Historical aerial imagery indicates that the site was likely farmland. Any soil contamination issues would have been addressed through the underlying subdivision process. A HAIL activity is not currently being undertaken on the site.

4.2 District Plan Review

The Mackenzie District Plan (**the District Plan**) became operative in May 2004. Currently, a staged review of the District Plan is being performed. The Council have notified proposed changes to the District Plan through various plan changes.

The plan changes of most relevance to this proposal include Plan Changes 21 and 27.

The hearings on Plan Change 21 have been held, decisions have been released and the appeal period has closed with no appeals received. Therefore, Plan Change 21 can be deemed to be fully operative, with its provisions applying to the site.

The Council notified Plan Change 27 in November 2023. The submission period and further submission period closed in January 2024 and March 2024 respectively. The hearing process for Plan Change 27 is scheduled for 22 to 24 May 2024 with the decision issuance and the appeal process thereafter. The proposed transport provisions of Plan Change 27 which have not been submitted on or submitted on in support include:

- | | |
|---------------------|---------------------------------|
| • Objective TRAN-O1 | • TRAN – Table 4 |
| • Policy TRAN-P2 | • TRAN – Table 5 |
| • Policy TRAN-P3 | • TRAN – Table 6 |
| • Standard TRAN-S1 | • TRAN – Table 9 |
| • Standard TRAN-S2 | • TRAN – Table 11 |
| • Standard TRAN-S4 | • TRAN – Table 12 |
| • Standard TRAN-S5 | • TRAN – Table 13 |
| • Standard TRAN-S12 | • Matter of Discretion TRAN-MD1 |
| • Standard TRAN-S13 | • Matter of Discretion TRAN-MD2 |
| • Standard TRAN-S14 | • Matter of Discretion TRAN-MD3 |

These provisions are treated as operative under Section 86(f)(1)(a) of the RMA.

Accordingly, the proposal has only been assessed against the relevant rules of Plan Changes 21 and 27.

4.3 Mackenzie District Plan

The tenet of Section 15 Rule 2.k (Landscaping) requiring certain car parking areas to provide a 1.5m deep landscaping strip along the road frontage is **not considered applicable** to this proposal as the existing vehicle access and drive take up the full width of the site's road frontage; and the proposed car parks are located more than 32m from the road boundary, rather than directly adjacent to Andrew Don Drive.

Section 15 Rule 2.p (Visibility from Accesses) requiring private vehicle access to have continuous visibility for up to 85m is **not considered applicable** to this proposal as the location, design, and form of the existing vehicle access was approved as part of the underlying subdivision and land use consent.

The proposal does not require land use consent under the District Plan.

4.4 Plan Change 21

The site is zone Low Density Residential under Plan Change 21 and subject to the following overlays / notations.

- Lake Tekapo Precinct;
- Areas of Visual Vulnerability (High); and
- Flight Protection Area Tekapo.

The proposal requires land use consent under Plan Change 21 for the following reasons.

- **Restricted Discretionary Activity** pursuant to LRZ-R5 as up to 12 guests are proposed to be accommodated within the VA unit rather than a maximum of six guests per night pursuant to LRZ-R5.2.
- **Restricted Discretionary Activity** pursuant to LRZ-S5 as the cumulative building and impervious coverage of the proposal will be 55.9% (rather than a maximum of 50% as required).
- **Restricted Discretionary Activity** pursuant to PREC1-S1 as only one cladding material is proposed (where a minimum of two materials are required).
- **Restricted Discretionary Activity** pursuant to PREC1-S2 as the primary roof form comprises gables with the one-bedroom residential unit having a 15° roof angle (rather than an angle of 20° to 65° as required).
- **Restricted Discretionary Activity** pursuant to PREC1-S3 as the eastern and western façade of the VA unit does not have a recess in the façade or roofline (as required for a wall greater than 14m long).

4.5 Plan Change 27

The proposal does not require land use consent under Plan Change 27.

4.6 Summary

This proposal requires land use consent under Plan Change 21 with an overall status as a **Restricted Discretionary Activity**.

5 Statutory Framework

5.1 Part 2 of the RMA

In accordance with case law¹, decision makers no longer need to undertake a detailed consideration of Part 2 of the RMA when considering a resource consent application when lower order documents are valid planning instruments with complete coverage and certainty of the matters requiring assessment.

The Canterbury Regional Policy Statement, District Plan, and Plan Changes 21 and 27 are all valid planning documents, have complete coverage over the proposal and anticipated effects, and are of sufficient certainty to not require recourse to Part 2.

5.2 Section 104 of the RMA

Section 104 of the RMA provides the statutory requirements for the assessment of the proposal and sets out those matters that the Council must have regard to when considering the application. It is considered that the relevant matters for the assessment of this application include:

- Any actual or potential effects on the environment of allowing the activity;
- The relevant objectives, policies, rules and other provisions of the District Plan; and
- Any other matter that the Council considers relevant and reasonably necessary to determine the application.

An assessment of the actual and potential environmental effects resulting from the proposal is provided within **Section 6** of this report. An assessment of the relevant objectives and policies is provided within **Section 7** of this report.

The other matters requiring assessment and consideration include those listed within **Section 8** of this report.

6 Assessment of effect on the environment

In accordance with the requirements of Section 88 and Schedule 4 of the RMA, this section provides an assessment of the actual and potential environmental effects of the proposal relative to its scale and significance. Acknowledging the overall restricted discretionary activity status of this application, the assessment of environmental effects will use the following headings.

- Permitted baseline;
- Effects on character and amenity;
- Effects on safe and efficient traffic and transport; and
- Positive effects.

¹ *R J Davidson Family Trust v Marlborough District Council [2017] NZHC 5*

6.1 Permitted baseline

Sections 95D(b), 95E(2)(a) and 104(2) of the RMA provides discretion to the Council (for the purposes of forming an opinion as to actual or potential effects of an application on the environment) to disregard any adverse effects of the proposal on the environment (or on a person) if a District Plan or a NES permits an activity with that effect.

While not an exhaustive list, the following is permitted for the site:

- A 380m² building on the site, comprising a 157m² primary residential unit, a 65m² minor residential unit, and a 157m² VA unit, which complies with the Low Density Residential Zone and Takapō Lake Tekapo Precinct built form and design standards of Plan Change 21. In addition, six car parks (measuring 2.5m wide by 5.4m deep) and three bicycle parks located on the site accessed by a driveway comprising a 5.5m long queuing space; and a parking area formed to comply with the standards of the District Plan, including with a loose gravel surface. The VA unit would be able to accommodate a maximum of six guests at any one time.

The proposal has a smaller footprint than the permitted baseline and less dust and noise nuisance from a sealed parking area surface, but provides for more guests than what is permitted.

Overall, it is considered that the above permitted baseline scenario presents a useful comparison as to the nature and scale of the development and land use that could be carried out on the site as a permitted activity. Such developments are considered neither fanciful nor unreasonable and provide appropriate comparative assessments in this instance.

6.2 Effects on character and amenity

The following assessment is focused on the effects on the character and amenity of the surrounding environment resulting from the proposed visitor accommodation activities and building design and form.

6.3 Effects from visitor accommodation activities

This section focuses on six additional guests being accommodated within the VA unit above that permitted.

All 12 guests will be one large group, rather than several smaller groups, meaning that their comings and goings are likely to be similar.

The VA unit is appropriately setback from neighbouring boundaries. Landscaping will be planted around this unit and along site boundaries to screen activities on the site and protect the privacy of the adjacent residents.

The guests will be required to comply with the volunteer consent conditions to mitigate adverse effects on the neighbouring properties. Specifically, preventing outdoor use during certain hours to ensure maintain residential amenity.

The VA unit will be operated contemporaneously with the permanent residential activities on the site, so it is reasonable to expect that the permanent residents will act as an additional deterrent to any noise or nuisance effects.

Overall, any adverse effects of the proposed visitor accommodation activities on the residential character and amenity of the surrounding environment will be less than minor.

6.4 Effects from building design and formation

This section focuses on the following design elements:

- the cumulative building and impervious coverage will be 55.9% (rather than a maximum of 50%).
- the one-bedroom residential unit has a 15° roof angle (rather than an angle of 20° to 65°).
- the units constructed of one cladding material (rather than two different materials).
- the eastern and western façade of the VA unit does not have a recess in the façade or roofline (as required for a wall greater than 14m long).

The appearance of bulk and large hardstanding area is reduced through a combination of the buildings and majority of the car parking area being tucked behind the 5 Andrew Don Drive dwelling, the proposed landscaping, and the broken built form. With 44.1% of the site still available for the landscaping and decking area, the proposal will have an open feeling.

The proposal is largely consistent with the Lake Tekapo Character Design Guide (**the Design Guide**), except for the building scale, roofing design, and materials standards.

The design and form of the proposed buildings is being driven by efficient and cost-effective construction methodology, utilising clusters of pods which form each building, hence the rectangular shapes. While the eastern and western façades of the VA unit do not provide a recess, the building will appear as a simple, moderately scaled form as envisioned by the Design Guide. The length of these façades will be broken up when viewed from the adjacent properties by the proposed landscaping, noting that visibility will be restricted through the placement of the proposed residential units. These façades will not be visible from Andrew Don Drive or the public footpath reserve due to the location and orientation of the VA unit.

While only one cladding material is proposed, the broken form of the buildings, the roof design, and the size and placement of windows and doors ensures a high quality, interesting design. It does this in a manner that reflects the surrounding alpine environment, complemented by the extensive landscaping.

Overall, any adverse effects of the proposed design and form of the buildings on the surrounding environment will be less than minor, especially due to the proposed landscaping.

6.5 Effects on safe and efficient traffic and transport

The following assessment is focused on the effects of the proposed visitor accommodation activities on the safe and efficient operation of the adjacent transport network.

As the 12 guests will be one group, it is anticipated that they will travel together either in one vehicle (i.e., a van) or spread across two vehicles. Sufficient car parking will be provided on the site to accommodate guest vehicles meaning that no on-street parking is necessary to facilitate this proposal.

The parking area has been appropriately designed to facilitate safe and efficient guest vehicle movements, especially when unfamiliar with the site layout.

No additional car parking is required for staff as all guests of the VA unit will self-check in and out. The only staff that will be required on-site are cleaners who will be present after the guests have vacated the premise. The cleaning staff are able to use the vacant visitor car parks associated with the unit that they are cleaning and will not require the use of on-street car parking.

Therefore, the safety and efficiency of the road network will not be compromised by the proposed visitor accommodation activities.

6.6 Cumulative effects

The stated purpose of Low Density Residential Zone is to provide primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone. Small residential visitor accommodation activities are anticipated within the zone where they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone. And the effects are compatible with the amenity values of adjoining sites.

The proposed VA unit will be ancillary to the residential units. The appearance of the VA unit will generally appear consistent with a permitted built form and the guest activities will not be out of keeping with the permitted baseline scenario.

The VA unit will be softened by the proposed landscaped areas and the façade treatment, and the guest activities will be managed via the VAMP and on-site residents to not create a nuisance effect.

This proposal will not diminish the pleasantness and aesthetic coherence of the locality enjoyed by the community. Nor will it undermine the character, amenity values, or purpose of the commercial zones because visitor accommodation is not permitted within the Neighbourhood Centre Zone, and the type of accommodation sought by the proposed guests is likely to be different to that offered within the Town Centre Zone in terms of quality, facilities, and servicing.

Therefore, any cumulative effects of this proposal on the locality's character and amenity values will be less than minor.

6.7 Positive effects

The proposal will contribute to the available supply of permanent residential accommodation in the Mackenzie area which will help address the growing district-wide housing crisis. The area is currently lacking in affordable housing, worker accommodation, and housing choice². The proposal will provide two residential units (one residential unit and the minor residential unit) that will contribute to the housing supply in Tekapo, including for local workers, and offer a variety of housing choice for future residents to meet various housing needs. The majority of the site is being used for permanent residential activities, supporting residential coherence.

In addition, the VA unit will help provide additional accommodation options for visitors to the area. Tekapo is known for its natural landscape and popular tourist attractions and sights which

² <https://www.stuff.co.nz/timaru-herald/133191729/mackenzie-council-boss-pushes-for-20000-to-study-districtwide-housing-crisis>

brings visitors and tourists to the township. A large influx of international tourists have returned to the area following the COVID-19 pandemic and subsequent border closure, with tourism providers indicating that visitor numbers are expected to grow³. Although the area has existing commercial visitor accommodation, there is likely to be a shortfall in availability in the near future. The current demand is supplemented by accommodation being offered through sites such as Airbnb, however, an increase in tourists will require additional accommodation options to meet demand. This proposal will help make a small contribution to alleviate future visitor accommodation demand.

7 Objectives and Policies

The District Plan and Plan Changes 21 and 27 contain the relevant objectives and policies.

7.1 Transportation

This proposal will ensure the safe and efficient operation of the adjacent transport network as sought by Section 15 Objective 1 and Policy 1A of the District Plan and Objective TRAN-O1 of Plan Change 27. Specifically, as the car parking area is designed to comply with the relevant transport standards to meet the needs of the residents and guests without impeding traffic along Andrew Don Drive. A sufficient, and complying, number of car parks and bicycle parks will be provided on the site for resident and visitor parking needs, thereby avoiding the need to use on-street car parking.

This proposal is consistent with Policy TRAN-P3 by supporting active travel through its proximity to the town centre, which will enable daily pedestrian or bicycle commutes.

Overall, this proposal is consistent with the relevant transportation objectives and policies of the District Plan and Plan Change 27.

7.2 Low Density Residential Zone

This proposal meets the purpose of the Low Density Residential Zone as described within Objective LRZ-O1. It does this by providing the primary residential unit and minor residential unit to support residential living opportunities, and the VA unit for visitor accommodation activities ancillary to the primary on-site residential activities as sought by Policies LRZ-P1 and LRZ-P2. In particular, the volunteered consent conditions and the design and form of the VA unit support the visitor accommodation activities to be consistent with clauses 1 and 3 of Policy LRZ-P2.

The visitor accommodation activities do not serve the local community meaning this proposal is not consistent with the first tenet of clause 2 of Policy LRZ-P2. However, the 12 visitors proposed, noting that six guests are permitted, is not of a scale that will diminish the pleasantness and aesthetic coherence of the locality enjoyed by the community. Nor will it undermine the character, amenity values, or purpose of the commercial zones because visitor accommodation is not permitted within the Neighbourhood Centre Zone, and the type of accommodation sought by the proposed guests is likely to be different to that offered within

³ <https://www.stuff.co.nz/timaru-herald/news/300864942/tekapo-going-bananas-with-tourists-returning>

the Town Centre Zone in terms of quality, facilities, and servicing. Therefore, this proposal is not inconsistent with the second tenet clause 2 of Policy LRZ-P2.

The primary residential unit and minor residential unit will be available for worker accommodation in a manner that is consistent with Policy LRZ-P3. Specifically, through the proposed design and form of the buildings and landscaping, as well as the layout of the car parking area.

The proposed development and visitor accommodation activities will maintain / support and be consistent with the character and amenity values of the surrounding environment and wider Low Density Residential Zone described within Objective LRZ-O2 and sought by Policy LRZ-P6. It does this through the volunteered consent conditions and the proposed design and form of the buildings and landscaping.

Overall, on balance, this proposal is consistent with the relevant Low Density Residential Zone objectives and policies of Plan Change 21.

7.3 Takapō / Lake Tekapo Precinct

The proposed building design is generally consistent with the Lake Tekapo Precinct provisions and Design Guide, except for the length of the VA unit's eastern and western façades, roof design, and materials. However, the non-compliances with the Lake Tekapo Precinct provisions were assessed as having less than minor adverse effects on the surrounding environment as discussed within **Section 6.2.2** of this report. Specifically, due to the proposed location, design, and form of the buildings and the landscaping.

In light of this, the proposal is consistent with Objective PREC1-O1 by maintaining the distinctive character and identity of the Tekapo township and being complementary to the surrounding landscape.

Also, as discussed within **Section 6.2.2** of this report, the adverse effects of the non-compliances with the Lake Tekapo Precinct provisions are mitigated to being less than minor. This is through the scale, appearance, and location of the buildings and the proposed landscaping maintaining the character and amenity values of the surrounding environment as sought by clause 1 of Policy PREC1-P1. And integrating the proposed buildings into the landscape through the selected cladding and paint colours, the form of the buildings and their roofs, and the landscaping as sought by clause 2 of Policy PREC1-P1. The proposal does not impact key viewshafts when observed from the surrounding environment due to the flat site topography, and the proposed buildings being single storey as sought by clause 3 of Policy PREC1-P1.

Overall, this proposal is consistent with the relevant Takapō / Lake Tekapo Precinct objectives and policies of Plan Change 21.

8 Other matters

Given the nature of the proposed development and land use, there are no other matters considered relevant and reasonably necessary to assess the proposal against.

9 Consultation/Notification

s95A Public Notification	
Step 1: Does the application fall within the criteria for mandatory public notification under s95A(3)?	No.
Step 2: Does the application fall within the criteria for precluding public notification under s95A(5)?	No.
Step 3: Does the application fall within the criteria for public notification under s95A(8) & s95D?	No. Adverse effects are considered to be less than minor.
Step 4: Are there special circumstances that would warrant public notification under s95A(9)?	No.
s95B Limited Notification	
Step 1: Are there certain affected groups and affected persons who must be notified under s95B(2)-(3)?	No.
Step 2: Does the application fall within the criteria for precluding limited notification under s95B(6)?	No.
Step 3: Does the application fall within the criteria for other affected persons to be notified under s95B(7)-(8) and s95E?	No. Adverse effects are considered to be less than minor.
Step 4: Are there special circumstances that would warrant limited notification under s95B(10)?	No.

10 Conclusion

In summary, the Applicant applies for land use consent from the Council to develop the proposed buildings on the site, with up to 12 guests accommodated within the VA unit at any one time.

The proposal requires land use consent under Plan Change 21 with an overall status as a **Restricted Discretionary Activity**.

Overall, the adverse effects resulting from this proposal will be less than minor. The proposal is, on balance, consistent with the relevant objectives and policies of the District Plan, and Plan Changes 21 and 27. The application will not trigger any requirement for notification. Therefore, it can be processed on a non-notified basis and granted.

APPENDIX 1:

Application form

APPLICATION FOR RESOURCE CONSENT

FORM 9: GENERAL APPLICATION

Under Section 88 of the Resource Management Act 1991



APPLICANT

Applicant's Full Name/Company/Trust: Huale Huang

Contact Name:

Email address*: huale.huang@gmail.com

Postal Address*:

Flat 1, 21 Monteith Crescent
Remuera
AUCKLAND 1050

Tick if postal address is preferred
method of correspondence*:

Tick if this is the address for
invoicing purposes:

Phone numbers: Day

Mobile

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

ADDRESS FOR SERVICE (if different from the applicant)

Company: Planz Consultants

Contact Name: Terri Winder

Email address*: Terri@planzconsultants.co.nz

Postal Address*:

Level 3, 79 Lichfield Street
PO Box 1845
Christchurch 8140

Tick if postal address is preferred
method of correspondence*:

Tick if this is the address for
invoicing purposes:

Phone numbers: Day

Mobile 021 225 9323

* Our default method of corresponding with you is by email and phone. Alternatively, if you wish to receive correspondence by post (including any decision) please provide a postal address and tick the relevant box above.

DETAILS OF SITE

Street Address: 3 Andrew Don Drive, Tekapo

Legal Description: Lot 2 Deposited Plan 518782

Certificate of Title: 813763

Valuation Number: 2531104150

CONSENT(S) APPLIED FOR – Identify all consents sought from Mackenzie District Council

- | | |
|---|--|
| <input checked="" type="checkbox"/> Land Use Consent | <input type="checkbox"/> Subdivision Consent |
| <input type="checkbox"/> Change/Cancellation of Consent Conditions or Consent Notice (s127) | <input type="checkbox"/> Extension of Lapse Period of Consent (s125) |
| <input type="checkbox"/> Existing Use Right Certificate | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Outline Plan Approval (s176A) | |

APPLYING FOR FAST-TRACK RESOURCE CONSENT PROCESS

- I am applying for a Controlled Activity Land Use Consent: Yes : No:
- I have supplied an electronic address for service: Yes: No:

DESCRIPTION OF THE PROPOSAL

Construct three buildings on the site comprising one five-bedroom residential unit, one one-bedroom minor residential unit, and one four bedroom residential visitor accommodation unit for accommodating up to 12 guests per night with an ancillary car parking area.

OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- **NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012**
You can address the NES for Soil Contaminants by selecting **ONE** of the following (tick):
 - This application does not involve subdivision (excluding production land), change of land use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m² per 500m³). Therefore the NES does not apply.
 - I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.
 - I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

I have addressed the NES requirements in the Assessment of Environmental Effects.

- Any other National Environmental Standard (tick):

Yes

N/A

Details:

Any additional consent(s) that have been applied for separately (tick)?

- Environment Canterbury

Yes

N/A

Details:

INFORMATION REQUIRED TO BE SUBMITTED

To be accepted for processing, your application **must** include the following (tick):



Computer Freehold Register (Certificate of Title) for the site (no more than 3 months old) and copies of any consent notices and covenants
(Can be obtained from www.linz.govt.nz)



A **description of the proposed activity**, and a **description of the site** at which the activity is to occur



A **site plan/s** at a convenient scale showing:

- Location of all existing and proposed buildings and distances to boundaries;
- Location of landscape features including trees and waterways;
- Existing and proposed access points and internal roading;
- Existing and proposed carparking areas;
- Location of existing septic tanks and effluent drainage lines;
- Details of existing and proposed landscaping;
- Location of existing and proposed signs;
- Areas and dimensions of property;
- Roads onto which the property has frontage.



Other plans necessary to detail the proposal e.g. elevations, floor plans, servicing plan.



Consideration of **any person/s who may be adversely affected** by the granting of the consent



A **description of any other activities** that are part of the proposal to which the application relates

- A description of any other resource consents required for the proposal to which the application relates
- An assessment of the activity against any relevant provisions of the Mackenzie District Plan
- An Assessment of Environmental Effects (Please see the separate Resource Consent Application Guide provided by the Mackenzie District Council to determine the information requirements that apply to your application).

Please note that additional information requirements may apply. Please refer to the separate Resource Consent Application Guide provided by the Mackenzie District Council in the first instance. For further enquiries, please contact the Planning staff.

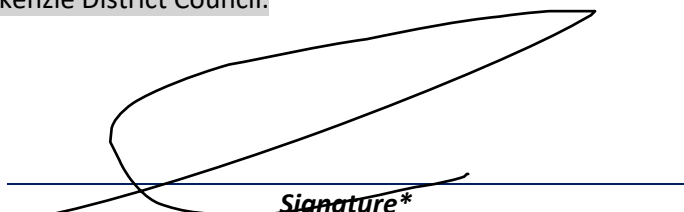
PAYMENT – A deposit fee must be paid prior to or at the time of the application as per Council's Fees and Charges

I/We confirm payment by (tick):

- Bank transfer to account 03 0887 0226851 02 reference R10821 and the first five letters of applicant name
- Cheque payable to Mackenzie District Council attached
- Manual payment at reception – receipt number:

DECLARATION

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Mackenzie District Council.



*Signature**

04/09/2024

Date

Terri Winder

Full Name

*If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

IMPORTANT

You must include all the information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for two or more resource consents that are needed for the same activity on the same form.

When your application is accepted, you will receive a letter from the Planning team informing you of the application's acceptance. This letter will contain the contact details of the planner who is processing your consent.

The fee paid at the time of lodgement is a deposit fee only. Further costs may be incurred and all actual and reasonable costs will be passed onto the applicant.

Under the fast-track resource consent process the application must be processed in 10 working days, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Resource Management Act 1991.

Non- fast track, non-notified resource consents must be processed within 20 working days.

Planning staff will contact you if the status of your application changes, or if further information is required.



Mackenzie District Council
PO Box 52
Main Street
Fairlie, 7987

P: 03 685 9010
E: info@mackenzie.govt.nz
www.mackenzie.govt.nz

APPENDIX 2:

Record of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

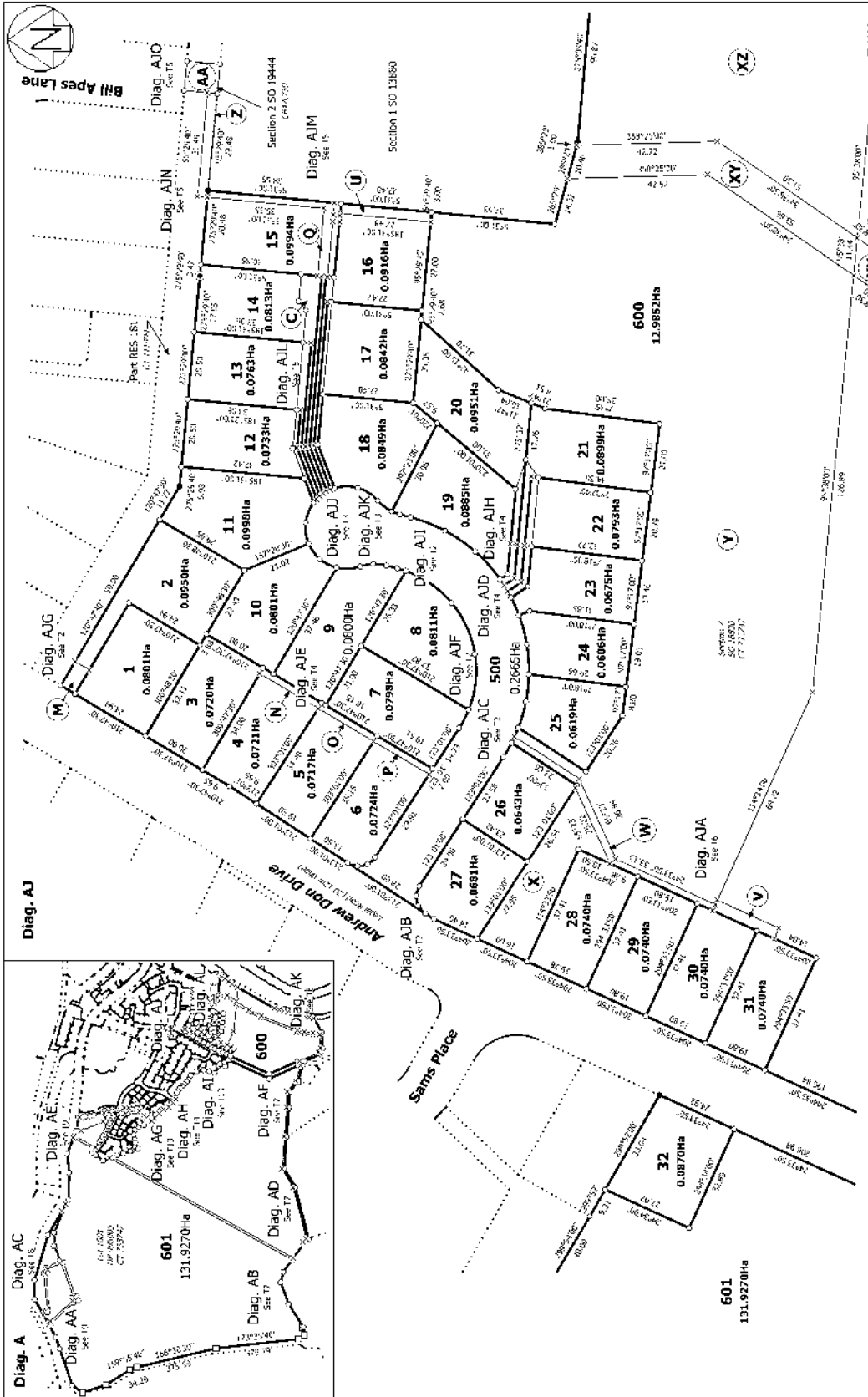
Identifier **813763**
Land Registration District **Canterbury**
Date Issued 29 March 2018

Prior References
733747

Estate Fee Simple
Area 950 square metres more or less
Legal Description Lot 2 Deposited Plan 518782
Registered Owners
Lejon Limited

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
Subject to a right to drain water and sewerage over part marked M on DP 518782 created by Easement Instrument
11037804.9 - 29.3.2018 at 5:10 pm
The easements created by Easement Instrument 11037804.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey telecommunications and computer media over part marked M on DP 518782 in
favour of Chorus New Zealand Limited created by Easement Instrument 11037804.11 - 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
11108485.3 Mortgage to ANZ Bank New Zealand Limited - 10.5.2018 at 2:27 pm



Land District: Camberbury

Digitally Generated Plan
 Compliance: L 12/2018 (10) Part Page 2 of 3

LOTS 1-32, 500, 600 AND 601 BEING A SUBDIVISION OF SECTION 7 SO 18880, LOT 1 DP 452391 & LOT 1001 DP 496005 AND EASEMENTS OVER PART REF:SRV 181 & SECTION 2 SO 19444

Surveyor: Christopher Paul Hopper
 Firm: Davis Ogilvie & Partners Ltd (Christchurch)

Title Plan
 LT 518782
 Approved on: 12/04/2018

Diag. A, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

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 ***



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

A handwritten signature in black ink, appearing to read 'K. Morrow', written over a horizontal line.

KARINA MORROW
AUTHORISED OFFICER

View Instrument Details



Instrument No 11037804.9
Status Registered
Date & Time Lodged 29 March 2018 17:10
Lodged By Hooke, Janyne Mary
Instrument Type Easement Instrument



Affected Computer Registers	Land District
813762	Canterbury
813763	Canterbury
822047	Canterbury
822048	Canterbury
822049	Canterbury
822050	Canterbury
822056	Canterbury
822057	Canterbury
822058	Canterbury
822059	Canterbury
822060	Canterbury
822061	Canterbury
822064	Canterbury
822065	Canterbury
822066	Canterbury
822067	Canterbury

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 10911348.1 has consented to this transaction and I hold that consent

Signature

Signed by Maarten Dirkzwager as Grantor Representative on 23/04/2018 03:34 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

Grantee Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Maarten Dirkzwager as Grantee Representative on 23/04/2018 03:34 PM

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

Easement instrument to grant easement or *profit à prendre*, or create land covenant
(Sections 90A and 90F Land Transfer Act 1952)

2015/6246
APPROVED
Registrar-General of Land

Page of pages

Grantor

LAKE TEKAPO ENTERPRISES LIMITED

Grantee

LAKE TEKAPO ENTERPRISES LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) DP 518782	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right to drain water and sewerage	M	Lot 2 DP 518782 (813763)	Lot 1 DP 518782 (813762)
Right to drain sewage	S	Lot 15 DP 518782 (822059)	Lot 16 DP 518782 (822060)
Right of way, right to drain sewage and water, right to convey water, electricity, telecommunications and computer media	A	Lot 12 DP 518782 (822056)	Lots 13, 14, 15, 16 and 17 (822057, 822058, 822059, 822060, 822061)
	B	Lot 13 DP 518782 (822057)	Lots 12, 14, 15, 16 and 17 (822056, 822058, 822059, 822060, 822061)
	C	Lot 14 DP 518782 (822058)	Lots 12, 13, 15, 16 and 17 DP 518782 (822056, 822057, 822059, 822060, 822061)
	D	Lot 15 DP 518782 (822059)	Lots 12, 13, 14, 16 and 17 DP 518782 (822056, 822057, 822058, 822060, 822061)
	E	Lot 16 DP 518782 (822060)	Lots 12, 13, 14, 15 and 17 DP 518782 (822056, 822057, 822058, 855059, 822061)
	F	Lot 17 DP 518782 (822061)	Lots 12, 13, 14, 15 and 16 DP 518782 (822056, 822057, 822058, 822059, 822060)

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [~~varied~~] [~~negatived~~] [~~added to~~] or [~~substituted~~] by:

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}~~

~~{the provisions set out in Annexure Schedule 2 }~~

Annexure Schedule 2

1. Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule must prevail. Where there is a conflict between the provisions of the Fourth Schedule and/or the Fifth Schedule and the modifications in this Easement Instrument, the modifications must prevail.
2. Any maintenance, repair or replacement of the easement facility that is necessary because of any act or omission by the Grantor or Grantee must be carried out promptly by that party and at that party's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that party responsible must be in proportion to the amount attributable to that act or omission.
3. The right to drain sewerage shall have the same meaning and rights and powers as the "right to drain sewage" prescribed in the Land Transfer Regulations 2002.

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}~~

~~{Annexure Schedule _____}~~

Annexure Schedule

Page of Pages

2015/5049
APPROVED
Registrar-General of Land

Insert instrument type

Easement Instrument

*Continue in additional Annexure Schedule, if required***Schedule A continued**

Purpose (Nature and extent) of easement; profit or covenant	Shown (plan reference) (DP 518782)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
	G, H	Lot 20 DP 518782 (822064)	Lot 21 and 22 DP 518782 (822065, 822066)
	I, J	Lot 21 DP 518782 (822065)	Lots 20 and 22 DP 518782 (822064, 822066)
	K, L	Lot 22 DP 518782 (822066)	Lots 20 and 21 DP 518782 (822064, 822065)
	G	Lot 20 DP 518782 (822064)	Lot 23 DP 518782 (822067)
	I	Lot 21 DP 518782 (822065)	Lot 23 DP 518782 (822067)
	K	Lot 22 DP 518782 (822066)	Lot 23 DP 518782 (822067)
Right to drain water	N	Lot 4 DP 518782 (822048)	Lot 3 DP 518782 (822047)
	O	Lot 5 DP 518782 (822049)	Lots 3 and 4 DP 518782 (822047, 822048)
	P	Lot 6 DP 518782 (822050)	Lots 3, 4 and 5 DP 518782 (822047, 822048, 822049)
	R, S, T	Lot 15 DP 518782 (822059)	Lots 13, 14, 16 and 17 DP 518782 (822057, 822058, 822060, 822061)
	U	Lot 16 DP 518782 (822060)	Lots 13, 14, 15 and 17 DP 518782 (822057, 822058, 822059, 822061)

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

View Instrument Details



Instrument No 11037804.11
Status Registered
Date & Time Lodged 29 March 2018 17:10
Lodged By Hooke, Janyne Mary
Instrument Type Easement Instrument



Affected Computer Registers	Land District
813763	Canterbury
822056	Canterbury
822057	Canterbury
822058	Canterbury
822059	Canterbury
822060	Canterbury
822061	Canterbury
822064	Canterbury
822065	Canterbury
822066	Canterbury

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 10911348.1 has consented to this transaction and I hold that consent

Signature

Signed by Grant James Anderson Proudfoot as Grantor Representative on 16/04/2018 04:12 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Grant James Anderson Proudfoot as Grantee Representative on 16/04/2018 04:12 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Grantor		<i>Surname(s) must be underlined.</i>	
Lake Tekapo Enterprises Limited			
Grantee		<i>Surname(s) must be underlined.</i>	
CHORUS NEW ZEALAND LIMITED			
Grant of easement or <i>profit à prendre</i> or creation of covenant			
The Grantor , being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or <i>profit(s) à prendre</i> set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).			
Schedule A		<i>Continue in additional Annexure Schedule if required.</i>	
Purpose (nature and extent) of easement, <i>profit(s) à prendre</i> , or covenant	Shown (plan reference) DP 518782	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey telecommunications and computer media	M	Lot 2 DP 518782 (CFR 813763)	Chorus New Zealand Limited (in gross)
	A	Lot 12 DP 518782 (CFR 822056)	
	B	Lot 13 DP 518782 (CFR 822057)	
	C	Lot 14 DP 518782 (CFR 822058)	
	D	Lot 15 DP 518782 (CFR 822059)	
	E	Lot 16 DP 518782 (CFR 822060)	
	F	Lot 17 DP 518782 (CFR 822061)	
	G, H	Lot 20 DP 518782 (CFR 822064)	
	I, J	Lot 21 DP 518782 (CFR 822065)	
	K, L	Lot 22 DP 518782 (CFR 822066)	
Easements or <i>profits à prendre</i> rights and powers (including terms, covenants, and conditions)		<i>Delete phrases in [] and insert memorandum number as required. Continue in additional Annexure Schedule if required.</i>	

2091066.8

JMh-302083-128-287-1-ras

Annexure Schedule

Insert type of instrument

Easement

Dated

Page 2 of

Pages

Continue in additional Annexure Schedule, if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are **varied/negatived/added to** or **substituted** by:

Memorandum number _____, registered under section 155A of the Land Transfer Act 1952.

The provisions set out in the Annexure Schedule.

Delete phrases in [] and insert memorandum number as required.

Covenant provisions

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

Memorandum number _____, registered under section 155A of the Land Transfer Act 1952.

Annexure Schedule 2.

Annexure Schedule**Insert type of instrument**

Easement Dated Page of Pages

Continue in additional Annexure Schedule, if required.

Continuation of "Easement rights and powers":

1 The rights and powers in this easement are in addition to those rights and powers contained in Schedule 4 to the Land Transfer Regulations 2002 ("the Fourth Schedule") and where the terms of this easement are in conflict with either the Fourth Schedule or any of the statutory rights and authorities which the Grantee may have in respect of the Servient Tenement, the terms of this easement shall prevail.

2 Grant of Easement

2.1 In addition to the above rights and powers the Grantor grants to the Grantee as an easement in gross the following rights and powers at all times and in any quantity:

- (a) to lay, install (including construct), locate, upgrade, add to, inspect, maintain, replace, repair, renew, enlarge, alter, retain, remove any Lines and Works on, in, over and under the Easement Land;
- (b) subject to clauses 4.1 and 4.2, to enter with all necessary equipment and remain upon the Servient Tenement for the purposes of laying, installing (including constructing), locating, upgrading, adding to, inspecting, maintaining, replacing, repairing, renewing, enlarging, altering, retaining or removing Lines or Works and make any accessways, cuttings, fillings, grades, batters and to re-open the same and generally to do and perform such acts or things upon the Servient Tenement as may be necessary or desirable (or incidental thereto) to enable the Grantee to receive, enjoy and give effect to the full free use and enjoyment of the rights and powers granted under this easement; and
- (c) to use and operate Lines and Works (such use and operation may include the granting of such use to third party telecommunications service providers) for the purpose of conveying telecommunications and computer media without interruption or impediment,

provided however that nothing shall compel the Grantee to exercise the above rights at any time or in a particular way.

3 Grantee's Covenants

3.1 The Grantee shall be responsible for:

- (a) the installation of and maintenance of the Lines and Works located on the Easement Land; and
- (b) using its best endeavors to prevent the Lines and Works located on the Easement Land becoming a danger to any user or occupier of the Servient Tenement.

3.2 The Grantee will, in exercising the rights granted to the Grantee under this easement cause as little damage as reasonably possible to the Servient Tenement and to any building or building improvement (including, without limitation, any interior fitout) located on the Servient Tenement.

3.3 The Grantee will at the Grantee's own cost repair and make good any damage to the Servient Tenement (including without limitation any damage to any building(s), fences or other improvements) caused by the Grantee in exercising the Grantee's rights and powers under this

Annexure Schedule**Insert type of instrument**

Easement Dated Page of Pages

Continue in additional Annexure Schedule, if required.

easement as reasonably close as possible to the original condition of the Servient Tenement prior to such damage and to the reasonable satisfaction of the Grantor.

4 Access

- 4.1 The Grantee may, at any time (but subject to clause 4.2) from time to time enter the Servient Tenement (including, for the avoidance of doubt, any areas of Common Property on the Servient Tenement) using such routes as prescribed by the Grantor (acting reasonably) and with or without its employees, contractors and agents and with or without vehicles, machinery and implements of any kind for purposes associated with the creation and exercise of its rights and powers under this easement. If relevant, the Grantor shall invoke its rights pursuant to section 80 of the Unit Titles Act 2010 (or procure that such rights are invoked) as may be necessary to allow the Grantee access to its Lines and Works as agent of the body corporate.
- 4.2 In exercising the rights granted to the Grantee under this easement, the Grantee shall use reasonable efforts to give the Grantor prior notice that the Grantee intends to enter upon the Servient Tenement (except in the case of an Emergency, when notice will not be required). Without limitation to the preceding provisions, the Grantor shall not at any time restrict or impede access to the Easement Land (including by way of subdivision of the Land) by the Grantee and, upon request by Grantee, will provide the Grantee with all necessary keys and / or access cards required from time to time to gain access to the Servient Tenement and the Easement Land.

5 Grantor's Covenants

- 5.1 The Grantor will not without the written permission of the Grantee (not to be unreasonably withheld or delayed):
- (a) grow or permit to be grown any natural or cultivated vegetation (including trees and shrubs) on or in the near vicinity, or encroaching on the Easement Land. The Grantee may at all times at the Grantor's cost remove any natural or cultivated vegetation or improvement on the Easement Land which may interfere with the rights granted by this easement; or
 - (b) erect or permit to be erected any improvement (including but not limited to buildings, sheds, fences, roads, walls or driveways) on the Easement Land; or
 - (c) do anything on the Easement Land that may damage or endanger the Grantee's Lines or Works; or
 - (d) do any act which will interfere with the rights granted by this easement and will not at any time do permit or suffer any act whereby the full and free use and enjoyment by the Grantee of the rights and privileges granted by this are interfered with.

6 Removal

- 6.1 The Lines and Works are and shall remain the sole property of the Grantee and the Grantee shall not be required to remove the Lines and/or Works at any time. No person shall have any interest in such Lines and Works by reason only of having an interest or estate in the Servient Tenement.

Annexure Schedule

Insert type of instrument

Easement Dated Page of Pages

Continue in additional Annexure Schedule, if required.

6.2 No power is implied for the Grantor to determine this easement for any breach of covenant or for any other cause whatsoever. The parties intend this easement to subsist forever or until it is duly surrendered or extinguished at the election of the Grantee.

7 Further Assurances

7.1 Each party shall make all applications, including executing and delivering any documents, and doing all acts and things, as may reasonably be required by the other party to obtain the full benefit of this easement according to its true intent.

8 Telecommunications Act 2001 and End User Terms

8.1 Notwithstanding anything to the contrary in this easement, the terms contained in this easement shall be without prejudice to, and do not reduce or limit, the rights and powers of the Grantee under the Telecommunications Act 2001 or any other document or arrangement conferring rights or powers on the Grantee in relation to Lines and Works at the Servient Tenement, and the Grantee may, in its discretion, rely on or exercise any of its rights and powers, whether in addition to or instead of the rights and powers granted by this easement.

9 Definitions and interpretation

9.1 In this easement:

- (a) **"Common Property"** has the same meaning ascribed to that term under the Unit Titles Act 2010.
- (b) **"Easement Land"** means that part of the Servient Tenement identified in Schedule A in this easement as Easement Land and those other parts of the Servient Tenement (including buildings) on which the Grantee has installed and located its Lines and Works.
- (c) **"Emergency"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply of telecommunications.
- (d) **"Grantee"** means Chorus New Zealand Limited and includes all its subsidiaries (within the meaning of Sections 5 and 6 of the Companies Act 1993) and its successors, assigns, personal representatives, employees, contractors, agents, licensees and invitees.
- (e) **"Grantor"** includes the successors in title, assigns, tenants, transferees and personal representatives of the Grantor.
- (f) **"Line"** and **"Works"** shall have the meanings ascribed to those terms under the Telecommunications Act 2001;

View Instrument Details



Instrument No 11037804.12
Status Registered
Date & Time Lodged 29 March 2018 17:10
Lodged By Hooke, Janyne Mary
Instrument Type Easement Instrument



Affected Computer Registers Land District

813762	Canterbury
813763	Canterbury
813764	Canterbury
813765	Canterbury
813766	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 7 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

Grantor Certifications

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

I certify that the Mortgagee under Mortgage 10911348, I has consented to this transaction and I hold that consent

Signature

Signed by Grant James Anderson Proudfoot as Grantor Representative on 29/03/2018 04:58 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Grant James Anderson Proudfoot as Grantee Representative on 29/03/2018 04:58 PM

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

Easement Instrument to grant easement or *profit à prendre*, or create land covenant
 (Sections 90A and 90F Land Transfer Act 1952)

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Grantor

LAKE TEKAPO ENTERPRISES LIMITED

Grantee

LAKE TEKAPO ENTERPRISES LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land covenant and fencing covenant as set out in Schedule D		Schedule B	Schedule C

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2]~~

Annexure Schedule

2

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Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Schedule B

Lot	DP	Area	Computer Register
1	518782	0.0801 ha	813762
2	518782	0.0950 ha	813763
3	518782	0.0720 ha	822047
4	518782	0.0721 ha	822048
5	518782	0.0717 ha	822049
6	518782	0.0724 ha	822050
7	518782	0.0798 ha	822051
8	518782	0.0811 ha	822052
9	518782	0.0800 ha	822053
10	518782	0.0801 ha	822054
11	518782	0.0998 ha	822055
12	518782	0.0733 ha	822056
13	518782	0.0763 ha	822057
14	518782	0.0813 ha	822058
15	518782	0.0994 ha	822059
16	518782	0.0916 ha	822060
17	518782	0.0842 ha	822061
18	518782	0.0849 ha	822062
19	518782	0.0885 ha	822063
20	518782	0.0951 ha	822064
21	518782	0.0899 ha	822065
22	518782	0.0793 ha	822066
23	518782	0.0675 ha	822067
24	518782	0.0606 ha	822068
25	518782	0.0619 ha	822069
26	518782	0.0643 ha	822070

If this annexure schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

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Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

27	518782	0.0681 ha	822071
28	518782	0.0740 ha	822072
29	518782	0.0740 ha	822073
30	518782	0.0740 ha	822074
31	518782	0.0740 ha	822075
32	518782	0.0870 ha	813764

Schedule C

Lot	DP	Area	Computer Register
1	518782	0.0801 ha	813762
2	518782	0.0950 ha	813763
3	518782	0.0720 ha	822047
4	518782	0.0721 ha	822048
5	518782	0.0717 ha	822049
6	518782	0.0724 ha	822050
7	518782	0.0798 ha	822051
8	518782	0.0811 ha	822052
9	518782	0.0800 ha	822053
10	518782	0.0801 ha	822054
11	518782	0.0998 ha	822055
12	518782	0.0733 ha	822056
13	518782	0.0763 ha	822057
14	518782	0.0813 ha	822058
15	518782	0.0994 ha	822059
16	518782	0.0916 ha	822060
17	518782	0.0842 ha	822061
18	518782	0.0849 ha	822062
19	518782	0.0885 ha	822063
20	518782	0.0951 ha	822064

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

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Insert instrument type

Easement Instrument

Continue in additional Annexure Schedules, if required

21	518782	0.0899 ha	822065
22	518782	0.0795 ha	822066
23	518782	0.0675 ha	822067
24	518782	0.0606 ha	822068
25	518782	0.0619 ha	822069
26	518782	0.0643 ha	822070
27	518782	0.0681 ha	822071
28	518782	0.0740 ha	822072
29	518782	0.0740 ha	822073
30	518782	0.0740 ha	822074
31	518782	0.0740 ha	822075
32	518782	0.0670 ha	813764
600	518782	12.9852 ha	813765
601	518782	131.9270 ha	813766

Schedule D**Stipulations restrictions and covenants:**

1. The Grantor:
 - a. Will not erect or place or permit to be erected or placed on any of the Lots specified in Schedule B any second-hand relocated building nor any caravan, hut, shed or tent to be used as a dwelling or temporary dwelling.
 - b. Will not construct any fencing on the boundaries of, or within, any of the Lots specified in Schedule B except to the extent that the maximum area of each Lot which may be enclosed by a fence shall be 250 square metres and shall not exceed 1.5 metres in height above natural ground level.
 - c. Will not allow any grass or weeds on any of the Lots specified in Schedule B to exceed 100 millimetres in height.
 - d. Will not allow rubbish or waste materials to accumulate on any of the Lots specified in Schedule B or allow any of such Lots to become untidy or unsightly.
 - e. Will not erect, build, place or suffer to be upon any part of the following Lots any building, structure, erection, landscaping or vegetation of a greater height than specified:

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

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Easement Instrument

Continue in additional Annexure Schedule, if required

Lot	DP	Computer Register	Specified maximum height above mean sea level in terms of Lyttelton Vertical Datum 1937
1	518782	813762	744.00 metres
2	518782	813763	744.50 metres
3	518782	822047	745.25 metres
4	518782	822048	746.25 metres
5	518782	822049	747.00 metres
6	518782	822050	747.50 metres
7	518782	822051	747.00 metres
8	518782	822052	746.50 metres
9	518782	822053	746.75 metres
10	518782	822054	746.75 metres
11	518782	822055	746.75 metres
12	518782	822056	747.00 metres
13	518782	822057	747.25 metres
14	518782	822058	746.75 metres
15	518782	822059	745.50 metres
16	518782	822060	745.50 metres
17	518782	822061	746.75 metres
18	518782	822062	746.75 metres
19	518782	822063	746.50 metres
20	518782	822064	746.50 metres
21	518782	822065	746.50 metres
22	518782	822066	746.50 metres
23	518782	822067	746.50 metres
24	518782	822068	746.50 metres

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

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Easement Instrument

Continue in additional Annexure Schedule, if required

25	518782	822069	746.50 metres
26	518782	822070	746.75 metres
27	518782	822071	747.25 metres
28	518782	822072	747.25 metres
29	518782	822073	747.75 metres
30	518782	822074	748.50 metres
31	518782	822075	749.00 metres
32	518782	813764	751.50 metres

- f. Will not further subdivide the property without first obtaining the consent in writing of Lake Tekapo Enterprises Limited. It is acknowledged that this covenant shall not prohibit boundary adjustments.
- g. Shall not be liable to pay or contribute towards the expense or erection or maintenance of any fence between the property and any contiguous land of the Grantor but this proviso shall not enure for the benefit of any subsequent purchaser of the land.
2. The Grantor (including the Grantor's successors in title and subsequent assignees of the property) covenant with the Grantee (including any subsidiary or company associated with the Grantee or successor or assigns to the Grantee) and with Andrew William Simpson and Karen Frances Simpson (together for the purposes of this clause "the Grantee") that they will not oppose, object to, frustrate or take any action or encourage or cause others to oppose, object to, frustrate or take any action that might in any way prevent or hinder the Grantee from progressing and completing the Grantee's development plans including future development plans and/or subdivision and/or resource consents needed to generally give effect to the Grantee's current or future development plans (including for land adjoining the Grantee's land that is purchased by the Grantee for development purposes). This covenant by the Grantor applies (without limitation) to any Resource Consent application, Environment Court application or Territorial Authority Building Consent application or other necessary consent process involving such development, and the benefit of this covenant also applies to any adjoining or neighbouring property the Grantee may own or subsequently purchase to progress such development.
3. The Grantor shall be liable only in respect to breaches of such stipulations, restrictions and covenants which occur while the Grantor is the registered proprietor of the Lot or Lots in respect of which any such breach occurs.
4. The Owners and Occupiers for the time being of the dominant Lots may enforce the observance of such stipulations against the Owners for the time being of the servient Lots. The Grantor covenants and agrees to the extent that for the benefit of the dominant tenement the covenants run with the servient Lots to be forever for the benefit of the dominant tenement.

The Grantor and Grantee request that the land covenants be entered in the register and noted on the computer registers together with the Fencing Covenant noted above.

If this annexure schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Appendix 3:

LLUR Property Statement



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.






Yours sincerely

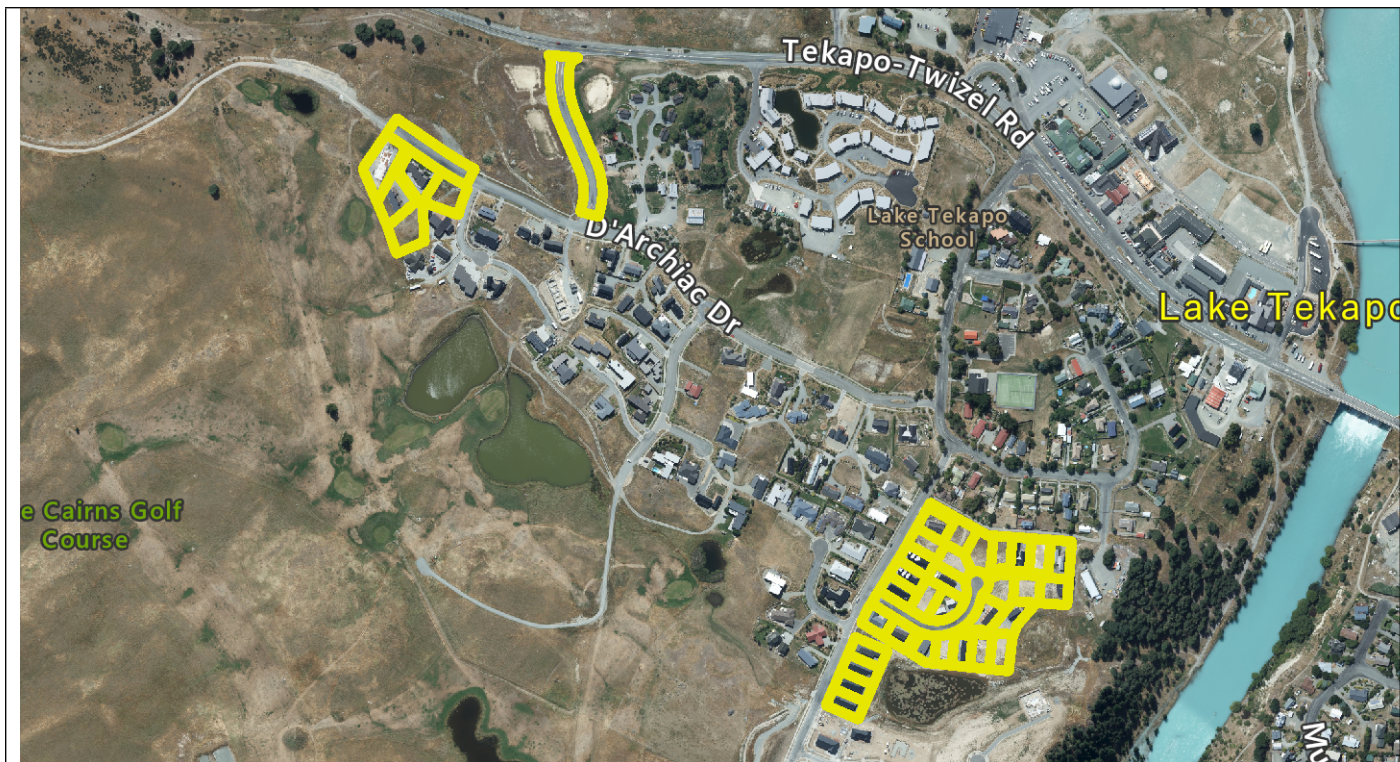
Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ370720

Date generated: 29 February 2024
Land parcels: Lot 11 DP 518782
Lot 20 DP 518782
Lot 502 DP 496005
Lot 3 DP 518782
Lot 15 DP 518782
Lot 500 DP 518782
Lot 8 DP 518782
Lot 16 DP 518782
Lot 27 DP 518782
Lot 24 DP 518782
Lot 31 DP 518782
Lot 2 DP 518782
Lot 12 DP 518782
Lot 10 DP 518782
Lot 28 DP 518782
Lot 23 DP 518782
Lot 26 DP 518782
Lot 5 DP 518782
Lot 6 DP 518782
Lot 17 DP 518782
Lot 19 DP 518782
Lot 25 DP 518782
Lot 501 DP 496005
Lot 4 DP 518782
Lot 72 DP 496005
Lot 21 DP 518782
Lot 9 DP 518782
Lot 13 DP 518782
Lot 70 DP 496005
Lot 18 DP 518782
Lot 1 DP 518782
Lot 14 DP 518782
Lot 22 DP 518782
Lot 71 DP 496005
Lot 30 DP 518782
Lot 29 DP 518782
Lot 50 DP 496005
Lot 7 DP 518782
Lot 69 DP 496005

	Area of Enquiry		Sites intersecting area of enquiry	
			Investigations intersecting area of enquiry	



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



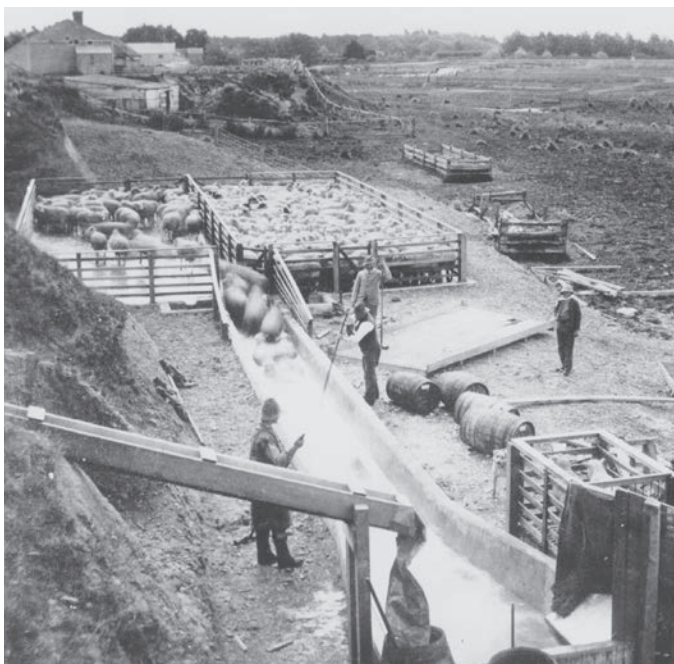
I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

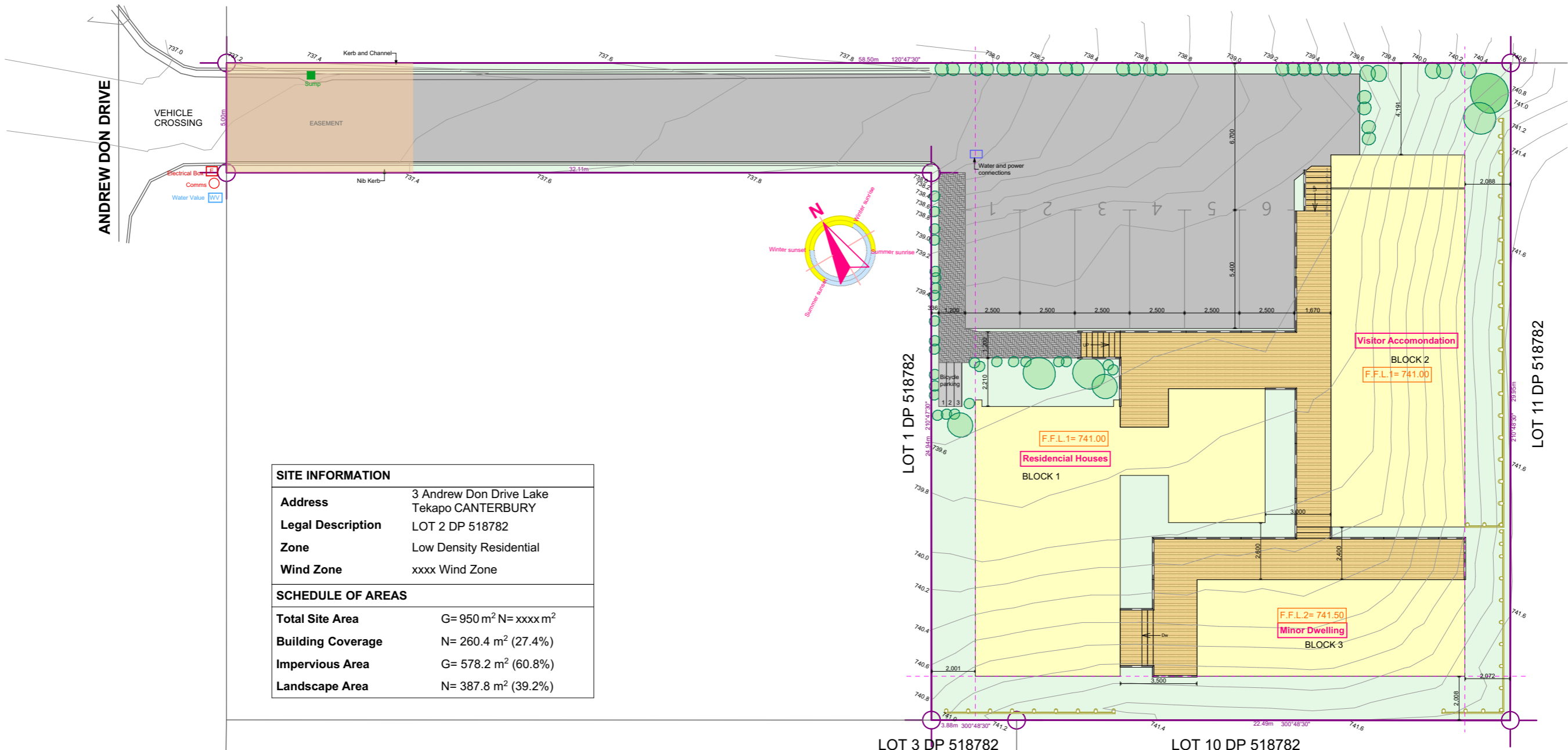
Appendix 4:

Architectural plans

INDEX

- 01 SITE PLAN 1:200
- 02 SITE PLAN
- 03 LOWER FLOOR PLAN
- 04 TYPOLOGIES
- 05 ROOF PLANS
- 06 BLOKC 1 NORTH & WEST ELEVATIONS
- 07 BLOKC 1 SOUTH & EAST ELEVATIONS
- 08 BLOCK 2 NORTH & WEST ELEVATIONS
- 09 BLOCK 2 SOUTH & EAST ELEVATIONS
- 10 BLOCK 3 NORTH & WEST ELEVATIONS
- 11 INDICATIVE 3D PERSPECTIVE





SITE INFORMATION	
Address	3 Andrew Don Drive Lake Tekapo CANTERBURY
Legal Description	LOT 2 DP 518782
Zone	Low Density Residential
Wind Zone	xxxx Wind Zone
SCHEDULE OF AREAS	
Total Site Area	G= 950 m ² N= xxxx m ²
Building Coverage	N= 260.4 m ² (27.4%)
Impervious Area	G= 578.2 m ² (60.8%)
Landscape Area	N= 387.8 m ² (39.2%)



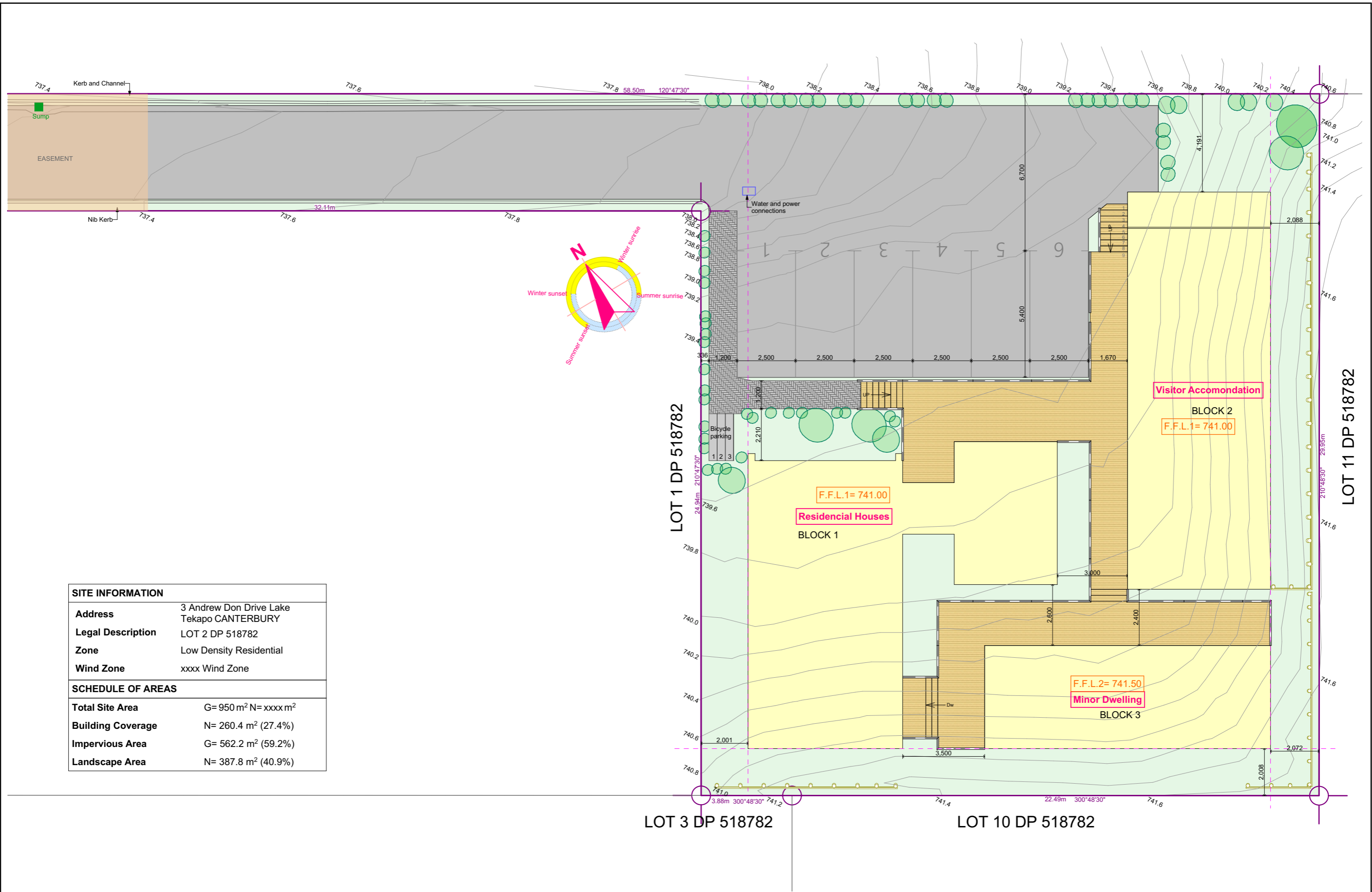
Archiland Architecture
 Add: D3/63 Apollo Drive, Rosedale, Auckland.
 Ph: 09 3608163
 E-mail: info@archiland.co.nz

PROPOSED RESIDENTIAL HOUSES
 3 Andrew Don Drive Lake Tekapo
 CANTERBURY

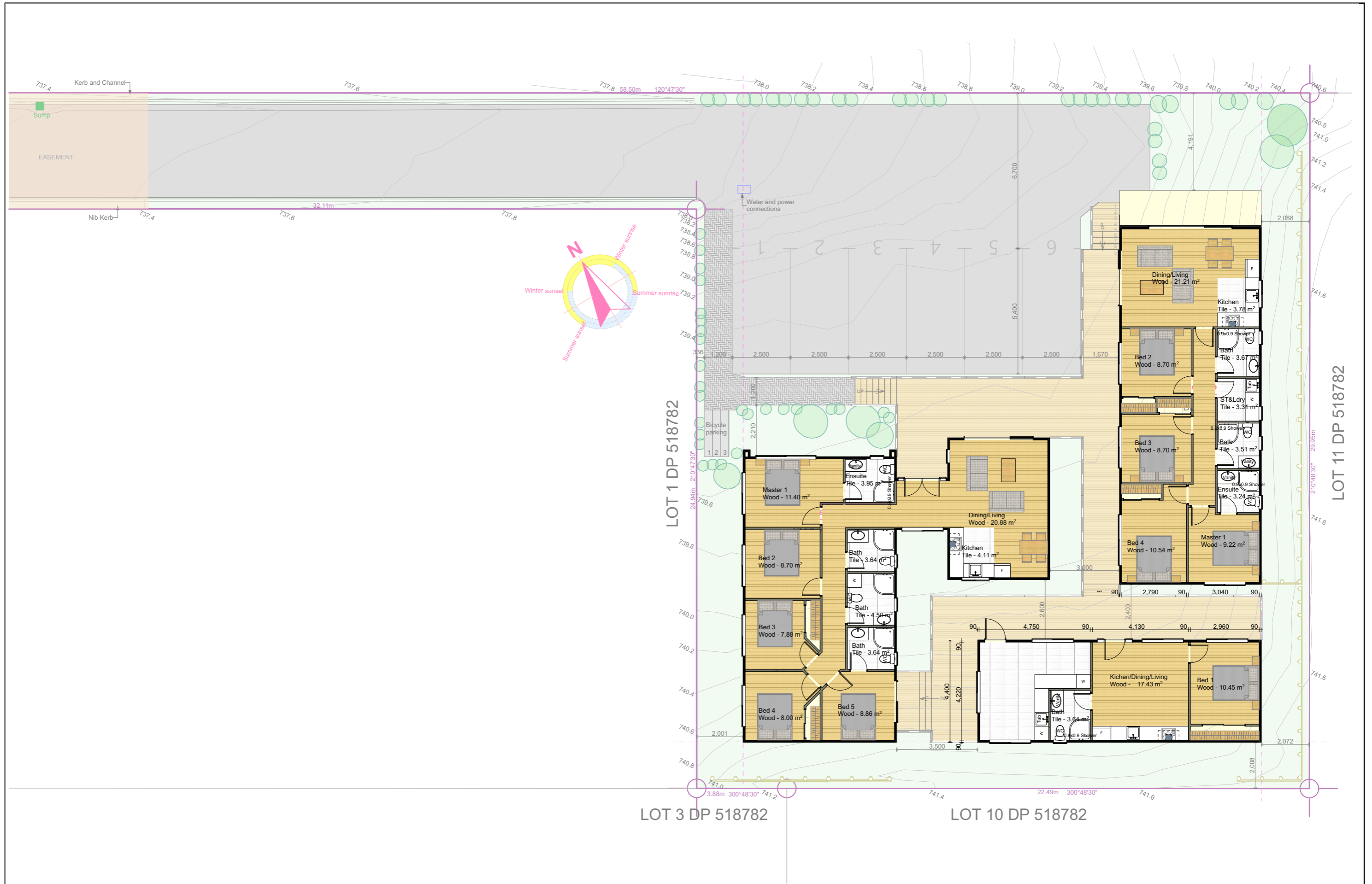
Project Status:
RESOURCE CONSENT APPLICATION

Sheet title:
SITE PLAN 1:200

Project Code	Design	Design Review	Drawn	Peer Review	Final Check
9593	HHX	HHX	JL	JL	HHX
Scales - A3 1:200		Date printed 8/8/2024		Sheet No. 01	



SITE INFORMATION	
Address	3 Andrew Don Drive Lake Tekapo CANTERBURY
Legal Description	LOT 2 DP 518782
Zone	Low Density Residential
Wind Zone	xxxx Wind Zone
SCHEDULE OF AREAS	
Total Site Area	G= 950 m ² N= xxxx m ²
Building Coverage	N= 260.4 m ² (27.4%)
Impervious Area	G= 562.2 m ² (59.2%)
Landscape Area	N= 387.8 m ² (40.9%)



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 Add: D3/63 Apollo Drive, Rosedale, Auckland.
 Ph: 09 3608163
 E-mail: info@archiland.co.nz

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 3 Andrew Don Drive Lake Tekapo
 CANTERBURY

Project Status:
RESOURCE CONSENT APPLICATION

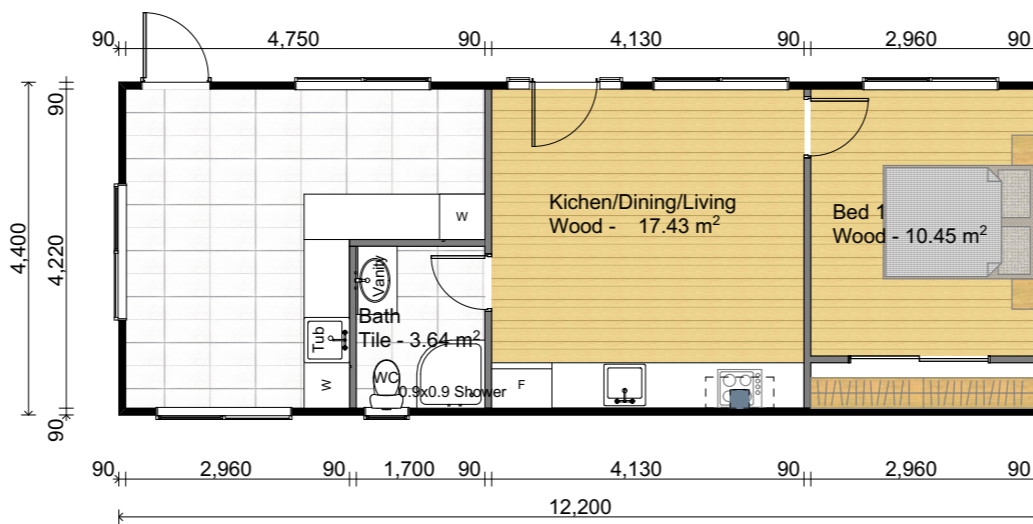
Sheet title:
LOWER FLOOR PLAN

Project Code	Design	Design Review	Drawn	Peer Review	Final Check
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Scales - A3 1:150, 1:1		Date printed 8/8/2024		Sheet No. 03	

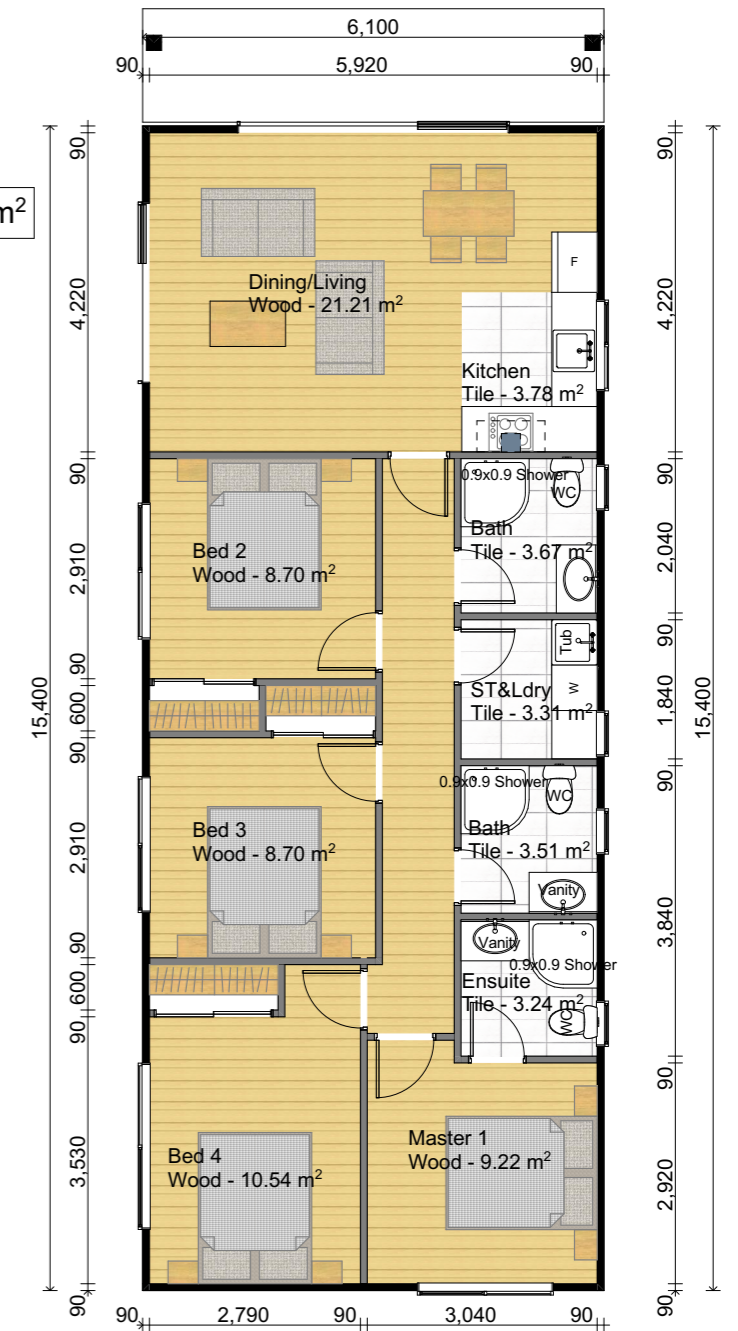


Visitor Accommodation Floor Area = 113.0 m²

Residential House Floor Area = 93.9 m²



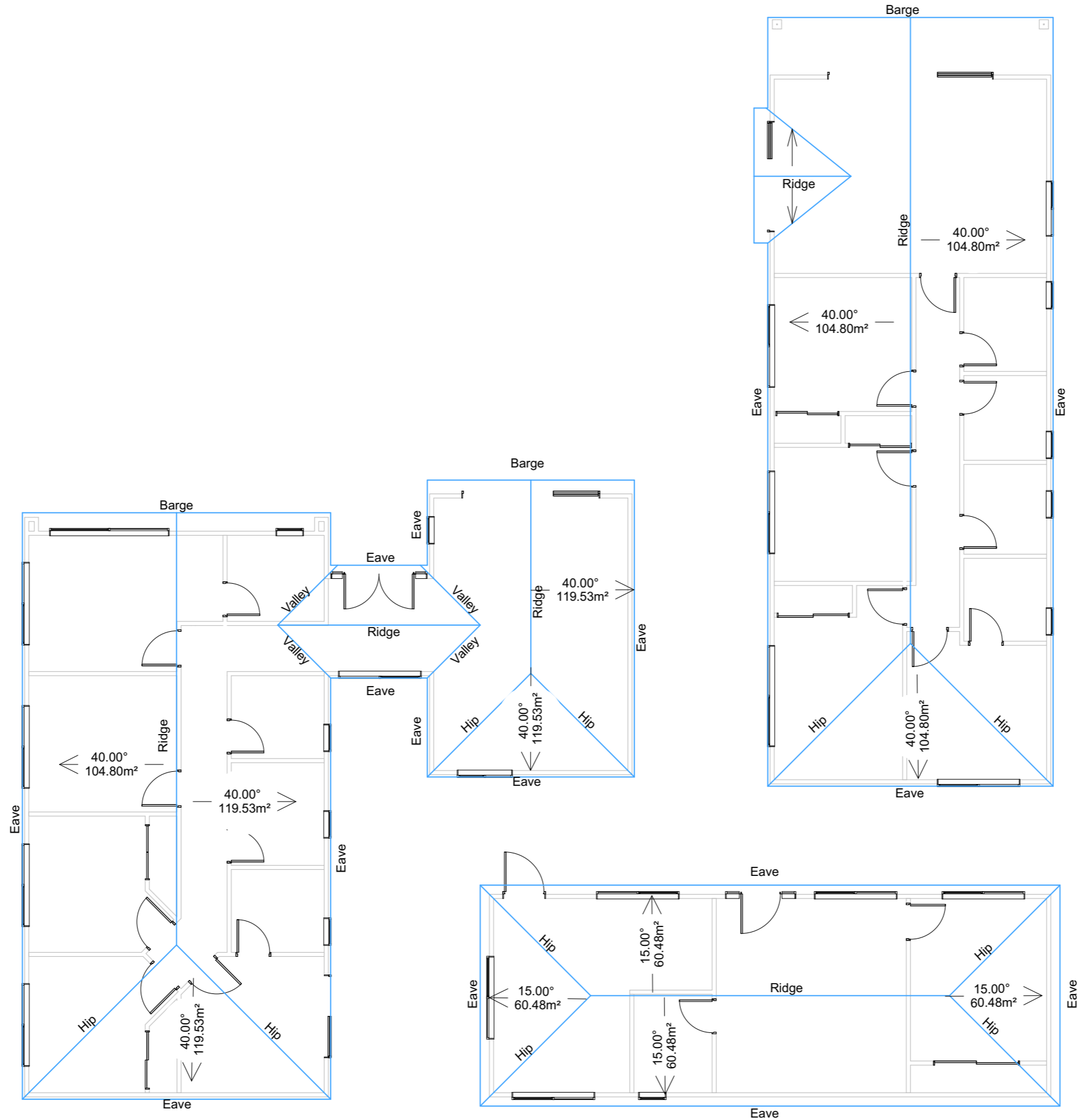
Minor Dwelling Floor Area = 53.7 m²



1 LOWER FLOOR PLAN 1:100

2 Minor Dwelling Floor Plan 1:100

3 LOWER FLOOR PLAN 1:100



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 Ph: 09 3608163
 E-mail: info@archiland.co.nz

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Project Status:
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Sheet title:
ROOF PLANS

Project Code	Design	Design Review	Drawn	Peer Review	Final Check
9593	HHX	HHX	JL	JL	HHX
Scale - A3 1:100	Date printed 8/8/2024		Sheet No.		05



1

Elevation BLOCK 1&2

1:100



2

West Elevation BLOCK 1

1:100

MATERIAL PALETTE

WALL CLADDING

CLADDING 1
COATING: JSC
SCUMBLE CLEAR



JSC SCUMBLE CLEAR

CLADDING 2
COATING: JSC
SCUMBLE SUEDE



JSC-SCUMBLE SUEDE

ROOFING

COLORSTEEL
SLATE



COLORSTEEL-SLATE

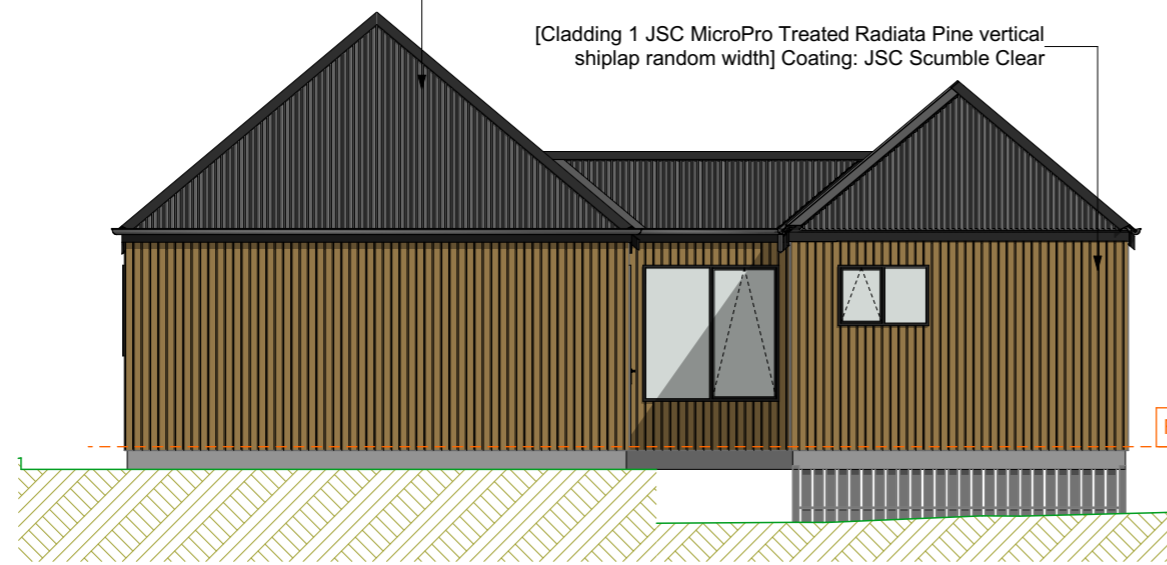
JOINERY

ALUMINIUM - DARK



[Roof] Colorsteel-Slate Fascia Resene-Double Ironsand Soffit Resene-Double Black White

[Cladding 1 JSC MicroPro Treated Radiata Pine vertical shiplap random width] Coating: JSC Scumble Clear



1

South Elevation BLOCK 1

1:100

MATERIAL PALETTE

WALL CLADDING

CLADDING 1
COATING: JSC
SCUMBLE CLEAR



JSC SCUMBLE CLEAR

CLADDING 2
COATING: JSC
SCUMBLE SUEDE



JSC-SCUMBLE SUEDE

ROOFING

COLORSTEEL
SLATE



COLORSTEEL-SLATE

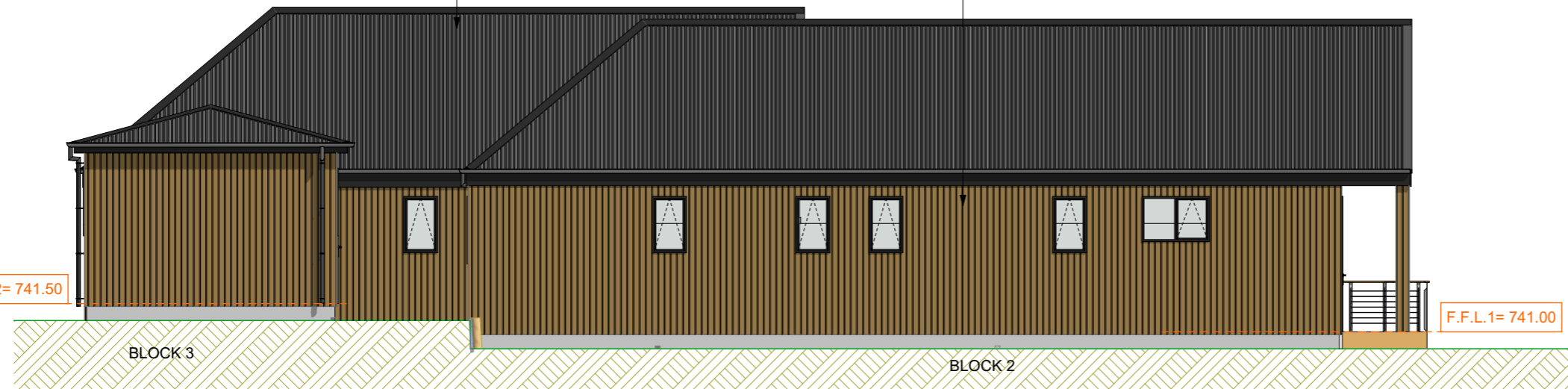
JOINERY

ALUMINIUM - DARK



[Roof] Colorsteel-Slate Fascia Resene-Double Ironsand Soffit Resene-Double Black White

[Cladding 1 JSC MicroPro Treated Radiata Pine vertical shiplap random width] Coating: JSC Scumble Clear



2

East Elevation BLOCK 2&3

1:100



Archiland Architecture

Add: D3/63 Apollo Drive, Rosedale, Auckland.
Ph: 09 3608163
E-mail: info@archiland.co.nz

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Project Status:

RESOURCE CONSENT
APPLICATION

Sheet title:

BLOK 1 SOUTH & EAST ELEVATIONS

Project Code	Design	Design Review	Drawn	Peer Review	Final Check
9593	HHX	HHX	JL	JL	HHX
Scales - A3 1:100		Date printed 8/8/2024		Sheet No. 07	







North Elevation BLOCK 1&2



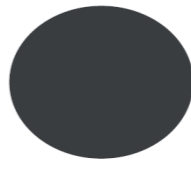

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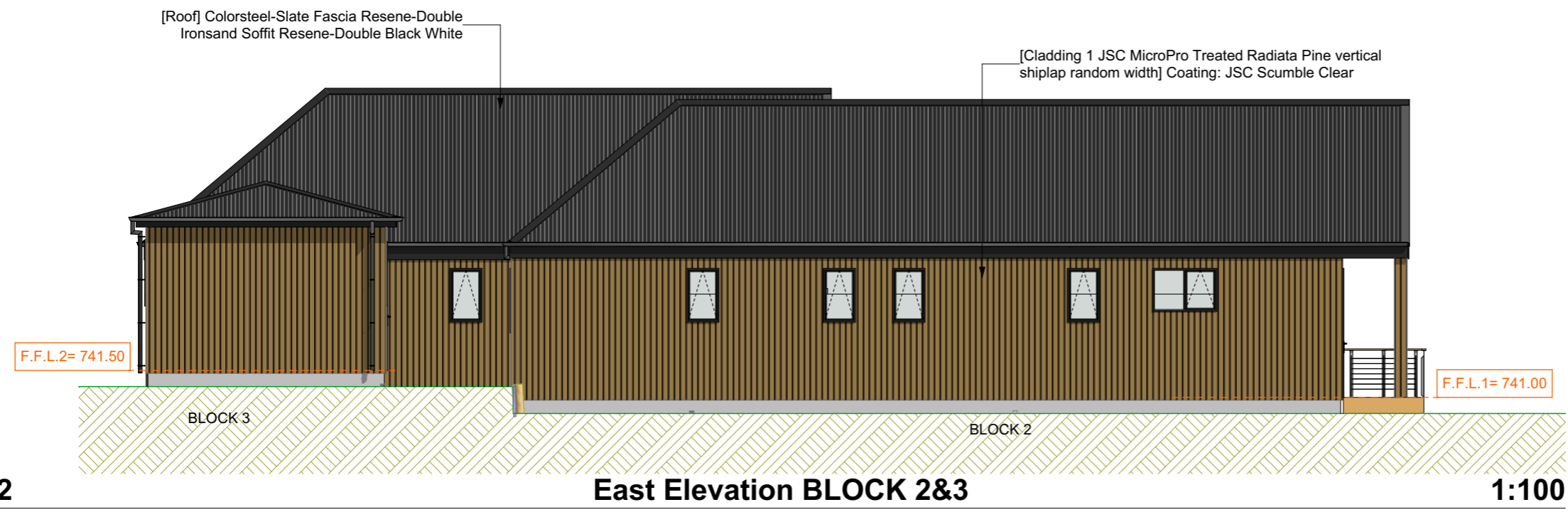
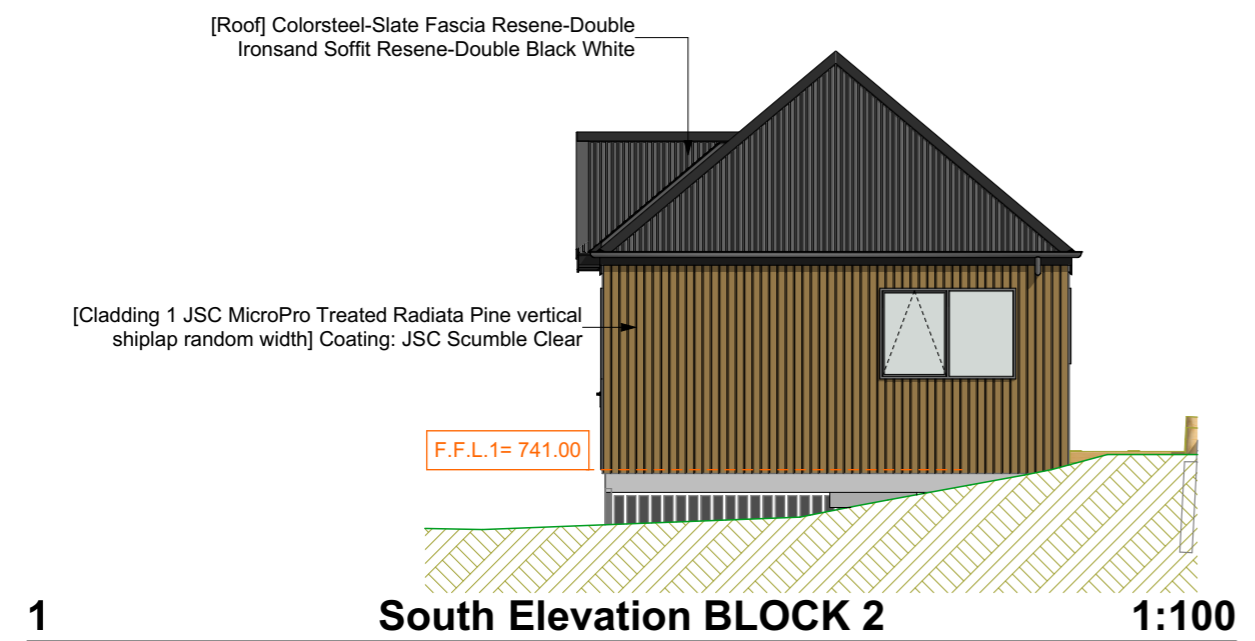


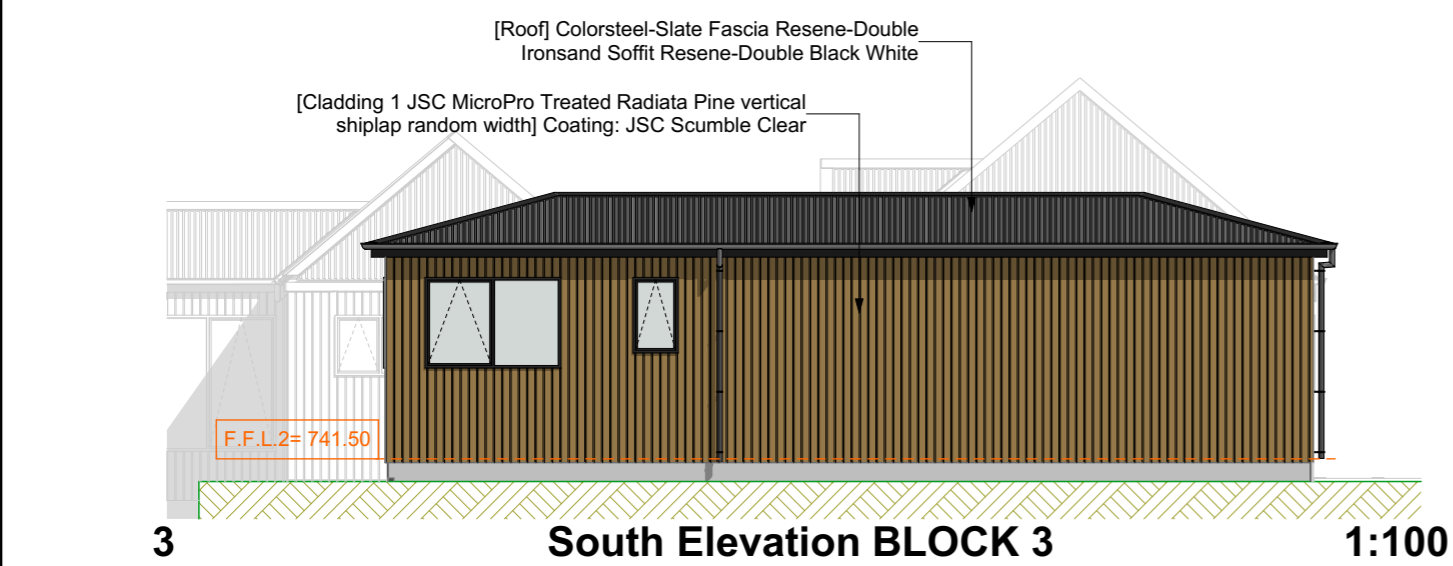
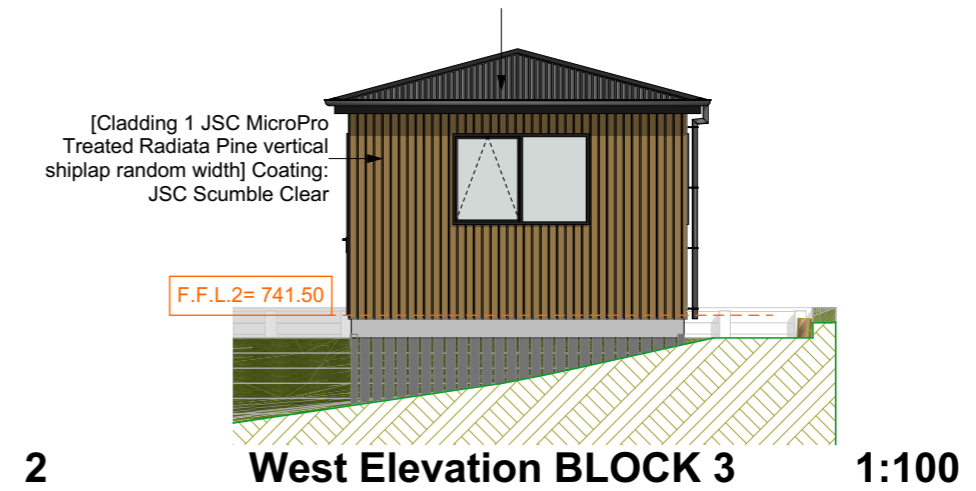
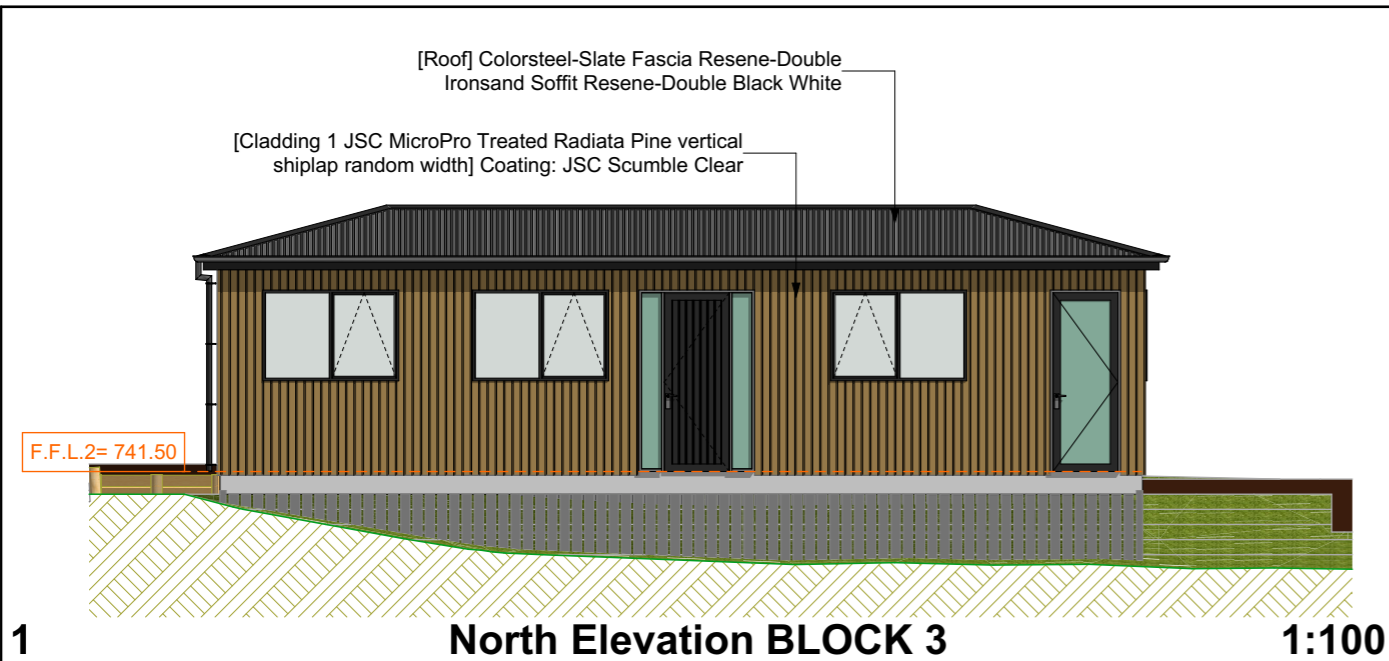
West Elevation BLOCK 2


1:100

MATERIAL PALETTE			
WALL CLADDING			
CLADDING 1 COATING: JSC SCUMBLE CLEAR		CLADDING 2 COATING: JSC SCUMBLE SUEDE	
	JSC SCUMBLE CLEAR		JSC-SCUMBLE SUEDE
ROOFING		JOINERY	
COLORSTEEL SLATE		ALUMINIUM - DARK	
	COLORSTEEL-SLATE		

MATERIAL PALETTE			
WALL CLADDING			
CLADDING 1 COATING: JSC SCUMBLE CLEAR		CLADDING 2 COATING: JSC SCUMBLE SUEDE	
	JSC SCUMBLE CLEAR		JSC-SCUMBLE SUEDE
ROOFING		JOINERY	
COLORSTEEL SLATE		ALUMINIUM - DARK	
	COLORSTEEL-SLATE		





MATERIAL PALETTE			
WALL CLADDING			
CLADDING 1 COATING: JSC SCUMBLE CLEAR		CLADDING 2 COATING: JSC SCUMBLE SUEDE	
	JSC SCUMBLE CLEAR		JSC-SCUMBLE SUEDE
ROOFING		JOINERY	
COLORSTEEL SLATE		ALUMINIUM - DARK	
	COLORSTEEL-SLATE		



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Project Status:
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INDICATIVE 3D PERSPECTIVE

Project Code	Design	Design Review	Drawn	Peer Review	Final Check
9593	HHX	HHX	JL	JL	HHX
Scales - A3		Date printed 8/8/2024	Sheet No.		11