

## Variation to Stage 1 PDP Chapter 2 - Definitions:

<b><u>Residential Visitor Accommodation</u></b>	<p>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 days.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p>
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## New Stage 2 text to be added to PDP Stage 1 Definitions Chapter 2:

Underlined text for additions and ~~strike through~~ text for deletions.

<b>Homestay</b>	<p>Means <del>a residential activity where an occupied</del> the use of a residential unit <del>or including a residential flat is also used</del> by paying guests <u>at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes bed &amp; breakfasts and farm-stays.</u></p> <p>Notes:</p> <ol style="list-style-type: none"> <li><u>1. Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></li> <li><u>2. Extra rates levies may apply.</u></li> </ol>
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<b><del>Registered Holiday Home</del></b>	<p><del>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</del></p> <ul style="list-style-type: none"> <li><del>• A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</del></li> <li><del>• A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;</del></li> <li><del>• Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both.</del></li> <li><del>• Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</del></li> </ul>
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<b><del>Registered Homestay</del></b>	<p><del>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</del></p> <p><del>Advice Note:</del></p> <p><del>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</del></p>
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<p><b>Visitor Accommodation</b></p>	<p>Means the use of land or buildings <del>(excluding the use of a residential unit or residential flat) for short-term, fee paying, living accommodation</del> to provide accommodation for paying guests where the length of stay for any <del>visitor/guest</del> is less than <del>3 months</del> <u>90 days</u>; and</p> <p>i. Includes such accommodation as camping grounds, motor parks, hotels, motels, <del>boarding houses, guest houses,</del> backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares, and managed apartments homestays,</u> and <del>the commercial letting of a residential unit;</del> and</p> <p>ii. <del>May</del> <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation,</u> such as food preparation, dining and sanitary facilities, conference, bar, <del>and</del> recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. <u>The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p><del>For the purpose of this definition:</del></p> <p>a. <del>The commercial letting of a residential unit in (i) excludes:</del></p> <ul style="list-style-type: none"> <li><del>• A single annual let for one or two nights.</del></li> <li><del>• Homestay accommodation for up to 5 guests in a Registered Homestay.</del></li> <li><del>• Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.</del></li> </ul> <p><del>(Refer to respective definitions).</del></p> <p>b. <del>“Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</del></p> <p>c. <del>Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</del></p>
<p><b>Residential Activity</b></p>	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, <u>residential visitor accommodation and homestays.</u></p>

# LOW DENSITY RESIDENTIAL 7

**New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Low Density Residential chapter**

## 7 Low Density Residential

### 7.1 Zone Purpose

The following is new text at end of 7.1 Zone Purpose:

Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

### 7.2 Objectives and Policies

**7.2.8 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

#### Policies

7.2.8.1 Provide for accommodation options for visitors in the Low Density Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Low Density Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

**7.2.9 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

#### Policies

7.2.9.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

7.2.9.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

7.2.9.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

# LOW DENSITY RESIDENTIAL 7

## 7.3 Rules - Activities

	Activities located in the Low Density Residential Zone	Activity status
7.4.16	Residential Visitor Accommodation and Homestays	P
7.4.17	<p>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• The location, provision, and screening of parking and access;</li> <li>• Landscaping;</li> <li>• Noise generation and methods of mitigation (through design and management controls);</li> <li>• Hours of operation, including in respect of ancillary activities;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>	RD
7.4.18	Visitor Accommodation not otherwise identified	NC

# LOW DENSITY RESIDENTIAL 7

## 7.4 Rules - Standards

	Standards for activities in the Low Density Residential Zone	Non-compliance status
7.5.17	<p><b>Residential Visitor Accommodation</b></p> <p><b>7.5.17.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>7.5.17.1</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
7.5.18	<p><b>Homestay</b></p> <p><b>7.5.18.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>7.5.18.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>7.5.18.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>7.5.18.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

## 7.6 Rules - Non-Notification of Applications

- 7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zones.

# MEDIUM DENSITY RESIDENTIAL 8

New Stage 2 PDP provisions, added to Stage 1 Chapter 8 Medium Density Residential chapter

## 8 Medium Density Residential

### 8.1 Zone Purpose

The following is new text at end of 8.1 Zone Purpose:

Visitor accommodation is restricted, except within medium density residential visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

### 8.2 Objectives and Policies

**8.2.14 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

#### Policies

8.2.14.1 Provide for accommodation options for visitors in the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones that is appropriate for the medium density residential environment.

8.2.14.2 Restrict the establishment of visitor accommodation in locations outside the Medium Density Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

**8.2.15 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

#### Policies

8.2.15.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

8.2.15.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

8.2.15.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

### 8.3 Rules - Activities

# MEDIUM DENSITY RESIDENTIAL 8

	Activities located in the Medium Density Residential Zone	Activity status
8.4.29	<b>Residential Visitor Accommodation and Homestays</b>	P
8.4.30	<p><b>Visitor Accommodation in the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• The location, provision, and screening of parking and access;</li> <li>• Landscaping;</li> <li>• Noise generation and methods of mitigation (through design and management controls);</li> <li>• Hours of operation, including in respect of ancillary activities;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>	RD
8.4.31	<b>Visitor Accommodation</b> not otherwise identified	NC

# MEDIUM DENSITY RESIDENTIAL 8

## 8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
<b>8.5.15</b>	<p><b>Residential Visitor Accommodation</b></p> <p><b>8.5.15.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>8.5.15.1</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
<b>8.5.16</b>	<p><b>Homestay</b></p> <p><b>8.5.16.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>8.5.16.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>8.5.16.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>8.5.16.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

## 8.6 Rules - Non-Notification of Applications

- 8.6.2.3 Visitor Accommodation within the Medium Density Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.



# HIGH DENSITY RESIDENTIAL 9

New Stage 2 PDP provisions, added to Stage 1 Chapter 9 High Density Residential chapter

## 9 High Density Residential

### 9.1 Zone Purpose

The following is new text at end of 9.1 Zone Purpose:

Visitor accommodation, residential visitor accommodation and homestays near the town centres that respond to projected growth in visitor numbers is anticipated and enabled, where effects on the amenity of nearby residents is maintained.

### 9.2 Objectives and Policies

**9.2.7 Objective – Visitor accommodation, residential visitor accommodation and homestays are provided for in urban areas close to town centres to respond to strong projected growth in visitor numbers, whilst ensuring that adverse effects on residential amenity and traffic safety are avoided, remedied or mitigated.**

#### Policies

- 9.2.7.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.
- 9.2.7.2 Enable a range of accommodation options which positively contribute to residential amenity by ensuring that adverse effects on residential amenity are avoided, remedied or mitigated.
- 9.2.7.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.2.7.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

### 9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.8	Residential Visitor Accommodation and Homestays	P

**HIGH DENSITY RESIDENTIAL 9**

	<b>Activities located in the High Density Residential Zone</b>	<b>Activity status</b>
<b>9.4.9</b>	<p><b>Visitor Accommodation</b> including licensed premises within a visitor accommodation development</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• The location, provision, and screening of parking and access;</li> <li>• Landscaping;</li> <li>• Noise generation and methods of mitigation (through design and management controls);</li> <li>• Hours of operation, including in respect of ancillary activities;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>	RD*

# HIGH DENSITY RESIDENTIAL 9

## 9.5 Rules - Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.12	<p><b>Residential Visitor Accommodation</b></p> <p><b>9.5.12.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>9.5.12.2</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>a. Heavy vehicles, coaches or buses: none.</p> <p>b. Other vehicles: 8 vehicle trips per day.</p> <p>*Discretion is reserved to:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities; and</li> <li>• The location, provision, and screening of parking and access.</li> </ul>	RD*
9.5.13	<p><b>Homestay</b></p> <p><b>9.5.13.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>9.5.13.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>9.5.13.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>9.5.13.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <p>a. Heavy vehicles, coaches or buses: none.</p> <p>b. Other vehicles: 8 vehicle trips per day.</p> <p>*Discretion is reserved to:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities; and</li> <li>• The location, provision, and screening of parking and access.</li> </ul>	RD*

## 9.6 Rules - Non-Notification of Applications

9.6.2.2 Visitor accommodation.

**New Stage 2 PDP provisions, added to Stage 1 Chapter 10 Arrowtown  
Residential Historic Management chapter**

## **10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE**

### **10.1 Zone Purpose**

The following is new text at end of 10.1 Zone Purpose:

Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

### **10.2 Objectives and Policies**

**10.2.7 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

#### **Policies**

10.2.7.1 Provide for accommodation options for visitors in the Arrowtown Town Centre Transition Overlay that is appropriate for the low density residential environment.

10.2.7.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay to ensure that the zone maintains a residential character and the supply of residential housing is achieved.

**10.2.8 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

#### **Policies**

10.2.8.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

10.2.8.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

10.2.8.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

**10.4 Rules - Activities**

<b>Table 1</b>	<b>Activities located in the Arrowtown Residential Historic Management Zone</b>	<b>Activity status</b>
<b>10.4.7</b>	<b>Residential Visitor Accommodation and Homestays</b>	<b>P</b>
<b>10.4.8</b>	<p><b>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay</b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• The location, provision, and screening of parking and access;</li> <li>• Landscaping;</li> <li>• Noise generation and methods of mitigation (through design and management controls);</li> <li>• Hours of operation, including in respect of ancillary activities;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>	<b>RD*</b>
<b>10.4.9</b>	<b>Visitor Accommodation</b> not otherwise identified	<b>NC</b>

**10.1 Rules - Standards**

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non-compliance status
10.5.8	<p><b>Residential Visitor Accommodation</b></p> <p><b>10.5.8.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>10.5.8.2</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
10.5.9	<p><b>Homestay</b></p> <p><b>10.5.9.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>10.5.9.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>10.5.9.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>10.5.9.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

**10.6 Rules - Non-Notification of Applications**

10.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

10.6.1.1 Visitor Accommodation in the Arrowtown Town Centre Transition Overlay.

# LARGE LOT RESIDENTIAL 11

## New Stage 2 PDP provisions, added to Stage 1 Chapter 11 Large Lot Residential chapter

## 11 Large Lot Residential

### 11.1 Zone Purpose

The following is new text at end of 11.1 Zone Purpose:

Visitor accommodation is restricted, except within large lot residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation is enabled, where the environment is retained as predominantly residential and the amenity of nearby residents is maintained.

### 11.2 Objectives and Policies

**11.2.3 Objective - The location, scale and intensity of visitor accommodation, residential visitor accommodation and homestays is managed to maintain the residential character of the zone.**

#### Policies

11.2.3.1 Provide for accommodation options for visitors in the Large Lot Residential Visitor Accommodation Sub-Zones that is appropriate for the low density residential environment.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Large Lot Residential Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character and the supply of residential housing is achieved

**11.2.4 Objective - Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.**

#### Policies

11.2.4.1 Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential activities as the predominant use of the site.

11.2.4.2 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing, while maintaining residential activities as the predominant use of the site.

11.2.4.3 Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of housing supply and residential character of the zone.

### 11.4 Rules – Activities

# LARGE LOT RESIDENTIAL 11

Table 1	Activities located in the Large Lot Residential Zone	Activity status
11.4.5	<b>Residential Visitor Accommodation and Homestays</b>	P
11.4.6	<p><b>Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone</b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• The location, provision, and screening of parking and access;</li> <li>• Landscaping;</li> <li>• Noise generation and methods of mitigation (through design and management controls);</li> <li>• Hours of operation, including in respect of ancillary activities;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>	RD*
11.4.7	<b>Visitor Accommodation</b> not otherwise identified	NC



# LARGE LOT RESIDENTIAL 11

## 11.5 Rules - Standards

Table 2	Standards for activities in the Large Lot Residential Zone	Non-compliance status
11.5.12	<p><b>Residential Visitor Accommodation</b></p> <p><b>11.5.12.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>11.5.12.2</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
11.5.13	<p><b>Homestay</b></p> <p><b>11.5.13.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>11.5.13.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>11.5.13.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>11.5.13.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

## 11.6 Rules - Non-Notification of Applications

11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

11.6.1.1 Visitor Accommodation in the Large Lot Residential Visitor Accommodation Sub-Zone.

## New Stage 2 PDP provisions, added to Stage 1 Chapter 16 Business Mixed Use

### 16 Business Mixed Use Zone

#### 16.4 Rules - Activities

	Activities located in the Business Mixed Use Zone	Activity status
16.4.16	Residential Visitor Accommodation and Homestays	P

#### 16.5 Rules - Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
16.5.10	<p><b>Residential Visitor Accommodation</b></p> <p><b>16.5.10.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>16.5.10.2</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ol style="list-style-type: none"> <li>Heavy vehicles, coaches or buses: none.</li> <li>Other vehicles: 8 vehicle trips per day.</li> </ol> <p>*Control is reserved to:</p> <ul style="list-style-type: none"> <li>The location, nature and scale of activities; and</li> <li>The location, provision, and screening of parking and access.</li> </ul>	C*
16.5.11	<p><b>Homestay</b></p> <p><b>16.5.11.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>16.5.11.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>16.5.11.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>16.5.11.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ol style="list-style-type: none"> <li>Heavy vehicles, coaches or buses: none.</li> <li>Other vehicles: 8 vehicle trips per day.</li> </ol> <p>*Control is reserved to:</p> <ul style="list-style-type: none"> <li>The location, nature and scale of activities; and</li> <li>The location, provision, and screening of parking and access.</li> </ul>	C*

## New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural

### 21 Rural

#### 21.4 Rules - Activities

Table 1	Activities – Rural Zone	Activity status
21.4.37	Residential Visitor Accommodation and Homestays	P

#### Rules - Standards

Table 11	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
21.5.53	<p><b>Residential Visitor Accommodation</b></p> <p>The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p>	D
21.5.54	<p><b>Homestay</b></p> <p><b>21.5.54.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>21.5.54.2</b> Shall not exceed 5 paying guests per night.</p>	D

## New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle

## 22 Rural Residential & Rural Lifestyle

### 22.2 Objectives and Policies

**22.2.2.5** The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

**22.2.2.6** Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale and intensity of these activities.

### 22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
22.4.18	<b>Residential Visitor Accommodation and Homestays</b>	P

### 22.5 Rules - Standards

Table 2	Standards - Rural Residential and rural Lifestyle Zones	Non-compliance status
22.5.14	<b>Residential Visitor Accommodation</b> <b>22.5.14.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.	NC
22.5.15	<b>Homestay</b> <b>22.5.15.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site. <b>22.5.15.2</b> Shall not exceed 5 paying guests per night.	NC

**New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone**

## **23 Gibbston Character Zone**

### **23.4 Rules - Activities**

<b>Table 1</b>	<b>Activities</b>	<b>Activity status</b>
<b>23.4.21</b>	<b>Residential Visitor Accommodation and Homestays</b>	P

### **23.5 Rules - Standards**

<b>Table 4</b>	<b>Standards for Residential Visitor Accommodation and Homestays</b>	<b>Non-compliance status</b>
<b>23.5.12</b>	<p><b>Residential Visitor Accommodation</b></p> <p><b>23.5.12.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p>	D
<b>23.5.13</b>	<p><b>Homestay</b></p> <p><b>23.5.13.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>23.5.13.2</b> Shall not exceed 5 paying guests per night.</p>	D

## New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point

### 41 Jacks Point

#### 41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
41.4.18	<p><b>Residential Visitor Accommodation and Homestays</b></p> <p><b>41.4.18.1 Residential</b> Visitor Accommodation and Homestays located within the Residential Activities Area R(JP), R(JP-SH), R(HD), and R(HD-SH), Village Area (V), and <b>Home Site Activity Area (HS).</b></p>	P

#### 41.4 Rules - Activities

Table 2	Standards for activities located in the Jacks Point Zone	Non-compliance status
41.5.20	<p><b>Residential Visitor Accommodation</b></p> <p><b>41.5.20.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>41.5.20.2</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
41.5.21	<p><b>Homestay</b></p> <p><b>41.5.21.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>41.5.21.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>41.5.21.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>41.5.21.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

## New Stage 2 PDP provisions, added to Stage 1 Chapter 42 Waterfall Park

### 42 Waterfall Park

#### 42.4 Rules - Activities

	Activities Located within the Waterfall Park Zone	Activity status
42.4.13	<p><b>In the Residences Area (R) of the Structure Plan</b></p> <p><b>Residential Visitor Accommodation and Homestays</b></p>	P

#### 42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non-compliance status
42.5.9	<p><b>Residential Visitor Accommodation</b></p> <p><b>42.5.9.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>42.5.9.1</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
42.5.10	<p><b>Homestay</b></p> <p><b>42.5.10.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>42.5.10.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>42.5.10.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>42.5.10.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC

## New Stage 2 PDP provisions, added to Stage 1 Chapter 43 Millbrook

### 43 Millbrook

#### 43.4 Rules - Activities

	Activities – Millbrook	Activity status
<b>43.4.24</b>	<b>Residential Visitor Accommodation</b> and <b>Homestays</b> in the Residential Activity Area	P

#### 43.4 Rules - Standards

	Activities – Millbrook	Activity status
<b>43.5.14</b>	<p><b>Residential Visitor Accommodation</b></p> <p><b>43.5.14.1</b> The commercial letting of one residential unit or residential flat per site for up to 3 lets not exceeding a cumulative total of 28 nights per 12 month period.</p> <p><b>43.5.14.1</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC
<b>43.5.15</b>	<p><b>Homestay</b></p> <p><b>43.5.15.1</b> May occur within either an occupied residential unit or an occupied residential flat on a site, and shall not occur within both on a site.</p> <p><b>43.5.15.2</b> Shall not exceed 5 paying guests per night.</p> <p><b>43.5.15.3</b> Shall comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</p> <p><b>43.5.15.4</b> The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</p> <ul style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ul>	NC