



# VISITOR ACCOMMODATION

HIGH & LOW DENSITY RESIDENTIAL ZONES

Applications for Visitor Accommodation generally require one of the following consents, depending on whether you are located in the High Density Residential Zone or Low Density Residential Zone. Note, there are also additional standards to be met in respect to noise and parking requirements for the zone.



A **controlled** activity resource consent pursuant to Rule 7.5.3.2(ii) for Visitor Accommodation within the **High Density Residential Zone**.



A **Restricted Discretionary** activity pursuant to Rule 7.5.3.4(i) for Visitor Accommodation within the **Low Density Residential Zone**.

In both cases, Council considers the following with respect to the proposal: the location, external appearance and design of buildings; the location, nature and scale of activities on site; the location of parking and buses and access; noise, and hours of operation.

# HOW CAN VISITOR ACCOMMODATION AFFECT THE ENVIRONMENT?

Establishing visitor accommodation or changing the use of a dwelling from residential to visitor accommodation has the potential to have adverse effects on residential amenity values, residential cohesion and privacy for neighbouring sites.

## Matters to Consider:



### EXISTING RESIDENTIAL AMENITY VALUES AND CHARACTER

Consider the surrounding neighbourhood and the uses that currently exist. Are there are a number of similar activities in the immediate surrounding environment, or could the use change the character of the surrounding environment?



### SCALE/INTENSITY

Consideration of the scale and nature of the activity can mitigate adverse effects on residential cohesion - consider volunteering conditions relating to the number of people accommodated at any time, rental periods and the use of outdoor spaces.

Ensure that the property is suitable to accommodate the number of people you propose at the site. For example, it may not be appropriate to accommodate 10 people in a two bedroom unit.



### NOISE AND HOURS

Occupants of the site will be required to meet the noise standards within the District Plan for non-residential activities.

There may be no on site manager to control behaviour of guests. Limiting the use of outdoor areas at night time to avoid disruption to neighbours and ensuring all windows and doors are closed after 10pm are possible conditions that can be volunteered.



### THE LOCATION, EXTERNAL APPEARANCE AND DESIGN OF BUILDINGS

Consider whether the location of the building is appropriate for the visitor accommodation activity proposed. Consider external appearance and the design of the buildings (are these appropriate within the local environment and with respect to the privacy of neighbours).



### PARKING AND ACCESS

Parking onsite is required to meet District Plan requirements for visitor accommodation which depending on the zone and the area can range between 1-2 spaces per unit. Appropriate access will need to be provided.

## WHAT RULES APPLY?

The following table shows how your residential property could be used for visitor accommodation:

USE OF PROPERTY	REGISTRATION REQUIRED?	VISITOR ACCOMMODATION CONSENT REQUIRED?	RATES CATEGORY	DEVELOPMENT CONTRIBUTIONS CATEGORY	BUILDING ACT
<b>A.</b> One let of one or two nights.	No	No	Residential	Residential	Single Household Unit
<b>B.</b> One let, up to 28 nights.	Yes	No	Residential	Residential	Single Household Unit
<b>C.</b> Any number of multiple lets, with each let of no fewer than 3 nights but not more than 90 nights per year.	Yes	No	Mixed Use Apportioned based on Commercial / Accommodation	Residential	Single Household Unit
<b>D.</b> Multiple lets of any number of nights, for any amount of time, to any number of guests.	Not available	Yes	Commercial / Accommodation	Accommodation	To be determined

Resource consent is required if the scale of visitor accommodation you wish to pursue exceeds that for registration.

## WHAT INFORMATION DO I NEED TO PROVIDE IN MY RESOURCE CONSENT APPLICATION?



Application Form 9



Assessment of Environmental Effects



Affected Party Approvals (if necessary)



Site Plan



Certificate of Title with any relevant interests (e.g. Consent Notice, Covenants)

## HOW DO I AVOID, REMEDY OR MITIGATE ADVERSE EFFECTS?

Consider volunteering conditions relating to the above assessment matters, for example;

- Limit the number of people/groups accommodated at the property at any time.
- Ensure that the activity will comply with noise limits within the District Plan.
- Restrict the use of outdoor areas between 10pm – 7am.
- Providing adequate carparking onsite.
- Screening for privacy.
- Well-designed building to ensure that activity, noise and outdoor living is contained within the site and does not overlook or be located in proximity to residential neighbours.
- Provide a contact number for management/complaints.

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## DO I NEED TO OBTAIN AFFECTED PERSONS APPROVAL?

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An **affected person** as a person or a group of people who may experience an adverse effect from the proposed activity that will be greater than, or significantly different from, the effect the general public. The RMA test for whether someone is an affected person is whether the proposal has adverse effects on them that are 'minor or more than minor, but are not less than minor'.

Each application is assessed on a case by case basis, but when considering whether your neighbours are affected by the proposal, consider the following;



### DISTANCE TO NEIGHBOURS

How close are the neighbours to the subject site? Will they hear noise associated with the activity (over and above what would reasonably be expected); will their privacy and/or amenity be affected?



### INTENSITY OF PROPOSAL

How many people are proposed to be accommodated at the site, and for how many days at a time? Will the proposal alter the established character of the area and will neighbours be affected by this change in character?



### PARKING

Can all parking be accommodated within the site? Will the neighbours be affected by occupants potentially parking on the street or in locations where it would make it difficult for your neighbour to access their property?



### PRIVACY/AMENITY

Will neighbouring properties be affected by the use of the property for visitor accommodation in terms of the level of privacy that they currently enjoy, or amenity within the site. Consider the use of outdoor spaces, and screening that would maintain privacy within your neighbour's property.

When obtaining written approval, please make sure that all property owners sign the Affected Party Approval form, any plans and the Assessment of Environmental Effects that you submit with your application. Any written approvals need to be unconditional as Council will not accept any approvals with conditions included.

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## DEVELOPMENT CONTRIBUTIONS & RATES

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An important consideration in the establishment of visitor accommodation activities is the associated Development Contribution requirement and your obligations for Council Rates.

Visitor accommodation will incur a Development Contribution. For more information and to request an estimate on development contributions, visit the QLDC webpage here – <http://regulatory.qldc.govt.nz/home/development-contributions/>

Your Council rates will also likely increase if your property is used for visitor accommodation purposes. For more information, contact QLDC's Rates Officer on 03 441 0499.