

Visitor Accommodation

Changes are proposed to the way visitor accommodation is managed.

Strong growth in tourism is predicted over coming years and more accommodation will be needed for the growing numbers of holiday makers and temporary workers.

Strong demand for permanent rental supply is also predicted and the proposed changes aim to balance the need for both temporary and permanent accommodation.

What is Visitor Accommodation?

Visitor accommodation is the use of property for short term living accommodation where the guest/s pay fees to stay there.

Making your home available to family or friends at no charge is not visitor accommodation.

Also, renting your property on a long term basis (each single let more than 3 months) is considered a residential activity and is also not visitor accommodation.

What is proposed?

The Town Centre Zones will support high density hotels, motels and backpackers due to the proximity of these zones to public transport, services, entertainment and amenities.

Lower intensity forms of visitor accommodation such as B&B's, homestays, and the commercial letting of a residential unit or flat may occur in residential zones (and to a lesser extent rural areas).

THE TABLE ON THE FOLLOWING PAGE SUMMARISES THE WAY VISITOR ACCOMMODATION IS MANAGED UNDER THE PROPOSED DISTRICT PLAN, AND WHEN RESOURCE CONSENT IS REQUIRED.

COMMERCIAL LETTING OF A RESIDENTIAL UNIT OR FLAT						COMMERCIAL VISITOR ACCOMMODATION (hotels/motels/ Backpackers/ holiday parks)
Zone	Up to 28 nights	Up to 90 nights	90+ nights	28-180 nights	180+ nights	
Low Density Residential	P			C	NC	NC
Large Lot Residential	P			C	NC	NC
Arrowtown Residential Historic Management	P			C	NC	NC
Medium Density Residential	P			C	NC	NC
High Density Residential		P	C			RD
Town Centres						C
Local Shopping Centre						RD
Business Mixed Use						RD
Rural Lifestyle/Rural Residential If in a VA subzone						C

Proposals for Visitor Accommodation will still need to comply with relevant zone rules for sunlight and amenity protection including building height, recession planes, setbacks and building coverage.

Proposals will also need to consider District Wide rules relating to noise and parking. Noise limits have been revised and are identified in Chapter 36 of the Proposed District Plan.

Parking also needs to be considered. The requirements are outlined in the Transport Chapter of the Operative District Plan (Chapter 14), and will be reviewed during Stage 2 of the District Plan review.

Type of Consent Required

- **P – Permitted**
- **C – Controlled**
- **RD – Restricted Discretionary**
- **NC – Non-complying**

Are there any other costs?

Depending on the intended length of use as visitor accommodation, registration as a Holiday Home or Homestay may be required. There may be additional costs to pay for development contributions and/or higher property rates.

Supporting policies for visitor accommodation, including the Rating Policy and Development Contributions Policy, have not been reviewed at this time, but may be reviewed in future to align with the Proposed District Plan.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.