

Visitor Accommodation Variations

Key:

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

Variation to Stage 1 PDP Chapter 2 - Definitions:

<p><u>Residential Visitor Accommodation</u></p>	<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 nights.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Homestay</p>	<p>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests (<u>where the length of stay by any guest is less than 90 nights</u>) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</p> <p><u>Excludes: Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Registered Holiday Home</p>	<p>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:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; <input type="checkbox"/> 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; <input type="checkbox"/> 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. <input type="checkbox"/> 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).
<p>Registered Homestay</p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p><u>Advice Note:</u></p> <p>(i) <u>A formal application must be made to the Council for a property to become a Registered Homestay.</u></p>

<p>Visitor Accommodation</p>	<p>Means the use of land or buildings for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months<u>90 nights</u>; and</p> <p>a. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares, and managed apartments</u> homestays, and the commercial letting of a residential unit; and</p> <p>b. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. 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>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • 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. <p>(Refer to respective definitions).</p> <p>b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
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Residential Activity	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>
Commercial Activity	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment and services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes <u>residential visitor accommodation and registered homestays-homestays.</u>
Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise	Means any residential activity, visitor accommodation activity, <u>residential visitor accommodation activity, homestay activity,</u> community activity and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Lower Density Suburban Residential chapter

7 Lower Density Suburban Residential

7.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor Accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

7.2 Objectives and Policies

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 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.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.2 Interpreting and Applying the Rules

Renumber 7.3.2.6 as 7.3.2.7

Insert 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.

7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.4	<u>Homestays</u>	<u>P</u>
7.4.5	<u>Residential Visitor Accommodation</u> Control is reserved to: <ol style="list-style-type: none"> <u>The scale of the activity, including the number of guests on site per night;</u> <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> <u>The location, provision, use and screening of parking and access;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
7.4.5A	<u>Visitor Accommodation in the Visitor Accommodation Sub- Zone</u> Discretion is restricted to: <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>Parking and access;</u> <u>Landscaping;</u> <u>Noise generation and methods of mitigation;</u> <u>Hours of operation, including in respect of ancillary activities; and</u> <u>The external appearance of buildings.</u> 	<u>RD</u>
7.4.13	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.4 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non- compliance status
7.5.18	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.18.1 to 7.5.18.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 7.5.18.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>7.5.19</u></p>	<p><u>Homestay</u></p> <p><u>7.5.19.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>7.5.19.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>7.5.19.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours'</u></p>	<p><u>Standards 7.5.19.1 and 7.5.19.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 7.5.19.1 and 17.5.19.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the activity, including the number of</u>

	<u>notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5.</u>	<u>nights per year;</u> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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7.5 Rules - Non-Notification of Applications

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

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

8 Medium Density Residential

8.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs, and in the Wanaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wanaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential values amenity of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

8.2 Objectives and Policies

8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.

8.3 Other Provisions and Rules

8.3.2 Interpreting and Applying the Rules

Renumber 8.3.2.7 as 8.3.2.8

Insert 8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.7</u>	<u>Homestays</u>	<u>P</u>
<u>8.4.7A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>8.4.11</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities;</u> f. <u>The external appearance of buildings; and</u> g. <u>Infrastructure, servicing and capacity.</u> 	<u>RD</u>
<u>8.4.17</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non- compliance status
8.5.17	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.17.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>8.5.17.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.17.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone & the MDRZ on Map 21:</u></p> <p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p><u>All other sites:</u></p> <p><u>Standard 8.5.17.1:</u> <u>91-180 nights...RD</u> <u>>180 nights...NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of nights per year;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>8.5.18</u></p>	<p><u>Homestay</u></p> <p>8.5.18.1 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>8.5.18.2 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>8.5.18.3 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.18.4 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>8.5.18.5 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1 to 8.5.18.5.</u></p>	<p><u>Standards 8.5.18.1 and 8.5.18.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 8.5.18.1 and 8.5.18.2 discretion is restricted to</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the activity, including the number of nights per year;</u>

		<ul style="list-style-type: none"> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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8.6 Rules - Non-Notification of Applications

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

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

9 High Density Residential

9.1 Zone Purpose

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

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

9.2 Objectives and Policies

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

Policies

- 9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.
- 9.2.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 9.2.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.2.8.4 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
9.4.4	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
9.4.6	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non- compliance status
9.5.14	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>9.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>9.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>9.5.14.5 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>9.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.14.1 to 9.5.14.5.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
9.5.15	<p><u>Homestay</u></p> <p><u>9.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>9.5.15.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>9.5.15.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u>

	<p><u>form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.15.1 to 9.5.15.5.</u></p>	<p>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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9.6 Rules – Non-Notification of Applications

9.6.2.3 Visitor accommodation and residential visitor accommodation

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

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.2 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Arrowtown Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents is maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

10.2 Objectives and Policies

10.2.5 Objective –Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

10.2.5.1 Provide for visitor accommodation and residential visitor accommodation that is appropriate for the low density residential environment in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone.

10.2.5.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone to ensure that the zone maintains a residential character.

10.2.5.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

10.2.5.4 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.

10.2.5.5 Manage the effects of residential visitor accommodation and homestays outside the

Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

10.3 Other Provisions and Rules

10.3.2 Interpreting and Applying the Rules

Renumber 10.3.2.5 as 10.3.2.6

Insert 10.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Arrowtown Residential Historic Management Zone.

10.4 Rules – Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.5</u>	<u>Homestays</u>	<u>P</u>
<u>10.4.5A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>

<u>10.4.7</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>10.4.11</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

10.5 Rules – Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance status
<p><u>10.5.9</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p>10.5.9.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>10.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>10.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.9.1 to 10.5.9.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay:</u></p> <p><u>RD*</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, use and screening of parking and access;</u> c. <u>The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> <p><u>All other sites:</u></p> <p><u>Standard 10.5.9.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 10.5.9.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> i. <u>The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u> j. <u>The cumulative effect of the</u>

		<p><u>activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<p><u>10.5.10</u></p>	<p><u>Homestay</u></p> <p><u>10.5.10.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>10.5.10.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>10.5.10.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.10.1 to 10.5.10.5.</u></p>	<p><u>Standards 10.5.10.1 and 10.5.10.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use</u></p>

		<p><u>of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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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 and residential visitor accommodation in the Arrowtown Town Transition Overlay and the Visitor Accommodation Sub-Zone.

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

11 Large Lot Residential

11.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones and shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

11.2 Objectives and Policies

11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

11.2.3.4 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.

11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.

11.3 Other Provisions and Rules

11.3.2 Interpreting and Applying the Rules

Renumber 11.3.2.5 as 11.3.2.6

Insert 11.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.4</u>	<u>Homestays</u>	<u>P</u>
<u>11.4.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>11.4.5A</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and the methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>11.4.10</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

11.5 Rules – Standards for Activities

Table 2	Standards for Activities	Non- compliance status
<p><u>11.5.13</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p>11.5.13.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>11.5.13.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>11.5.13.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.3.</u></p> <p>-</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, use and screening of parking and access;</u> c. <u>The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 11.5.13.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 11.5.13.1 discretion is restricted to:</u></p> <ul style="list-style-type: none"> i. <u>The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>11.5.14</u></p>	<p><u>Homestay</u></p> <p><u>11.5.14.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>11.5.14.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>11.5.14.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: The Council may request that records are</p>	<p><u>Standards 11.5.14.1 and 11.5.14.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 11.5.14.1 and 11.5.14.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the</u>

	<p><u>made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.5.</u></p>	<p><u>activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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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 and residential visitor accommodation in the Visitor Accommodation Sub-Zone.

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

16 Business Mixed Use Zone

16.4 Rules – Activities

	Activities located in the Business Mixed Use Zone	Activity status
16.4.2	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non- compliance status
16.5.12	<p><u>Residential Visitor Accommodation</u></p> <p>16.5.12.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>16.5.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>16.5.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>16.5.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>16.5.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>16.5.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.12.1 to 16.5.12.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>16.5.13</u></p>	<p><u>Homestay</u></p> <p><u>16.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>16.5.13.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>16.5.13.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.5.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection;</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural chapter

21 Rural

21.4 Rules – Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.15</u>	<u>Residential Visitor Accommodation and Homestays</u>	P

21.9 Rules - Standards for Commercial Activities

<u>Table 6</u>	<u>Standards for Commercial Activities</u>	<u>Non- compliance status</u>
<u>21.9.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>21.9.5.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>21.9.5.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>21.9.5.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.4.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> <u>b. The management of noise, rubbish and outdoor activities;</u> <u>c. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>d. Health and safety provisions in relation to guests;</u> <u>e. Guest management and complaints procedures;</u> <u>f. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>g. Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>21.9.6</u></p>	<p><u>Homestay</u></p> <p><u>21.9.6.1 Must not exceed 5 paying guests per night.</u></p> <p><u>21.9.6.2 The Council must be notified in writing prior to the commencement of a Homestay activity</u></p> <p><u>21.9.6.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> b. <u>The management of noise, rubbish and outdoor activities;</u> c. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> d. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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22 New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle chapter

23 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

22.2.2.4 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.

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

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>22.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>22.5.14.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>22.5.14.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>25.5.14.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</u></p>	<u>D</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>22.5.15.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>22.5.15.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15.1 to 22.5.15.3.</u></p>	<p><u>D</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone chapter

23 Gibbston Character Zone

23.4 Rules - Activities

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

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>23.5.12.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>23.5.12.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>23.5.12.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.12.1 to 23.5.12.4.</u></p>	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>23.5.13.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>23.5.13.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.13.1 to 23.5.13.3.</u></p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 2 Chapter 24

Key:

No underlining shown for additional text for Wakatipu Basin Rural Amenity Zone. All text is new text to be added.

24 Wakatipu Basin Rural Amenity Zone

- 24.2.5.3** Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

24.4 Rules - Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
[...]		
24.4.15	Residential visitor accommodation and homestays.	P
24.4.21	Visitor accommodation	D
[...]		

	Table 24.3 – Standards	Non-compliance status
[...]		
24.5.20	<p>Residential visitor accommodation</p> <p>Residential visitor accommodation – Excluding the Lifestyle Precinct</p> <p>24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; The management of noise, rubbish and outdoor activities; The compliance of the residential unit with the Building Code as at the date of the consent; Health and safety provisions in relation to guests; Guest management and complaints procedures; The keeping of records of RVA use, and availability of records for Council

		inspection; and g. Monitoring requirements, including imposition of an annual monitoring charge.
24.5.21	<p>Residential visitor accommodation – Lifestyle Precinct only</p> <p>24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4</p>	D
24.5.22	<p>Homestay</p> <p>Homestay– Excluding the Lifestyle Precinct</p> <p>24.5.22.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3.</p>	<p>C</p> <p>Control is reserved to:</p> <p>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</p> <p>b. The management of noise, rubbish and outdoor activities;</p> <p>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p>d. Monitoring requirements, including imposition of an annual monitoring charge.</p>

<p>24.5.23</p>	<p>Homestay – Lifestyle Precinct only</p> <p>24.5.23.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.</p>	<p><u>D</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point chapter

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
41.4.1.9	<u>All Residential (R) Activity Areas and Rural Living (RL) Activity Area</u> Residential Visitor Accommodation and Homestays	<u>P</u>

Table 2	Activities located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
41.4.2.1	Any commercial, community, residential, <u>residential visitor accommodation, homestay, or visitor accommodation activity</u> within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.	C

41.5 Rules – Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone – Residential Activity Areas	Non-compliance status
41.5.1.12	<u>Residential Visitor Accommodation</u> 41.5.1.12.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</u> 41.5.1.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u> 41.5.1.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the</u>	<u>D</u>

	<p><u>residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>41.5.1.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>41.5.1.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>41.5.1.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.12.1 to 41.5.1.12.6.</u></p>	
<p><u>41.5.1.13</u></p>	<p><u>Homestay</u></p> <p>41.5.1.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>41.5.1.13.2 <u>Must not exceed 3 paying guests on a site per night.</u></p> <p>41.5.1.13.3 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>41.5.1.13.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>41.5.1.13.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>41.5.1.13.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.13.1 to 41.5.1.13.6.</u></p>	<p><u>D</u></p>

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

42 Waterfall Park

42.4 Rules - Activities

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

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non- compliance status
<u>42.5.9</u>	<p><u>Residential Visitor Accommodation</u></p> <p>42.5.9.1 <u>Must be limited to one residential unit or residential flat per site–not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>42.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>42.5.9.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>42.5.9.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>42.5.9.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p>	<p><u>C</u></p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

	<p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.9.1 to 42.5.9.6.</u></p>	
<p>42.5.10</p>	<p><u>Homestay</u></p> <p>42.5.10.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>42.5.10.2 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>42.5.10.3 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>42.5.10.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.10.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>42.5.10.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.10.1 to 42.5.10.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

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

43 Millbrook

43.4 Rules - Activities

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

43.5 Rules - Standards

	Rules – Millbrook	Non- compliance status
43.5.14	<p><u>Residential Visitor Accommodation.</u></p> <p>43.5.14.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>43.5.14.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>43.5.14.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>43.5.14.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>43.5.14.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>43.5.14.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.14.1 to 43.5.14.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>43.5.15</u></p>	<p><u>Homestay</u></p> <p><u>43.5.15.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>43.5.15.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>43.5.15.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>43.5.15.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.15.1 to 43.5.15.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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