

## APPENDIX 1 TO NOTICE OF APPEAL BY AIRBNB

### Relief sought

1 All requested amendments are shown in red underline and strike out text.

#### *Homestays – permitted activity standards*

2 Amend the following permitted activity standards in the Lower Density Suburban Residential (7.5.19), Medium Density Residential (8.5.18), High Density Residential (9.5.15), Arrowtown Residential Historic Management (10.5.10), Large Lot Residential (11.5.14), Business Mixed Use (16.5.13) and zones as follows:

- Must not exceed 5 paying guests on a site per night.
- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
- ~~Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.~~
- ~~Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~
- The Council must be notified in writing prior to the commencement of a Homestay activity.
- 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.

3 Amend the permitted activity standards in the Rural (21.9.6), Rural Residential and Rural Lifestyle (22.5.15), Gibbston Character (23.5.13), Wakatipu Basin Rural Amenity (24.5.22 and 24.5.23) zones as follows:

- Must not exceed 5 paying guests on a site per night.
- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
- The Council must be notified in writing prior to the commencement of a Homestay activity.
- 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.

4 Amend the permitted activity standards in the Waterfall Park (42.5.10) and Millbrook (43.5.15) zones as follows:

- ~~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.~~
- Must not exceed 5 paying guests on a site per night.
- ~~Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.~~
- ~~Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.~~
- ~~Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~
- The Council must be notified in writing prior to the commencement of a Homestay activity.
- 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.

5 Amend the following permitted activity standards in the Jacks Point zone (41.5.1.13):

~~41.5.1.13.1 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.~~

41.5.1.13.1~~2~~ Must not exceed ~~3~~ 5 paying guests on a site per night.

~~41.5.1.13.2: Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.~~

~~41.5.1.13.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.~~

~~41.5.1.13.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~

41.5.1.13.~~5~~ 3 The Council must be notified in writing prior to the commencement of a Homestay activity.

41.5.1.13.~~6~~ 4 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.

*Homestays – activity status for non-compliance with permitted activity standards and matters of control for controlled activities*

- 6 Non-compliance with any of the permitted activity standards for Homestays should default to a controlled activity in all zones. All restricted discretionary, discretionary or non-complying activity status for non-compliance to be deleted and replaced with controlled activity status as set out below. The matters of control should also be amended as set out below.

<b>7. Lower Density Suburban Residential Zone</b>	
	<b>Non-compliance status</b>
7.5.19 Homestay	<p><del>Standards 7.5.19.1 and 7.5.19.2- RD</del></p> <p><del>All other Standards: NC</del></p> <p><del>For non-compliance with Standards 7.5.19.1 and 7.5.19.2 discretion is restricted to:</del></p> <p><del>a. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</del></p> <p><del>b. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</del></p> <p><del>c. The scale and frequency of the activity, including the number of 7-8 Queenstown Lakes District Council- Proposed District Plan Decisions Version notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5. nights per year;</del></p> <p><del>d. The management of noise, use of outdoor areas, rubbish and recycling;</del></p> <p><del>e. The location, provision, use and screening of parking and access;</del></p> <p><del>f. The keeping of records of Homestay use, and availability of records for Council inspection;</del> <del>and</del></p> <p><del>g. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <p>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p>

	c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<b>8. Medium Density Residential Zone</b>	
	<b>Non-compliance status</b>
8.5.18 Homestay	<p><u>Standards 8.5.18.1 and 8.5.18.2: RD</u></p> <p><u>All other Standards: 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> <p><u>a. 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><u>b. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p><u>c. The scale and frequency of the activity, including the number of nights per year; 8-Queenstown Lakes District Council – Proposed District Plan Decisions Version</u></p> <p><u>d. The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p><u>e. The location, provision, use and screening of parking and access;</u></p> <p><u>f. The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p><u>g. Monitoring requirements, including imposition of an annual monitoring charge.</u></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <p>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>9. High Density Residential Zone</b>	
	<b>Non-compliance status</b>
9.5.15 Homestay	<p><u>RD Discretion is restricted to:</u></p> <p><u>a. The location, nature and scale of activities;</u></p>

	<p><del>b. The location, provision, and screening of parking and access;</del></p> <p><del>c. The management of noise, rubbish and outdoor activities;</del></p> <p><del>d. The keeping of records of Homestay use, and availability of records for Council inspection; and</del></p> <p><del>e. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<p><b>10. Arrowtown Residential Historic Management Zone</b></p>	
	<p><b>Non-compliance status</b></p>
<p>10.5.10 Homestay</p>	<p><del>Standards 10.5.10.1 and 10.5.10.2: RD</del></p> <p><del>All other Standards: NC</del></p> <p><del>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</del></p> <ol style="list-style-type: none"> <li><del>a. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</del></li> <li><del>b. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</del></li> <li><del>c. The scale and frequency of the activity, including the number of nights per year;</del></li> <li><del>d. The management of noise, use 10-7 Queenstown Lakes District Council - Proposed District Plan Decisions Version of outdoor areas, rubbish and recycling;</del></li> <li><del>e. The location, provision, use and screening of parking and access;</del></li> <li><del>f. The keeping of records of Homestay use, and availability of records for Council inspection; and</del></li> <li><del>g. Monitoring requirements, including imposition of an annual monitoring charge.</del></li> </ol>

	<p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<p><b>11. Large Lot Residential Zone</b></p>	
	<p><b>Non-compliance status</b></p>
<p>11.5.14 Homestay</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"> <li><u>a. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></li> <li><u>b. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></li> <li><u>c. The scale and frequency of the activity, including the number of nights per year;</u></li> <li><u>d. The management of noise, use of outdoor areas, rubbish and recycling;</u></li> <li><u>e. The location, provision, use and screening of parking and access;</u></li> <li><u>f. The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li><u>g. Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> </ul>

	<u>c. Monitoring requirements, including imposition of an annual monitoring charge.</u>
<b>16. Business Mixed Use Zone</b>	
	<b>Non-compliance status</b>
16.5.13  Homestay	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <p><u>a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p><u>a. The location, nature and scale of activities;</u></p> <p><u>b. The location, and provision, and screening of parking and access;</u></p> <p><u>c. The management of noise, rubbish and outdoor activities;</u></p> <p><u>d. b.</u> The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p><u>e. c.</u> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>21. Rural Zone</b>	
	<b>Non-compliance status</b>
21.9.6 Homestay	<p><b>C</b></p> <p><u>Control is reserved to:</u></p> <p><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></p> <p><u>b. The management of noise, rubbish and outdoor activities;</u></p> <p><u>a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p><u>b.-e.</u> The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p><u>c. d.</u> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>22 – Rural Residential and Rural Lifestyle Zone</b>	
	<b>Non-compliance status</b>

22.5.15 Homestay	<p><u>D</u></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<b>23. Gibbston Character Zone</b>	
	<b>Non-compliance status</b>
23.5.13 Homestay	<p><u>D</u></p> <p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol>
<b>24. Wakatipu Basin Rural Amenity Zone</b>	
	<b>Non-compliance status</b>
24.5.22 Homestay	<p><b>C</b></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <li><del>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;</del></li> <li><del>b. The management of noise, rubbish and outdoor activities;</del></li> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> </ol>



	<p><del>b. e.</del> The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p><del>c. d.</del> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>41. Jacks Point Zone</b>	
	<b>Non-compliance status</b>
41.5.1.13 Homestay	<p><u>D</u></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <p>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>42. Waterfall Park Zone</b>	
	<b>Non-compliance status</b>
42.5.10 Homestay	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <p>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p><del>a. The location, nature and scale of activities;</del></p> <p><del>b. The location, and provision, and screening of parking and access;</del></p> <p><del>c. The management of noise, rubbish and outdoor activities;</del></p> <p><del>d. b.</del> The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p><del>e. c.</del> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>43. Millbrook Zone</b>	
	<b>Non-compliance status</b>

<p>43.5.15</p> <p>Homestay</p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <p>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></p> <p><del>a. The location, nature and scale of activities;</del></p> <p><del>b. The location, and provision, and screening of parking and access;</del></p> <p><del>c. The management of noise, rubbish and outdoor activities;</del></p> <p><del>d. b.</del> The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p><del>e. c.</del> Monitoring requirements, including imposition of an annual monitoring charge.</p>
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*RVA – permitted activity status*

- 7 Amend the rules to provide for RVA as a permitted activity in all zones rather than controlled as follows (and delete the corresponding matters of control):
- ~~a~~ Lower Density Suburban Residential Zone, rule 7.4.5;
  - ~~b~~ Medium Density Residential Zone, rule 8.4.7A;
  - ~~e~~ Arrowtown Residential Historic Management Zone, rule 10.4.5A;
  - ~~d~~ Large Lot Residential Zone, rule 11.4.5; and
  - ~~e~~ Jacks Point Zone – Village and Education Activity Areas, rule 41.4.2.1.

*RVA – permitted activity standards*

- 8 Introduce new permitted activity standards for RVAs in the Lower Density Suburban Residential, Medium Density Residential, Arrowtown Residential Historic Management, Large Lot Residential, and Jacks Point Zone – Village and Education Activity Areas as follows:
- Must not exceed a cumulative total of 120 nights occupation by paying guests on a site per 12 month period.
  - Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.

- Where the RVA involves construction of a new residential dwelling, the RVA 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.
- The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.
- 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.

9 Amend the permitted activity standards for RVAs in the High Density Residential (9.5.14), and Business Mixed Use (16.5.12) zones as set out below:

- Must not exceed a cumulative total of 120 99 nights occupation by paying guests on a site per 12 month period.
- ~~Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~
- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
- Where the RVA involves construction of a new residential dwelling, the RVA 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.
- The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.
- 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.
- ~~Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.~~

10 Amend the permitted activity standards for RVAs in the Waterfall (42.5.9) and Millbrook (43.5.14) zones as set out below:

- ~~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.
- ~~Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~

- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
- Where the RVA involves construction of a new residential dwelling, the RVA 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.
- The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.
- 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.
- ~~Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.~~

11 Amend the permitted activity standards for RVAs in the Rural (21.9.5), Rural Residential Lifestyle (22.5.14), Gibbston Character (23.5.12), and Wakatipu Basin (24.5.20 and 24.5.21) zones as shown below:

- Must not exceed a cumulative total of ~~120~~ 90 nights occupation by paying guests on a site per 12 month period.
- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.
- The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.
- 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.
- ~~Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.~~

12 Amend the permitted activity standards in the Jacks Point zone (41.5.1.12) as set out below:

- ~~Must be limited to one residential unit or residential flat per site not exceeding exceed~~ a cumulative total of ~~120~~ 42 nights occupation by paying guests on a site per 12 month period.
- ~~Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.~~
- Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.

- Where the RVA involves construction of a new residential dwelling, the RVA 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.
- The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.
- 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.
- ~~Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.~~

*RVA – activity status for non-compliance with permitted activity standards and matters of control for controlled activities*

- 13 Non-compliance with any of the permitted activity standards for RVA should default to a controlled activity in all zones. All restricted discretionary and discretionary activity status for non-compliance to be deleted and replaced with controlled activity status as set out below. The matters of control should also be amended as set out below.

<b>7. Lower Density Suburban Residential Zone</b>	
	<b>Non-compliance status</b>
7.5.18  RVA	<p><del>Sites within the Visitor Accommodation Sub-Zone: RD Discretion is restricted to: a. The location, nature and scale of activities; b. The location, provision, use and screening of parking and access; c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling; d. The compliance of the residential unit with the Building Code as at the date of the consent; e. Health and safety provisions in relation to guests; f. Guest management and complaints procedures; g. The keeping of records of RVA use, and availability of records for Council inspection; h. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><del>All other sites: Standard 7.5.18.1: 91-180 nights RD &gt;180 nights NC</del></p> <p><del>All other Standards: NC</del></p> <p><del>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to: 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; 7-7 Queenstown Lakes District Council- Proposed District Plan Decisions Version j. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood; k. The scale and frequency of the activity, including the number of guests on site per night; l. The management of noise, use of outdoor areas, rubbish and recycling; m. The location, provision, use and screening of parking</del></p>

	<p><del>and access; n. The compliance of the residential unit with the Building Code as at the date of the consent; o. Health and safety provisions in relation to guests; p. Guest management and complaints procedures; q. The keeping of records of RVA use, and availability of records for Council inspection; and r. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><del>C:</del></p> <p><del>Control is reserved to:</del></p> <p><del>a — The scale of the activity, including the number of guests on site per night;</del></p> <p><del>b — The management of noise, use of outdoor areas, rubbish and recycling;</del></p> <p><del>e a. The location, and provision, and screening of parking and access for the construction of new residential dwellings to be used for RVA;</del></p> <p><del>d — The compliance of the residential unit with the Building Code as at the date of the consent;</del></p> <p><del>e — Health and safety provisions in relation to guests;</del></p> <p><del>f — Guest management and complaints procedures;</del></p> <p><del>g b. The keeping of records of RVA use, and availability of records for Council inspection; and</del></p> <p><del>h c. Monitoring requirements, including imposition of an annual monitoring charge.</del></p>
<p><b>8. Medium Density Residential Zone</b></p>	
	<p><b>Non-compliance status</b></p>
<p>8.5.17 RVA</p>	<p><del>Sites within the Visitor Accommodation Sub-Zone &amp; the MDRZ on Map 21: RD Discretion is restricted to: a. The location, nature and scale of activities; b. The location, provision, use and screening of parking and access; c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling; d. The compliance of the residential unit with the Building Code as at the date of the consent; e. Health and safety provisions in relation to guests; f. Guest management and complaints procedures; g. The keeping of records of RVA use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><del>All other sites: Standard 8.5.17.1: 91-180 nights...RD &gt;180 nights...NC All other Standards: NC</del></p> <p><del>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to: i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood; j. The cumulative effect of the activity, when added to</del></p>

	<p><del>the effects of other activities occurring in the neighbourhood; k. The scale and frequency of the activity, including the number of nights per year; l. The management of noise, use of outdoor areas, rubbish and recycling; m. The location, provision, use and screening of parking and access; n. The compliance of the residential unit with the Building Code as at the date of the consent; o. Health and safety provisions in relation to guests; p. Guest management and complaints procedures; q. The keeping of records of RVA use, and availability of records for Council inspection; and r. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p> <p><del>j</del> — <del>The scale of the activity, including the number of guests on site per night;</del></p> <p><del>j</del> — <del>The management of noise, use of outdoor areas, rubbish and recycling;</del></p> <p><u>k</u> a. <del>The location, and provision, and screening</del> of parking and access <u>for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>l</del> — <del>The compliance of the residential unit with the Building Code as at the date of the consent;</del></p> <p><del>m</del> — <del>Health and safety provisions in relation to guests;</del></p> <p><del>n</del> — <del>a. Guest management and complaints procedures;</del></p> <p><u>e</u> b. The keeping of records of RVA use, and availability of records for Council inspection; and</p> <p><u>p</u> c. Monitoring requirements, including imposition of an annual monitoring charge.</p>
<p><b>9. High Density Residential Zone</b></p>	
	<p><b>Non-compliance status</b></p>
<p>9.5.14 RVA</p>	<p><del>RD Discretion is restricted to: a. The location, nature and scale of activities; b. The location, provision, and screening of parking and access; c. The management of noise, rubbish and outdoor activities; d. The compliance of the residential unit with the Building Code as at the date of the consent; e. Health and safety provisions in relation to guests; f. Guest management and complaints procedures; g. The keeping of records of RVA use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><u>C:</u></p> <p><u>Control is reserved to:</u></p>

	<ul style="list-style-type: none"> <li>a. <u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></li> <li>b. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>
<b>10. Arrowtown Residential Historic Management Zone</b>	
	<b>Non-compliance status</b>
<p>10.5.9 RVA</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay: RD* Discretion is restricted to: a. The location, nature and scale of activities; b. The location, provision, use and screening of parking and access; c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling; d. The compliance of the residential unit with the Building Code as at the date of the consent; e. Health and safety provisions in relation to guests; f. Guest management and complaints procedures; g. The keeping of records of RVA use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge.</u></p> <p><u>All other sites: Standard 10.5.9.1: 91-180 nights RD &gt;180 nights NC All other Standards: NC For RD non-compliance with Standard 10.5.9.1 discretion is restricted to: 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; j. The cumulative effect of the 10-6 Queenstown Lakes District Council – Proposed District Plan Decisions Version activity, when added to the effects of other activities occurring in the neighbourhood; k. The scale and frequency of the activity, including the number of guests on site per night; l. The management of noise, use of outdoor areas, rubbish and recycling; m. The location, provision, use and screening of parking and access; n. The compliance of the residential unit with the Building Code as at the date of the consent; o. Health and safety provisions in relation to guests; p. Guest management and complaints procedures; q. The keeping of records of RVA use, and availability of records for Council inspection; and r. Monitoring requirements, including imposition of an annual monitoring charge.</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"> <li>a. <u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></li> <li>b. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ul>



11. Large Lot Residential Zone	
	Non-compliance status
11.5.13  RVA	<p><del>Accommodation Sub-Zone: RD Discretion is restricted to: a. The location, nature and scale of activities; b. The location, provision, use and screening of parking and access; c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling. d. The compliance of the residential unit with the Building Code as at the date of the consent; e. Health and safety provisions in relation to guests; f. Guest management and complaints procedures; g. The keeping of records of RVA use, and availability of records for Council inspection; and h. Monitoring requirements, including imposition of an annual monitoring charge. All other sites: Standard 11.5.13.1: 91-180 nights RD &gt;180 nights NC All other Standards: NC For RD non-compliance with Standard 11.5.13.1 discretion is restricted to: 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; 11-5 Queenstown Lakes District Council – Proposed District Plan Decisions Version j. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood; k. The scale and frequency of the activity, including the number of guests on site per night; l. The management of noise, use of outdoor areas, rubbish and recycling; m. The location, provision, use and screening of parking and access; n. The compliance of the residential unit with the Building Code as at the date of the consent; o. Health and safety provisions in relation to guests; p. Guest management and complaints procedures; q. The keeping of records of RVA use, and availability of records for Council inspection; and r. Monitoring requirements, including imposition of an annual monitoring charge.</del></p> <p><u>C</u></p> <p>Control is reserved to:</p> <p>a. <u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p>b. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
16. Business Mixed Use Zone	
	Non-compliance status
16.5.12  RVA	<p>C</p> <p>Control is reserved to:</p> <p><u>a. The location, nature and scale of activities;</u></p>

	<p><del>a.</del> The location, <del>and</del> provision, <del>and screening</del> of parking and access <u>for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>e.</del> <u>The management of noise, rubbish and outdoor activities;</u></p> <p><del>d.</del> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p><del>e.</del> <u>Health and safety provisions in relation to guests;</u></p> <p><del>f.</del> <u>Guest management and complaints procedures;</u></p> <p><del>g.</del> <u>b.</u> The keeping of records of RVA use, and availability of records for Council inspection; and</p> <p><del>h.</del> <u>c.</u> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>21. Rural Zone</b>	
	<b>Non-compliance status</b>
21.9.5  RVA	<p>C</p> <p>Control is reserved to:</p> <p><del>A.</del> <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></p> <p><del>B.</del> <u>The management of noise, rubbish and outdoor activities;</u></p> <p><del>C.</del> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p><del>D.</del> <u>Health and safety provisions in relation to guests;</u></p> <p><del>E.</del> <u>Guest management and complaints procedures;</u></p> <p><del>F.</del> <u>a. The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>b.</del> The keeping of records of RVA use, and availability of records for Council Queenstown Lakes District Council - Proposed District Plan Decisions Version inspection; and</p> <p><del>G.</del> <u>c.</u> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>22. Rural Residential and Rural Lifestyle Zone</b>	

	<b>Non-compliance status</b>
22.5.14  RVA	<p><u>D</u></p> <p><u>C</u></p> <p><u>Control is reserved to:</u></p> <p><u>a. The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p><u>b. The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p><u>c. Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>23. Gibbston Character Zone</b>	
	<b>Non-compliance status</b>
23.5.12  RVA	<p><u>D</u></p> <p><u>C</u></p> <p><u>Control is reserved to:</u></p> <p><u>a. The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p><u>b. The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p><u>c. Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>24. Wakatipu Basin Rural Amenity Zone</b>	
24.5.20  RVA	<p>C</p> <p>Control is reserved to:</p> <p><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></p> <p><u>b. The management of noise, rubbish and outdoor activities;</u></p> <p><u>e. The compliance of the residential unit with the Building Code as at the date of the consent;</u></p>

	<p><del>d</del>Health and safety provisions in relation to guests;</p> <p><del>e</del>Guest management and complaints procedures;</p> <p><del>F</del> a. <u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>b</del>. The keeping of records of RVA use, and availability of records for Council Queenstown Lakes District Council - Proposed District Plan Decisions Version inspection; and</p> <p><del>G</del> c. Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>41. Jacks Point zone</b>	
	<b>Non-compliance status</b>
41.5.1.12  RVA	<p><del>D</del></p> <p><del>C</del>:</p> <p><u>Control is reserved to:</u></p> <p><del>a</del>. <u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>b</del>. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p><del>c</del>. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<b>42. Waterfall Park Zone</b>	
	<b>Non-compliance status</b>
42.5.9  RVA	<p>C</p> <p>Control is reserved to:</p> <p><del>a</del>. <del>The location, nature and scale of activities;</del></p> <p><del>b</del>. <del>a</del>. <del>The location, and provision, and screening</del> of parking and access <u>for the construction of new residential dwellings to be used for RVA;</u></p> <p><del>c</del>. <del>The management of noise, rubbish and outdoor activities;</del></p> <p><del>d</del>. <del>The compliance of the residential unit with the Building Code as at the date of the consent;</del></p>

	<p><del>e.</del> <del>Health and safety provisions in relation to guests;</del></p> <p><del>f.</del> <del>Guest management and complaints procedures;</del></p> <p><del>g.</del> <del>b.</del> The keeping of records of RVA use, and availability of records for Council inspection; and</p> <p><del>h.</del> <del>c.</del> Monitoring requirements, including imposition of an annual monitoring charge.</p>
<b>43. Millbrook</b>	
	<b>Non-compliance status</b>
43.5.14	C
RVA	<p>Control is reserved to:</p> <p><del>i.</del> <del>The location, nature and scale of activities;</del></p> <p><del>j.</del> <del>a.</del> The location, <del>and</del> provision, <del>and screening</del> of parking and access <del>for the construction of new residential dwellings to be used for RVA;</del></p> <p><del>k.</del> <del>The management of noise, rubbish and outdoor activities;</del></p> <p><del>l.</del> <del>The compliance of the residential unit with the Building Code as at the date of the consent;</del></p> <p><del>m.</del> <del>Health and safety provisions in relation to guests;</del></p> <p><del>n.</del> <del>Guest management and complaints procedures;</del></p> <p><del>o.</del> <del>b.</del> The keeping of records of RVA use, and availability of records for Council inspection; and</p> <p><del>p.</del> <del>c.</del> Monitoring requirements, including imposition of an annual monitoring charge.</p>

Chapter 29 Transportation

14 Delete Rule 29.8.9 in the Transport Provisions:

<del>29.8.9</del>	<del>Homestay of a registered homestay</del>	<del>1 per bedroom used for homestay</del>	<del>0</del>
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*Objectives and policies*

15 Add the following policy to the Medium Density Residential Zone (Chapter 8):

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.

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.

8.2.11.4 5 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 6 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.