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Operation of the visitor accommodation provisions in the District Plan (PDP)

DEFINITIONS

Through the Stage 1 and Stage 2 process, changes have been made to the visitor accommodation provisions in the PDP¹. These changes impact visitor accommodation activities across the entire District. The PDP definitions now confirm a distinction between visitor accommodation, residential visitor accommodation and homestay. See the full PDP definitions [here](#).

Activity	Definition
Visitor Accommodation	Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments; and ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, 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. iii. Includes onsite staff accommodation. iv. Excludes Residential Visitor Accommodation and Homestays.
Residential Visitor Accommodation	Means the use of a building established as a residential unit (including a residential flat) by paying guests where the length of stay by any guest is less than 90 nights. Excludes: Visitor Accommodation and Homestays. Note: Additional requirements of the Building Act 2004 may apply.
Homestay	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) 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. Excludes: Residential Visitor Accommodation and Visitor Accommodation, including where a staff member lives on-site.

¹ All appeals have now been resolved and the provisions are now treated as operative.

To Note

Residential Visitor Accommodation is a permitted activity in zones where residential activities are enabled as long it complies with certain standards. Breaches to the permitted activity standards will trigger either a Controlled or Restricted Discretionary activity resource consent. Matters of control/discretion generally relate to scale, intensity and frequency.

Residential Visitor Accommodation includes letting of any building established as a residential unit, irrespective of whether the residential unit is used for residential activity or is solely commercial for guests.

The number of permitted days that Residential Visitor Accommodation activity can operate differs across the various zones, ranging from 42 days to any number of nights.

Days / Activity Status	Zone
Permitted subject to standards up to 42 nights otherwise Restricted Discretionary	<ul style="list-style-type: none"> Jacks Point Zone (Residences area of the Structure Plan) <i>Note: 42 nights aligns with the Jacks Point residence constitution at the time the rule became operative</i>
Permitted subject to standards up to 90 nights otherwise Restricted Discretionary	<ul style="list-style-type: none"> Low Density Suburban Residential Medium Density Residential High Density Residential Arrowtown Residential Historic Management Zone Large Lot Residential
Permitted subject to standards up to 120 nights otherwise Controlled (C) or Restricted Discretionary (RD)	<ul style="list-style-type: none"> Business Mixed Use (RD) Rural (C) Rural Residential (RD) Rural Lifestyle (RD) Gibbston Character (RD) Wakatipu Basin Amenity (C) Wakatipu Lifestyle Precinct (RD)
Permitted subject to standards up to 179 nights otherwise Controlled	<ul style="list-style-type: none"> Waterfall Park (R) areas Millbrook (residential area)
Permitted subject to standards any number of nights otherwise Controlled if standards not met	<ul style="list-style-type: none"> Jacks Point Village (V) and V(HB) areas

Homestay requires either the residential unit or the residential flat to be occupied by residents as a residential activity but excludes a staff member living on site.

Homestays are a permitted activity in all residential zones, subject to standards. Breaches to the permitted activity standards will trigger either a Controlled or Restricted Discretionary activity consent dependent on the zone.

Breaches to standards will trigger:	Zone
Restricted Discretionary	<ul style="list-style-type: none"> Low Density Suburban Residential Medium Density Residential High Density Residential Arrowtown Residential Historic Management Zone Large Lot Residential Rural Residential Rural Lifestyle Gibbston Character Wakatipu Lifestyle Precinct Jacks Point Zone (R) and (RL) areas

Controlled	<ul style="list-style-type: none"> • Business Mixed Use • Rural • Wakatipu Basin Rural Amenity • Waterfall Park (R) areas • Millbrook (residential area) • Jacks Point Village (V) and V(HB) areas
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Visitor Accommodation applies to activities such as camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares and managed apartments.

In most residential zones Visitor Accommodation is a non-complying activity, except within the Visitor Accommodation Sub-zones shown on the planning maps where it is a restricted discretionary activity.

In other zones, Visitor Accommodation is either a Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited, as shown in the below table.

Activity Status	Zone
Restricted Discretionary in Sub Zones and Non-Complying outside of Sub-Zones.	<ul style="list-style-type: none"> • Lower Density Suburban Residential with Visitor Accommodation Sub-Zone • Medium Density Residential with Visitor Accommodation Sub-Zone • Arrowtown Residential Historic Management Zone with Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone • Large Lot Residential with Visitor Accommodation Sub-Zone • Rural with Ski Area Sub-Zone Accommodation • Settlement Zones with Visitor Accommodation Sub-Zone • Wānaka Town Centre Transition Overlay
Restricted Discretionary	<ul style="list-style-type: none"> • High Density Residential • Business Mixed Use (select locations) • Jacks Point Zone R(HD)-E and (RL) areas
Controlled	<ul style="list-style-type: none"> • Business Mixed Use (select locations) • Waterfall Park (V) area • Jacks Point Village (V) and V(HB) areas • Queenstown Town Centre • Wanaka Town Centre • Arrowtown Town Centre
Discretionary	<ul style="list-style-type: none"> • Rural Residential • Rural Lifestyle • Gibbston Character • Wakatipu Lifestyle Precinct • Wakatipu Basin Rural Amenity • Millbrook (outside of Village Activity Area) • Gibbston Valley Resort Zone (select locations) • Rural (outside of a Ski Area Sub-Zone)
Permitted	<ul style="list-style-type: none"> • Jacks Point Zone – Lodge Activity Area • Millbrook (Village Activity Area) • The Hills Resort • Hogans Gully Resort (select locations) • Gibbston Valley Resort Zone (select locations) • Rural Visitor (select locations)
Non-Complying	<ul style="list-style-type: none"> • Gibbston Valley Resort (select locations) • Gibbston Valley Rural Visitor (select locations) • Hogans Gully Resort (select locations) • Three Parks Commercial • Three Parks Business • Open Space and Recreation

Prohibited	<ul style="list-style-type: none">• Coneburn Industrial• General Industrial and Service
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Clarifications

The Residential Visitor Accommodation standards include a rule that state that the number of guests must not exceed a certain number of adults and children per bedroom. The interpretation that Council is taking with regard to the age of a Child is that all persons 16 and under are classified as a Child.

The cumulative total of guest night occupation relates to **per site** rather than **per residential unit/residential flat** on a site. Where a site contains more than one residential unit/residential flat utilised for Residential Visitor Accommodation, the cumulative total of guest nights for the site may already exceed permitted thresholds.

Land that is not yet included in the Proposed District Plan

Some Operative District Plan zones are yet to be reviewed and don't yet have a PDP zone. If the Council receives a consent application for land that does not have a PDP zone, it will process the application under the applicable ODP zone only. Any relevant ODP District-wide provisions will also apply.

***Disclaimer:** The information available in this practice note is for the purpose of providing general information on how the Council may interpret provisions of the Queenstown Lakes District Plan and is provided for the convenience of the public only. Queenstown Lakes District Council accepts no liability for use or misuse of this information.*

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