

# Proposed Variation to Stage 2 Proposed District Plan

## VISITOR ACCOMMODATION

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Bachcare (BC) is a 100% kiwi owned nationwide full service holiday home rental and management company, managing over 1700 homes with 160 properties within the Queenstown-Lakes District that are currently let as 'Residential Visitor Accommodation'. The majority of these are whole home properties purchased and used as family holiday homes (secondary residences) but let out for short term rental (holiday rental) when not required, as a means of generating a supplementary income. This holiday rental activity provides a diverse choice of visitor accommodation that meet the needs of domestic and international family and group visitors to the district, provides an income stream that largely goes towards assists with the maintenance and upkeep of properties.

## About Homestay and Residential Visitor Accommodation

Typically, BC rentals are occupied by families or groups looking for the independence and flexibility that is provided by a 'whole house' rental. Generally, Homestay is a more suited to singles, couples and small groups. Whole home rental is more suited to families and groups.

Residential Visitor Accommodation can occur in a Primary Residence, where an owner normally resides but has vacated during the period of rental, vs. a Secondary Residence - a bach or holiday home used at times by the owners, or held as a pure investment property and rented short-term on an ongoing basis.

For Residential Visitor Accommodation the vast majority of bookings are made directly by travellers and for a single household group. All BC properties have minimum night requirements of 3 nights, unless the property is specifically consented for 2 night rentals. One night rentals nor multiple concurrent bookings are not available through BC. Multiple concurrent bookings (unrelated parties) and single night stays is more feasible under the Homestay model although there have been reports of tour operators using whole home rental for tour parties and single night stays.

**From an environmental impact standpoint, considering the core activity of single household rental, there is no discernible difference between Residential Visitor Accommodation in a Primary or Secondary residence and there is very little distinction between Residential Visitor Accommodation and Homestay/Farmstay, other than a host is present on site.**

BC has undertaken market research and analysed its data sources (refer [Appendix C - Research](#)) to gain a better understanding of traveller preferences. This indicates:

- Travellers using this accommodation category particularly look for the space and comfort, self-catering, value for money and convenience aspects provided through individual holiday homes rather than through other forms of 'Visitor Accommodation' such as homestay, hotel or motel.
- Short-term rentals provide a more affordable holiday for families and groups than traditional accommodation (hotels/motels)
- The geographical distribution of demand, as indicated by property location and occupancy data, is extensive across the Queenstown-Lakes area indicating that while Queenstown itself is popular, travellers appreciate the diverse experiences provided by the district with many choosing to stay in areas outside of Queenstown. Wanaka and Arrowtown are particularly popular while some more remote and rural destinations provide truly unique experiences.

- The demand for accommodation from travellers that choose to stay at a short-term rental will not necessarily move across to traditional hotel/motel/lodge accommodation if short-term rental is not available. They will either travel on different dates or go somewhere else.

While BC is not the only full service management company involved in the provision of holiday accommodation, customer preferences are likely to be consistent across the range of providers.

## The Variation

The sole focus of the variation is to introduce a regulatory regime intended to facilitate a switch from the use of properties from short term rental to long term or seasonal rental as part of a strategy to increase the availability and affordability of housing options within the District. **There is no clear evidence that this would in fact occur.** In this respect the narrow focus of the variation ignores the potential adverse effects that will arise in terms of enabling the provision of visitor accommodation of a type and in a location that will support the growth of tourism within the district. This is in the context of PDP objectives which specifically seek to expand and diversify the tourism economy.

The proposed Variation introduces a regulatory regime which significantly reduces opportunities for establishing Residential Visitor Accommodation. The Variation appears to suggest that the demand for visitor accommodation is best met within the High Density Zone through more intensive forms of accommodation. BC considers that the approach that has been adopted does not recognise the potential effects on the tourism economy or the reasonable expectations of existing property owners, and could also frustrate efforts to provide affordable housing options close to established business centres. As such it is inappropriate as a means of addressing permanent or seasonal housing shortages and will compromise the achievement of the PDP objectives in respect of the growth of the economy.

The proposed plan provisions restrict opportunities for holiday home rental to no more than 28 days/year over a maximum of 3 lets. Depending on the underlying zone, resource consent for any increased frequency or length of stay is needed as either a Restricted Discretionary, Discretionary or Non-Complying Activity. There is no evidentiary basis for these thresholds or justification for a non-complying status. For most holiday homes, where owners want to preserve their own access, it would simply mean that properties would remain empty for longer rather than being able to provide any economic benefit to the District (refer [Appendix C - Research](#)).

Proposed amendments to the policy framework emphasise the need to maintain residential activities as the predominant use of localities and zones. The section 32 evaluation supporting the Variation explains that, in addition to trying to facilitate a conversion from short term rental to long term rental to address housing availability issues, the Variation is intended to address issues of residential cohesion and character. The report references work undertaken in 2008 (as part of Plan Change 23) in respect of land use patterns within the High Density Residential Zone. While no such comparable analysis is available in respect of the other 12 zones affected by the Variation, the evaluation explains that visitor accommodation activities have the potential to adversely affect community cohesion through

noise, parking issues and perceptions of safety. In terms of safety, it explains that this can arise from increased numbers of strangers and large numbers of empty units during off-peak times.

The Variation proposes to address these issues through provisions that guide more intensive forms of visitor accommodation towards defined areas, with a restrictive regulatory regime applying elsewhere. BC supports that general approach but does not consider that it is applicable to lower intensity activities such as Residential Visitor Accommodation and Homestays. There is no evidence that such activities give rise to the adverse effects on community cohesion identified in respect of 'visitor accommodation' and the research undertaken by BC clearly indicates that, rather than contribute towards the supply of long term rental accommodation, properties are more likely to remain vacant.

As a consequence the Variation in its current form will not achieve its intended purpose, or the purpose of the Act by enabling the community to provide for its social and economic well-being.

## Alternative Approach

BC considers that in determining the most appropriate suite of provisions to address Council's concerns related to permanent and seasonal housing availability and affordability, and the cumulative effects of short-term rental on "social cohesion" - while maintaining the economic benefit of short-term rental, a more effective approach would be to:

**A: Change the Visitor Accommodation Settings:** Adjust the Visitor Accommodation settings (primarily definitions) to bring more consistency in the Homestay and Residential Visitor Accommodation categories and exclude the multi-booking, multiple household activity which is more akin to B&B / Lodge / Motel / Hotel activity.

**B: Add a new Residential Sub-Zone:** Consider traveller preference data to identify those areas where travellers choose first and foremost to stay, i.e. those areas that offer a premium traveller experience, and where additional visitor accommodation is to be supported vs. those where plan provisions could prioritise residential occupancy and restrict short-term rental (both Residential Visitor Accommodation and Homestay) using a Residential Sub-Zone.

The BC proposals for the establishment of Residential sub-zones provide a more restrictive regime specifically designed to prioritise use of the dwelling stock for residential purposes. Where proposals cannot comply with the respective standards within these carefully defined areas, BC proposes a non-complying activity status.

Overall, the amendments will ensure that a balanced approach is taken between the need for housing and economic growth.

The attached schedule of submissions sets out where the variation requires amendment to address the above points. With these amendments in place, BC considers that the PDP will provide a more appropriate means of achieving the purpose of the Act.

## Visitor Accommodation settings

BC considers that Residential Visitor Accommodation provides the most benign form of accommodation provided that it is occupied as a 'home from home'. In this regard, **BC proposes an amendment to the definition to ensure that occupancy is on the basis of a single 'household' rather than for multiple parties occupying the same property.** Multiple occupancy has the potential to generate a much higher level of effects in terms of local neighbourhood amenity and is more akin to hostel type accommodation which falls within the definition of 'Visitor Accommodation'.

BC proposes that the same 'single household' requirement should also apply in respect of 'Homestay' accommodation to ensure that the pattern of activity associated with such proposals remains 'low intensity' and does not reflect that of more commercial forms of accommodation. BC considers that where such activity operates as a commercially run Bed and Breakfast business, and it should be defined as 'Visitor Accommodation' and should be regulated accordingly.

Subject to the inclusion of Bed and Breakfast operations, BC supports the definition of 'Visitor Accommodation' and the associated plan provisions as these more commercial and intensive forms of visitor accommodation have additional attributes that sit less comfortably with residential neighbours, such as signage, parking areas, communal outdoor space, reception facilities and building design.

BC has proposed a distinction in the plan provisions that relate to registered and unregistered Homestay or Residential Visitor Accommodation. Where properties are registered, BC considers that the PDP should enable such use up to 90 days per year, without restriction on the number of lets. To ensure that the scale of the activity is appropriate to the specific property and remains 'low intensity', and for health and safety purposes, **the submission proposes that a maximum occupancy standard (2 persons per bedroom + 2 persons).** Where a property is unregistered, a more restrictive regime should apply to the length of occupancy and where standards are exceeded, resource consent should be required. The proposed thresholds underpinning the standards are designed to ensure that proposals will remain 'low intensity'. Where consent is required, BC considers that this should be restricted to matters relating to local character and amenity and should be able to be processed on a non-notified basis.

BC has proposed that **the same standards should apply to both Homestay and Residential Visitor Accommodation** on the basis that both are intended to remain low intensity activities in an essentially residential neighbourhood. While the limits will still ensure a viable economic return for property owners, they may also provide an incentive for owners to make their property available for much of the balance of the year for seasonal occupancy. BC considers that, particularly in respect of Homestay accommodation, the prospect of use to meet the needs of seasonal workers (by flatting) will make an important contribution to meeting housing needs and will also ensure that high standards of accommodation are provided to workers.

## The need for a Residential Sub-Zone

The research undertaken by BC indicates strong traveller preference for locations close to the established centres of Queenstown, Wanaka and Arrowtown, as well as lakeside locations. In the rural areas, while the number of properties is lower, they are in high demand, reflecting the unique traveller experience available within these areas, either through the type of property or the location itself. The complexity and arrangement of **the current zoning boundaries have been developed for a different purpose and do not provide a 'good fit' with the distribution of traveller preference**. This suggests that for such data to be reflected appropriately within plan provisions aimed at sustaining the growth of the economy and also the sustainable management of residential land, an overlay approach is preferable.

Such an approach enables areas where there is less evidence of demand for visitor accommodation to be prioritised for residential occupancy rather than for use as short-term rental for visitors. BC **proposes that such areas are defined as 'Residential Sub-zones'**. The converse of this is that elsewhere, the PDP should provide a more enabling framework to ensure that more effective and efficient use can be made of properties for the provision of visitor accommodation, subject to ensuring that character of the respective residential zones is not adversely affected.

To address residential character and amenity issues, **BC proposes that the definitions and standards applicable to Residential Visitor Accommodation and Homestays should be amended to be consistent** and ensure that such activities remain 'low intensity'. In support of this approach, **BC considers that Council should continue with its visitor accommodation registration scheme for both Homestay and Residential Visitor Accommodation**. The scheme provides an effective means of monitoring the provision of and use of visitor accommodation, ensures that appropriate standards are achieved in terms of health and safety and amenity and ensures that properties are appropriately rated. The amendments sought through the submission propose that the registration of a Residential Visitor Accommodation or Homestay should enable a Permitted Activity status for low intensity activities.

## Benefits of the alternative approach

The existing character of residential neighbours within the three towns includes a mix of occupancy in terms of permanent or seasonal residential and visitors. Externally it is difficult to discern any difference apart from the general comings and goings from a property. The variation seeks to regulate this aspect through the use of standards. BC supports this approach and also recommends additional standards be applied for maximum allowable occupancy and around restriction to a single household group. The variation already acknowledges that Residential Visitor Accommodation is appropriate as a Permitted Activity in all zones.

The approach outlined by BC would enable more efficient and effective use to be made of short-term rental properties for visitor accommodation in contrast to being left vacant for much of the year. The retention of the ability to provide short-term rental accommodation up to 90 days, or more through a resource consent process,

would generate significant benefits to the local economy in term of supporting the diversification of tourism and would provide an important economic return to property owners that will ensure the maintenance of the dwelling stock. The district wide approach reflects the wide distribution in the pattern of demand and the availability of high quality visitor experiences and will also reduce pressure on the High Density Zone which is also eminently suitable for the provision of affordable housing for permanent or seasonal occupancy as it is close to where many local residents work today and where there is likely to be further economic and employment growth.

The identification of Residential Sub-zones, and parity in treatment of Homestay and Residential Visitor Accommodation, will provide certainty to the communities and potential investors within the areas regarding the expectation of there being an increase in the permanent and seasonal worker population. This will also assist Council in its efforts to provide and support social and community facilities based on increased stability in terms of population numbers.

**Overall, the approach we have outlined provides a more balanced and effective response to issues regarding the provision of housing for residential occupancy, arguments of long-term cumulative effect on “social cohesion”, and the need to sustain economic growth.**

## Complementary Measures

BC notes that the section 32 evaluation explains that the district has an adequate residential land supply to meet projected growth requirements for the medium term. The approach outlined in the BC submission provides increased certainty that the existing dwelling stock and the identified land supply will be utilised for the provision of permanent or seasonal occupancy.

While the variation does not appear to do so, the opportunity is available to extend the proposed zoning provisions to enable additional development, or to facilitate certain forms of development such as retirement villages.

In addition to the identified land supply provided through residential zones, the Council also has a Housing Accord in place which enables it to accept proposals for Special Housing Areas under the Housing and Special Housing Areas Act 2013. Proposals made under this legislation are the subject of specific consents that enable the Council to safeguard new dwellings specifically for residential rather than visitor accommodation. BC also notes the existence of the Queenstown Lakes District Community Housing Trust which is specifically engaged in the construction and provision of housing at affordable prices/rents.

Aside from these mechanisms the Council also has the ability to influence market decisions regarding occupancy through the use of the rating system, or through development contributions. The visitor accommodation registration scheme provides a useful mechanism for supporting the differential rating of properties where they are used for visitor accommodation. Where the approach outlined through the BC submission results in increased levels of occupancy, Council has the



opportunity to consider targeted rates to reflect a commercial rather than residential use. Such measures will also influence the decision of property owners as to whether they seek to extend the level of use of their properties for visitor accommodation.

**The District is therefore well equipped with a range of financial and regulatory measures that will assist in directing the market towards the provision of different housing options, including the provision of affordable housing.**

## Appendix A: Bachcare Schedule of Submissions

(Additions shown in **Bold**, deletions shown in strikethrough)

Section	Support/Oppose	Decision Sought
<b>Chapter 2 - Definitions &amp; Planning Maps</b>		
Chapter 2 – Definitions, Residential Visitor Accommodation	Support in Part	Amend to read: Means the use of a residential unit including a residential flat by paying guests <b>which function as one household but who do not occupy the unit as their principal residence (excluding seasonal worker occupancy)</b> . <del>where the length of stay by any guest is less than 90 days.</del>
Chapter 2 – Definitions, Homestay	Support in Part	Amend to read: Means the use of a residential unit including a residential flat by paying guests <b>which function as one household but who do not occupy the unit as their principal residence (excluding seasonal worker occupancy)</b> . <b>Occupancy</b> by paying guests <b>is</b> at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes <del>bed &amp; breakfasts and</del> farm-stays.
Chapter 2 – Definitions, Omission	Oppose	Amend the definitions to add: <b>Registered means residential visitor accommodation and homestays included on and complying with the QLDC Short Term Accommodation Registration Scheme.</b>

Chapter 2 – Definitions, Visitor Accommodation	Support in Part	<p>Means the use of land or buildings <del>(excluding the use of a residential unit or residential flat)</del> to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 90 days; and</p> <p>i. Includes such accommodation as camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, <b>bed and breakfast accommodation</b> and managed apartments; and</p> <p>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, 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.</p> <p>iii. Includes onsite staff accommodation.</p> <p>iv. Excludes Residential Visitor Accommodation and Homestays.</p>
Planning Maps	Oppose	Amend the Planning Maps to identify the areas indicated in Appendix A to this submission as 'Residential Sub-zones'.
Chapter 7 – Low Density Residential Zone		

Chapter 7 – Low Density Residential, 7.1 Zone Purpose	Support in Part	Amend to read: Visitor accommodation is restricted, except within low density residential visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation <del>on a year-round or permanent basis</del> , is restricted, <del>particularly</del> where it would result in a loss of <b>residential character housing supply</b> . Low intensity residential visitor <b>and homestay</b> accommodation is enabled, where the <b>character of the</b> environment is retained as predominantly residential and the amenity of nearby residents is maintained. <b>Residential Sub-zones identify areas intended for primarily residential use.</b>
Chapter 7 Low Density Residential, Objective 7.2.9	Support in Part	Amend to read: Manage the establishment of residential visitor accommodation and homestays to ensure that <del>residential units and residential flats are predominantly used for residential activities</del> , and the residential character of the zone is maintained.
Chapter 7 – Low Density Residential, Policy 7.2.9.1	Support in Part	Amend to read: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential <b>character of the locality</b> <del>activities as the predominant use of the site</del> .
Chapter 7 – Low Density Residential, Policy 7.2.9.2	Support in Part	Amend to read: 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, while maintaining residential <b>character values</b> <del>activities as the predominant use of the site</del> .

Chapter 7 – Low Density Residential, Policy 7.2.9.3	Support in Part	Amend to read: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of <del>housing supply</del> and the residential character of the zone.
Chapter 7 – Low Density Residential, Rule 7.4.16 Activities	Support	
Chapter 7 – Low Density Residential, Rule 7.4 Activities	Oppose	Amend to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation and Homestays provided for through Rule 7.5 17 (as amended) which do not meet the standards for a Permitted Activity as follows: <b>Discretion is restricted to consideration of all of the following:</b> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• Landscaping;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>

<p>Chapter 7 – Low Density Residential, Rule 7.5.17 and 18 Standards</p>	<p>Support in Part</p>	<p>Amend and combine the rules to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol>
<p>Chapter 7 – Low Density Residential, Rule 7.5.17 Standards</p>	<p>Oppose</p>	<p>Amend to provide for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones as a Restricted Discretionary Activity where they do not meet the standards for a Permitted Activity.</p>

Chapter 7 – Low Density Residential, Standards - New Rule	Oppose	<p>Amend to include a new rule to read:</p> <p><b>Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones</b></p> <ol style="list-style-type: none"> <li>1. <b>The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period.</b></li> <li>2. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>3. <b>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</b> <ol style="list-style-type: none"> <li>a. <b>Heavy vehicles, coaches or buses: none.</b></li> <li>b. <b>Other vehicles: 8 vehicle trips per day.</b></li> </ol> </li> </ol> <p>Non-compliance status – <b>Non Complying</b></p>
Chapter 7 – Low Density Residential, 7.6 Non notification	Oppose	Amend to provide for proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones failing the standards for a Permitted Activity to be processed on a non-notified basis.
Chapter 8 – Medium Density Residential Zone		

Chapter 8 – Medium Density Residential, 8.1 Zone Purpose	Support in Part	Amend to read: Visitor accommodation is restricted, except within medium density <del>residential</del> visitor accommodation sub-zones and the Wanaka Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation on a year-round or permanent basis, is restricted, particularly where it would result in a loss of housing supply. Low intensity residential visitor accommodation <b>and homestays are</b> <del>is</del> enabled, where the <b>character of the</b> environment is retained as predominantly residential and the amenity of nearby residents is maintained. <b>Residential Sub-zones identify areas intended for primarily residential use.</b>
Chapter 8 – Medium Density Residential, Objective 8.2.15	Support in Part	Amend to read: Manage the establishment of residential visitor accommodation and homestays to ensure that <del>residential units and residential flats are predominantly used for residential activities,</del> and the residential character of the zone is maintained.
Chapter 8 – Medium Density Residential, Rule 8.4.29 Activities	Support	
Chapter 8 – Medium Density Residential, Rule 8.4 Activities	Oppose	Amend to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation and Homestays provided for through Rule 8.5 15 (as amended) which do not meet the standards for a Permitted Activity as follows: <b>Discretion is restricted to consideration of all of the following:</b> • <b>The location, nature and scale of activities;</b> • <b>Landscaping;</b> • <b>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</b>



Chapter 8 – Medium Density Residential, 8.5.15 and 16 Standards	Support in Part	<p>Amend and combine the rules to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol>
Chapter 8 – Medium Density Residential, 8.5.15 Non compliance status	Oppose	Amend to provide for proposals for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones as a Restricted Discretionary Activity where they do not meet the standards for a Permitted Activity.
Chapter 8 – Medium Density Residential, Rule 8.5 Activities	Oppose	Amend to include an additional rule identifying Visitor Accommodation as a Non complying activity within the Residential Sub-zones.

Chapter 8 – Medium Density Residential, Standards - New Rule	Oppose	<p>Amend to include a new rule to read:</p> <p><b>Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones</b></p> <p>4. <b>The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period.</b></p> <p>5. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></p> <p>6. <b>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</b></p> <p>a. <b>Heavy vehicles, coaches or buses: none.</b></p> <p>b. <b>Other vehicles: 8 vehicle trips per day.</b></p> <p>Non-compliance status – <b>Non Complying</b></p>
Chapter 8 – Medium Density Residential, 8.6 Non Notification	Oppose	Amend to provide for proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays outside of the Residential Sub-zones failing the standards for a Permitted Activity to be processed on a non-notified basis.
<b>Chapter 9 – High Density Zone</b>		
Chapter 9 – High Density Residential, 9.1 Zone Purpose	Support	Retain as notified

Chapter 9 – High Density Residential, Objective 9.2.7	Support	Retain as notified
Chapter 9 – High Density Residential, Policy 9.2.7.1	Support	Retain as notified
Chapter 9 – High Density Residential, Policy 9.2.7.2	Support	Retain as notified
Chapter 9 – High Density Residential, Policy 9.2.7.3	Support	Retain as notified
Chapter 9 – High Density Residential, Rule 9.4.8 Activities	Oppose	Amend to include an additional rule identifying Visitor Accommodation as a Non complying activity within the Residential Sub-zones.

<p>Chapter 9 – High Density Residential, Rule 9.5.12 Standards</p>	<p>Support in part</p>	<p>Amend and combine the rules to read: <b>Residential Visitor Accommodation and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:       <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol> <p>*Discretion is reserved to:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities; and</li> <li>• The location, provision, and screening of parking and access.</li> </ul>
<p>Chapter 9 – High Density Residential, New Rule - Standards</p>	<p>Oppose</p>	<p>Amend to include a new rule to read: <b>Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones</b></p> <ol style="list-style-type: none"> <li>7. <b>The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period.</b></li> <li>8. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>9. <b>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</b> <ol style="list-style-type: none"> <li>a. <b>Heavy vehicles, coaches or buses: none.</b></li> <li>b. <b>Other vehicles: 8 vehicle trips per day.</b></li> </ol> </li> </ol> <p>Non-compliance status – <b>Non Complying</b></p>

Chapter 9 – High Density Residential, Rule 9.6 Non-notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
<b>Chapter 10 – Arrowtown Residential Historic Management Zone</b>		
Chapter 10 – Arrowtown Residential Historic Management Zone, 10.1 Zone Purpose	Support in Part	Amend to read: Visitor accommodation is restricted, except within the Arrowtown Town Centre Transition Overlay. The commercial letting of residential properties as visitor accommodation <del>on a year-round or permanent basis, is restricted, particularly</del> where it would result in a loss of <b>residential character housing supply</b> . Low intensity residential visitor accommodation <b>and homestays</b> are enabled, where the <b>character of the</b> environment is retained as predominantly residential and the amenity of nearby residents is maintained.
Chapter 10 – Arrowtown Residential Historic Management Zone, Objective 10.2.8	Support in Part	Amend to read: Manage the establishment of residential visitor accommodation and homestays to ensure that <del>residential units and residential flats are predominantly used for residential activities, and</del> the residential character of the zone is maintained.
Chapter 10 – Arrowtown Residential Historic Management Zone, Policy 10.8.1	Support in Part	Amend to read: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential <b>character of the locality</b> <del>activities as the predominant use of the site.</del>

Chapter 10 – Arrowtown Residential Historic Management Zone, Policy 10.2.8.2	Support in Part	Amend to read: 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, while maintaining residential <b>character values activities as the predominant use of the site.</b>
Chapter 10 – Arrowtown Residential Historic Management Zone, Policy 10.2.8.3	Support in Part	Amend to read: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of <del>housing supply</del> and the residential character of the zone.
Chapter 10 – Arrowtown Residential Historic Management Zone, Rule 10.4.7 Activities	Support	Retain as notified
Chapter 10 – Arrowtown Residential Historic Management Zone, Rule 10.4 Activities	Oppose	Amend to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation and Homestays which do not meet the standards for a Permitted Activity as follows: <b>Discretion is restricted to consideration of all of the following:</b> <ul style="list-style-type: none"> <li>• <b>The location, nature and scale of activities;</b></li> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</b></li> </ul>

Chapter 10 – Arrowtown Residential Historic Management Zone, Rule 10.5.8 Standards	Support in Part	<p>Amend and combine the rules to read:  <b>Residential Visitor Accommodation and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol>
Chapter 10 – Arrowtown Residential Historic Management Zone, Rule 10.5.8 Standards	Oppose	Amend to provide for Residential Visitor Accommodation as a Restricted Discretionary Activity where it does not meet the standards for a Permitted Activity.
Chapter 10 – Arrowtown Residential Historic Management Zone, Rule 10.6 Non-notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
Chapter 11 – Large Lot Residential Zone		

Chapter 11 – Large Lot Residential Zone, 11.1 Zone Purpose	Support in Part	Amend to read: Visitor accommodation is restricted, except within the 'large lot residential' visitor accommodation sub-zones. The commercial letting of residential properties as visitor accommodation <del>on a year-round or permanent basis</del> , is restricted, <del>particularly</del> where it would result in a loss of <b>residential character housing supply</b> . Low intensity residential visitor accommodation is enabled, where the <b>character of the</b> environment is retained as predominantly residential and the amenity of nearby residents is maintained. <b>Residential Sub-zones identify areas intended for primarily residential use.</b>
Chapter 11 – Large Lot Residential Zone, Policy 11.2.3.1	Support in part	Amend to clarify that the policy refers to the 'large lot residential' visitor accommodation subzone to avoid confusion with the definition of 'residential visitor accommodation'.
Chapter 11 – Large Lot Residential Zone, Policy 11.2.3.2	Support in part	Amend to clarify that the policy refers to the 'large lot residential' visitor accommodation subzone to avoid confusion with the definition of 'residential visitor accommodation'.
Chapter 11 – Large Lot Residential Zone, Objective 11.2.4	Support in Part	Amend to read: Manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.
Chapter 11 – Large Lot Residential Zone, Policy 11.2.4.1	Support in Part	Amend to read: Ensure that residential visitor accommodation and homestays are of a scale and character that is compatible with the surrounding residential context, and maintains residential <b>character of the locality activities as the predominant use of the site.</b>



Chapter 11 – Large Lot Residential Zone, Policy 11.2.42	Support in Part	Amend to read: 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, while maintaining residential <b>character values activities as the predominant use of the site.</b>
Chapter 11 – Large Lot Residential Zone, Policy 11.2.43	Support in Part	Amend to read: Restrict the establishment of residential visitor accommodation and homestays that would result in a loss of <del>housing supply</del> and the residential character of the zone.
Chapter 11 – Large Lot Residential Zone, Rule 11.4.5 Activities	Support	Retain as notified
Chapter 11 – Large Lot Residential Zone, Rule 11.4.5 Activities	Oppose	Amend to include an additional rule setting out matters of discretion in respect of Residential Visitor Accommodation where it does not meet the standards for a Permitted Activity as follows: <b>Discretion is restricted to consideration of all of the following:</b> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities;</li> <li>• Landscaping;</li> <li>• The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</li> </ul>

<p>Chapter 11 – Large Lot Residential Zone, Rule 11.5.12 and 13 Standards</p>	<p>Support in Part</p>	<p>Amend and combine Rule 11.5.12 and 11.5.13 to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol>
<p>Chapter 11 – Large Lot Residential Zone, Rule 11.5.12 Standards</p>	<p>Oppose</p>	<p>Amend to provide for Residential Visitor Accommodation and Homestays as a Restricted Discretionary Activity where they do not meet the standards for a Permitted Activity.</p>

Chapter 11 – Large Lot Residential Zone, Standards – New Rule	Omission	<p>Amend to include a new rule to read:</p> <p><b>Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones</b></p> <p><b>10. The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period.</b></p> <p><b>11. Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></p> <p><b>12. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</b></p> <p><b>a. Heavy vehicles, coaches or buses: none.</b></p> <p><b>b. Other vehicles: 8 vehicle trips per day.</b></p> <p>Non-compliance status – <b>Non Complying</b></p>
Chapter 11 – Large Lot Residential Zone, Rule 11.6 Non-notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
<b>Chapter 16 - Business Mixed Use Zone</b>		
Chapter 16 – Business Mixed Use Zone, Rule 16.4.16 Activities	Support	Retain as notified

Chapter 16 – Business Mixed Use Zone, Rule 16.5.10 and 11 Standards	Support in Part	<p>Amend and combine Rule 16.5.10 and 16.5.11 to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol> <p>*Control is reserved to:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities; and</li> <li>• The location, provision, and screening of parking and access.</li> </ul>
<b>Chapter 21 – Rural Zone</b>		
Chapter 21 – Rural Zone, Rule 21.4.37 Activities	Support	Retain as notified

Chapter 21– Rural Zone, Rule 21.5.3 Standards	Support in Part	<p>Amend and combine Rule 21.5.53 and 21.5.54 to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to: <b>The location, nature and scale of activities;</b></p> <ul style="list-style-type: none"> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting</b></li> </ul>
Chapter 21 – Rural Zone, Rule - Non-notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
<b>Chapter 22 – Rural Residential and Rural Lifestyle Zone</b>		
Chapter 22 – Rural Residential and Rural Lifestyle Zone, Rule 22.4.8 Activities	Support	Retain as notified

<p>Chapter 22 – Rural Residential and Rural Lifestyle Zone, Rule 22.5.14 and 15 Standards</p>	<p>Support in Part</p>	<p>Amend and combine Rule 22.5.14 and 22.5.15 to read:  <b>Residential Visitor Accommodation and Homestay outside of the Residential Sub-zones</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to:  <b>The location, nature and scale of activities;</b></p> <ul style="list-style-type: none"> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting</b></li> </ul>
<p>Chapter 22– Rural Residential and Rural Lifestyle Zone, Standards – New Rule</p>	<p>Oppose</p>	<p>Amend to include a new rule to read:  <b>Residential Visitor Accommodation and Homestay Accommodation within the Residential Sub-zones</b></p> <ol style="list-style-type: none"> <li>1. <b>The commercial letting of one residential unit or residential flat per site for a single let for up to 28 nights per 12 month period.</b></li> <li>2. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> </ol> <p>Non-compliance status – <b>Non Complying</b></p>

Chapter 22 Rural Residential and Rural Lifestyle Zone, Rule - Non-notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
<b>Chapter 23 - Gibbston Character Zone</b>		
Chapter 23 - Gibbston Character Zone, Rule 23.4.21 Activities	Support	Retain as notified

<p>Chapter 23 - Gibbston Character Zone Rule 23.5.12 and 13 Standards</p>	<p>Support in Part</p>	<p>Amend and combine Rule 23.5.12 and 23.5.13 to read: <b>Residential Visitor Accommodation and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to: <b>The location, nature and scale of activities;</b></p> <ul style="list-style-type: none"> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting</b></li> </ul>
<p>Chapter 23 - Gibbston Character Zone, Rule - Non-notification</p>	<p>Oppose</p>	<p>Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.</p>
<p>Chapter 41 – Jacks Point</p>		



Chapter 41 – Jacks Point, Rule 41.4.18 Activities	Support	Retain as notified
Chapter 41 – Jacks Point, Rule 41.5.20 and 21 Standards	Support in Part	<p>Amend and combine Rule 41.5.20 and 41.5.21 to read:  Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for up to <del>3</del> lets not exceeding a cumulative total of up to 28 nights per 12 month period.</li> <li>1. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>2. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>3. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to:</p> <ul style="list-style-type: none"> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting</b></li> </ul>
Chapter 41 – Jacks Point, Rule- Non notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.

## Chapter 42 – Waterfall Park

Chapter 42 – Waterfall Park, Rule 42.4.13 Activities	Support	Retain as notified
Chapter 42 – Waterfall Park, Rule 42.5.9 and 10 Standards	Support in Part	<p>Amend and combine Rule 42.5.9 and 42.5.10 to read:  <b>Residential Visitor Accommodation and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:             <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to:</p> <ul style="list-style-type: none"> <li>• <b>The location, nature and scale of activities;</b></li> <li>• <b>Landscaping;</b></li> <li>• <b>The external appearance of buildings, including design, materials and external lighting</b></li> </ul>

Chapter 42 –Waterfall Park, Rule- Non notification	Oppose	Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.
<b>Chapter 43 - Millbrook</b>		
Chapter 43 – Millbrook, Rule 43.4.24 Activities	Support	Retain as notified

Chapter 43 – Millbrook, Rule 43.5.14 Standards	Support in Part	<p>Amend and combine Rule 43.5.14 and 43.5.15 to read:  <b>Residential Visitor Accommodation and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> <li>4. The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be: <ol style="list-style-type: none"> <li>a. Heavy vehicles, coaches or buses: none.</li> <li>b. Other vehicles: 8 vehicle trips per day.</li> </ol> </li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to:  <b>The location, nature and scale of activities;</b>  <b>• Landscaping;</b>  <b>• The external appearance of buildings, including design, materials and external lighting</b></p>
Chapter 43 – Millbrook, Rule- Non notification	Oppose	<p>Amend to include an additional rule stating that proposals for restricted discretionary resource consent for Residential Visitor Accommodation and Homestays failing the standards for a Permitted Activity will be processed on a non-notified basis.</p>
Chapter 24 – Wakatipu Basin		

Chapter 24 – Wakatipu Basin, Table 24.1 Activities, Rule 24.4.18	Support	Retain as notified
Chapter 24 – Wakatipu Basin, Table 24.3 Standards, Rules 24.5.15 and 16	Support in Part	<p>Amend and combine Rule 24.5.15 and 24.5.16 to read: Residential Visitor Accommodation <b>and Homestay</b></p> <ol style="list-style-type: none"> <li>1. <b>For unregistered accommodation</b>, the commercial letting of one residential unit or residential flat per site for <del>up to 3 lets not exceeding a cumulative total</del> a single let of up to 28 nights per 12 month period.</li> <li>2. <b>For registered accommodation, the commercial letting of one residential unit or residential flat per site for up to 90 nights per 12 month period provided letting records are kept.</b></li> <li>3. <b>Maximum occupancy of 2 guests per bedroom +2 (excluding any accommodation used by a host).</b></li> </ol> <p>Amend the non-compliance status to provide for such activities as a Restricted Discretionary activity with discretion restricted to:</p> <ul style="list-style-type: none"> <li>• <b>The location, nature and scale of activities;</b></li> <li>• <b>Landscaping</b></li> </ul>

## Appendix B: Summary of proposed changes

### Visitor Accommodation - core definitions and settings

	EXISTING RULES	COUNCIL PROPOSED RULES	PROPOSED AMENDMENTS
Introduce new "Residential Sub-Zone"	Does not exist.	Does not exist	Add new "Residential Sub-Zone". Protects specific neighbourhoods and developments from on-going growth in Short-Term Rental while allowing growth in areas that provide a unique traveller experience.
Changes to Homestay	<ul style="list-style-type: none"> <li>No more than 5 guests</li> <li>Must be registered</li> <li>Records must be kept</li> <li>Dwelling must be occupied</li> <li>If residential flat, does not have to be occupied if dwelling occupied.</li> <li>Can occur in dwelling and flat at the same time</li> <li>No limit on number of nights rented or lets</li> <li>1 car per per bedroom</li> </ul>	<ul style="list-style-type: none"> <li>No more than 5 guests</li> <li>May occur in: <ul style="list-style-type: none"> <li>An occupied dwelling, or</li> <li>An occupied flat</li> </ul> </li> <li>May not occur in both a dwelling and a flat.</li> <li>No limit to the number of days or lets</li> <li>1 carpark per bedroom</li> <li>Less than 8 traffic movements per day and no heavy vehicles or buses</li> <li>No registration required</li> <li>No requirement to keep records of lets</li> </ul>	<ul style="list-style-type: none"> <li>Single household of no more than 2 people per bedroom + 2<sup>1</sup></li> <li>May occur in: <ul style="list-style-type: none"> <li>An occupied dwelling, or</li> <li>An occupied flat</li> </ul> </li> <li>May not occur in both a dwelling and a flat.</li> <li>Limit to number of nights and lets based on Residential Sub-Zone Rules (see table below)</li> <li>Less than 8 traffic movements per day and no heavy vehicles or buses<sup>2</sup></li> <li>Registration required</li> <li>Must keep records of lets</li> </ul>
Changes to Residential Visitor Accommodation	<p>Holiday Home category.</p> <ul style="list-style-type: none"> <li>Minimum stay 3 nights</li> <li>Limits to number of nights and lets apply (refer to table)</li> <li>Must be registered</li> <li>Must keep records of lets</li> </ul>	<ul style="list-style-type: none"> <li>No restrictions on guest numbers</li> <li>Includes use of apartments</li> <li>Less than 8 traffic movements per day and no heavy vehicles or buses</li> <li>No registration required</li> <li>No requirement to keep records of lets</li> </ul>	<ul style="list-style-type: none"> <li>Single household of no more than 2 people per bedroom + 2.</li> <li>Limit to number of nights and lets based on Residential Sub-Zone Rules (see table below)</li> <li>Less than 8 traffic movements per day and no heavy vehicles or buses</li> <li>Registration required</li> <li>Must keep records of lets</li> </ul>

<sup>1</sup> Consistent criteria across Residential Visitor Accommodation and Homestay for number of nights and lets.

<sup>2</sup> Parking restriction on Homestay no longer required because of household definition and restriction of occupancy.

## Activity permissions and restrictions

EXISTING VISITOR ACCOMMODATION RULES			PROPOSED VISITOR ACCOMMODATION RULES				
No Resource Consent Required (Permitted Activity)	Resource Consent Required (Discretionary Activity)	Resource Consent Required (Controlled Activity)	No Resource Consent Required (Permitted Activity)	Resource Consent Required (Restricted Discretionary - non notified)	Resource Consent Required (Discretionary Activity)	Resource Consent Required (Permitted Activity)	Resource Consent Required (Non Complying)
LDR, MDR, HDR, ARHM, VASZ	LDR, MDR, AHMZ	HDR, VASZ	Outside Residential Sub-Zone	Outside Residential Sub-Zone	Outside Residential Sub-Zone	Inside Residential Sub-Zone	Inside Residential Sub-Zone
<p><b>Homestay</b></p> <ul style="list-style-type: none"> <li>No more than 5 guests</li> <li>Must be registered</li> <li>Records must be kept</li> <li>Dwelling must be occupied</li> <li>If residential flat, does not have to be occupied if dwelling occupied.</li> <li>Can occur in dwelling and flat at the same time</li> <li>No limit on number of nights rented or lets</li> <li>1 car park per bedroom</li> </ul> <p><b>Holiday Home</b></p> <ul style="list-style-type: none"> <li>Minimum stay of 3 nights</li> <li>No more than 90 days/year</li> <li>Must be registered</li> <li>Records must be kept</li> <li>Only applies to standalone or duplex units; apartments can not register and need</li> </ul>	<p>A Homestay with more than 5 nights</p> <p>A Homestay that is not registered or has no letting records</p> <p>A Holiday Home that is not registered or has no letting records</p> <p>A house or flat let for more than 90 nights and/or less than 3 night stay</p> <p><b>Other visitor accommodation</b> i.e. hotels/motels</p> <p>A Homestay that does not provide adequate parking</p> <p><b>Apartments used as Holiday Homes</b></p>	<p>A Homestay with more than 5 nights</p> <p>A Homestay that is not registered or has no letting records</p> <p>A Holiday Home that is not registered or has no letting records</p> <p>A house or flat let for more than 90 nights and/or less than 3 night stay</p> <p><b>Other visitor accommodation</b> i.e. hotels/motels</p> <p>A Homestay that does not provide adequate parking</p> <p><b>Apartments used as Holiday Homes</b></p> <p><b>Other visitor accommodation</b> Hotels, motels, lodges, B&amp;B</p>	<p><b>Homestay</b></p> <ul style="list-style-type: none"> <li>A single household with no more than 2 guest per bedroom + 2</li> <li>May occur in an occupied dwelling or flat, but not both</li> <li>No more than 90 nights/yr</li> <li>Must be registered and record of lets kept if more than 28 nights/yr single let.</li> <li>Less than 8 traffic movements per-day and no heavy vehicles or buses.</li> </ul> <p><b>Residential Visitor Accommodation</b></p> <ul style="list-style-type: none"> <li>A single household with no more than 2 guest per bedroom + 2</li> <li>No more than 90 nights/yr</li> <li>Must be registered and records kept if more than 28 nights/yr single let.</li> <li>Less than 8 traffic</li> </ul>	<p>A Homestay or RVA rented for more than 90 nights/yr</p> <p>A Homestay or RVA with more than 8 traffic movements per day</p> <p>Unregistered Homestay or RVA let for more than 28 nights or more than one let.</p>	<p>A Homestay or RVA with more than 2 guests per bedroom + 2.</p> <p><b>Other visitor accommodation</b> Hotels, motels, lodges, B&amp;B</p>	<p><b>Homestay</b></p> <ul style="list-style-type: none"> <li>A single household with no more than 2 guest per bedroom + 2</li> <li>May occur in an occupied dwelling or flat, but not both</li> <li>No more than 28 nights/yr single let per year</li> <li>Registration not required.</li> <li>Less than 8 traffic movements per day and no heavy vehicles or buses.</li> </ul> <p><b>Residential Visitor Accommodation</b></p> <ul style="list-style-type: none"> <li>A single household with no more than 2 guest per bedroom + 2</li> <li>No more than 28 nights/yr single let per year.</li> <li>Registration not required.</li> <li>Less than 8 traffic movements per day</li> <li>Includes use of</li> </ul>	<p>A Homestay or RVA with more than 2 guests per bedroom + 2.</p> <p>A Homestay or RVA with more than 28 nights/yr or more than a single let</p> <p><b>Other visitor accommodation</b> Hotels, motels, lodges, B&amp;B</p>

a resource consent			movements per day • Includes use of apartments			apartments	
<b>Single Let</b> • Single annual let of no more than 28 nights							



## Notes on these proposed amendments

- Incorporating a **single household group** requirement to the guest definition of Homestay and Residential Visitor Accommodation differentiates these categories from Visitor Accommodation (B&B/lodge/motel/hotel). It prevents short-term rental operators from taking multiple concurrent bookings or tour groups - a fundamentally different activity.
- Addition of **Residential Sub-Zone overlay** allows restrictions of future growth in neighbourhoods considered predominantly residential. Conversely, it allows for more extensive use of short-term rentals (more than 90 days per year) in areas that provide a premium traveller experience.
- An **occupancy limit** of 2 people per bedroom + 2 people for both Homestay and Residential Visitor Accommodation scales to accommodation size and prevents overcrowding. In the Homestay case this would exclude the bedroom(s) being occupied by the host and their family.
- We suggest **removing the one car park per bedroom limit applied for Homestay**. Provide the definition of Homestay is changed to include a single household group, and the same occupancy limits applied, then this would not be required.
- A **single let of up to 28 nights / year** is permitted anywhere and provides an opportunity for a local property owner to vacate their primary residence for a period of time and take advantage of earning a one-off high value rental over the period, e.g. to offset the expenses of an overseas family holiday. Such a property would not be considered part of the regular short-term housing pool, and no registration or record keeping would be required.

## Appendix C: Research

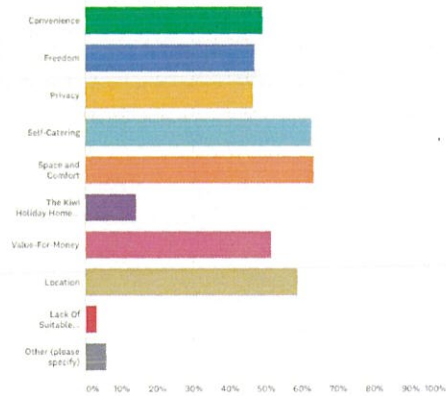
### Traveller Preference

Travellers choose to stay in a short-term rental property specifically because it meets their needs better than traditional accommodation, not because they can not find available traditional hotel/motel/lodge accommodation.

What are the primary reasons travellers choose to stay in a whole home holiday rental?

What are your primary reasons for staying in a rented holiday home? (Select all applicable reasons)

Answered: 1297 Skipped: 31



Source: Bachcare guest study, 2017, n=1297

### If no holiday homes were available that matched your needs, would the destination be impacted?

Yes, over 33% of travelers would seek an alternative destination that better matched their needs

- 16% would change the trip travel dates if there is no available holiday homes
- 33% would choose a different destination with availability
- 46% would look for traditional accommodation in the same area

Source: *Bachcare Guest Survey 2017, n=1328*

### Is it a different kind of traveller?

No, not really, Bookabach users also stay in Hotels, Motels, Campgrounds etc. Of travellers who book and stay in a holiday rental:

- 45% have stayed in a Hotel
- 45% have stayed in a Motel
- 33% have stayed in a Campground

In the past 12 months.

Source: *Bookabach Traveller Survey 2012, n=931*

### Are holiday rentals a preferred accommodation category?

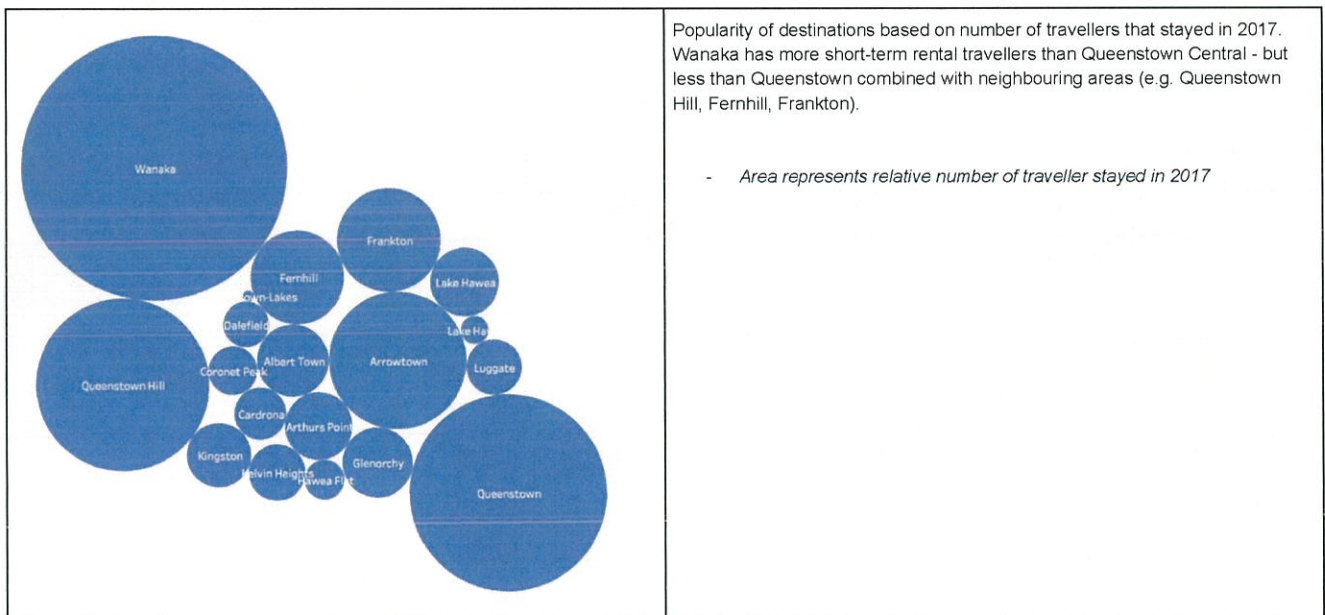
When it comes to holidays and short breaks **63% of holiday rental users** would consider a holiday rental either **always or most of the time**.

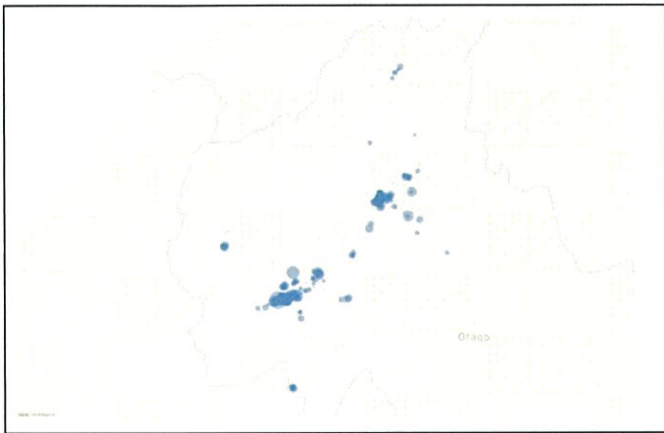
Source: *Bookabach Traveller Survey 2012, n=931*

## Traveller Dispersal

Where do travellers choose to stay in Queenstown-Lakes District?

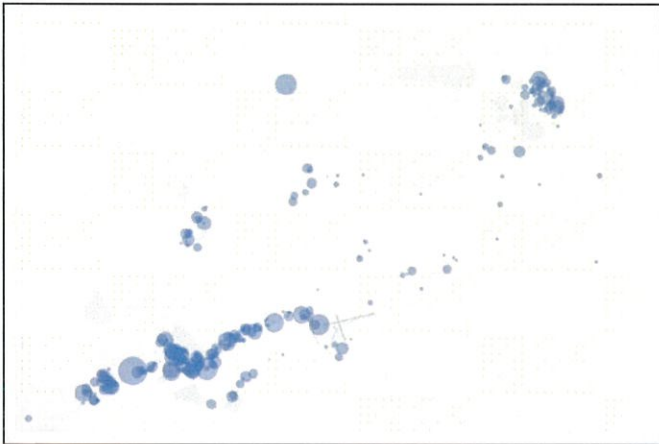
Source: Bookabach guest data 2017





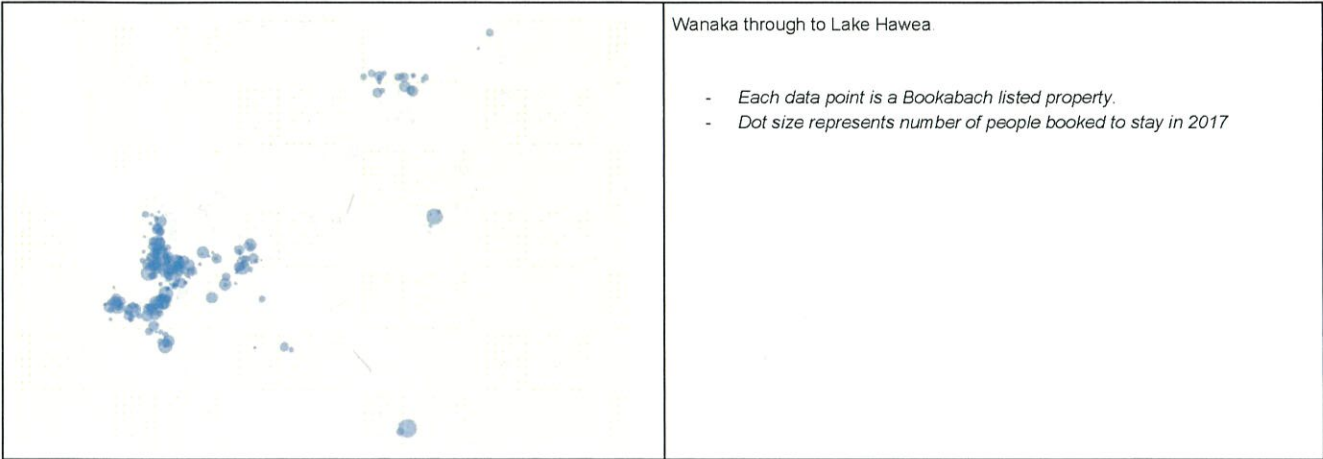
Short-term holiday rental activity occurs across the district and many places outside of central Queenstown are popular for domestic and international travellers.

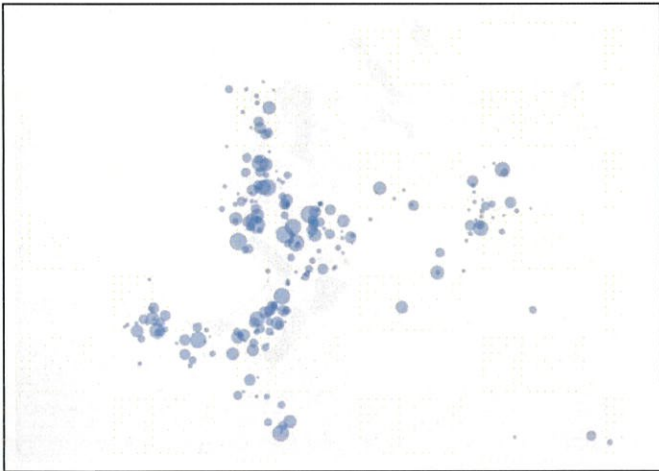
- Each data point is a Bookabach listed property.
- Dot size represents number of people booked to stay in 2017



Detail on Queenstown through to Arrowtown shows areas of premium traveller experience (lake and mountain views).

- Each data point is a Bookabach listed property.
- Dot size represents number of people booked to stay in 2017





Wanaka is a popular alternative for families and this reflects in Bookabach numbers.

- *Each data point is a Bookabach listed property.*
- *Dot size represents number of people booked to stay in 2017*



## Property Owner Sentiment

Will increased regulation of short-term rental result in more properties moving to permanent and seasonal rental?

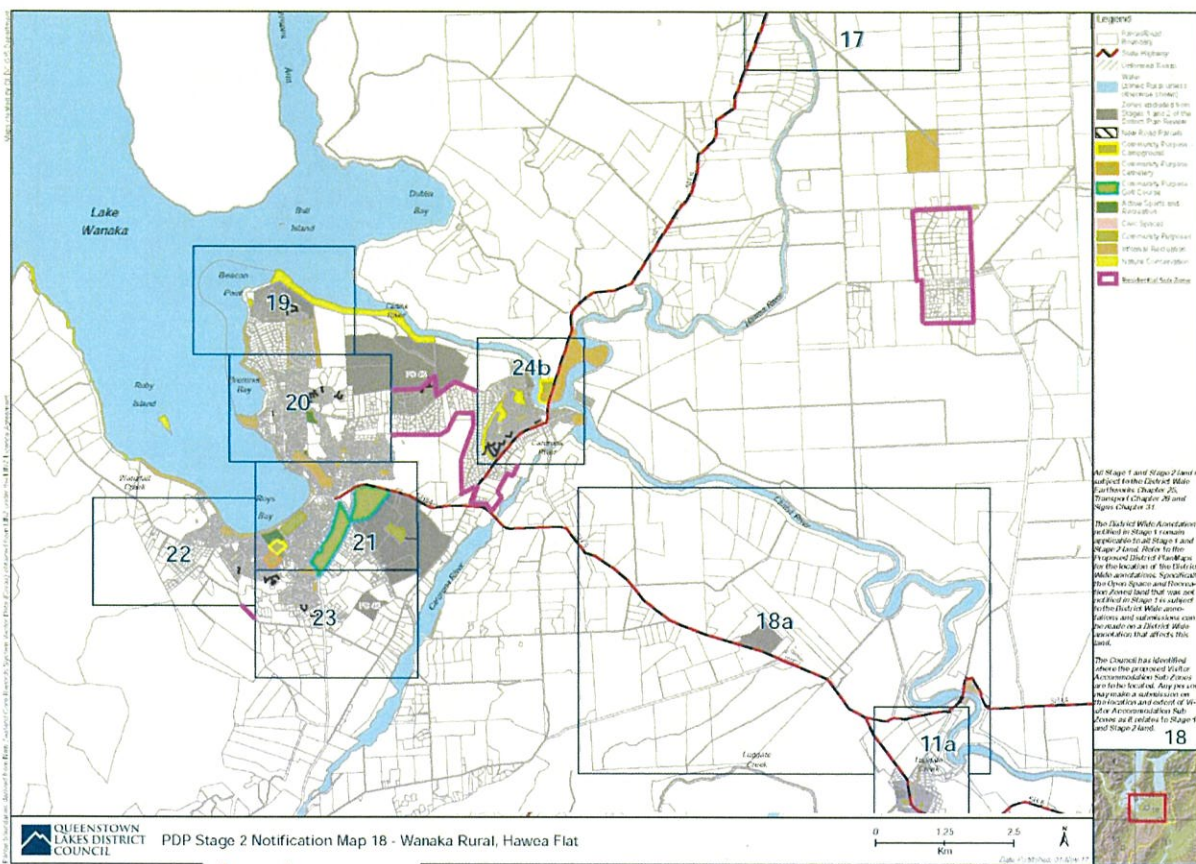
91% of owners would not continue using their home as a holiday home and not move to permanent or season rental, while 5% would consider selling.

Question: If Queenstown Lakes District Council tightened restrictions on holiday home rentals to a maximum of 28 days rental a year (down from the current 90 days), would you likely:

- 48% - Not rent the property and leave vacant when not using
- 43% - Continue to rent short term rentals
- 5% - Sell the property
- 3% - Put it in to long term rental

Source: Bachcare owner survey of Queenstown-Lakes holiday home owners (n=60)

Appendix D: Proposed Residential Sub-Zone boundaries



All Stage 1 and Stage 2 land is subject to the District of Waikato Resource (Chapter 22), District (Chapter 23) and Sages (Chapter 31).

The District of Waikato Association and the Waikato Environment Association are responsible for all Stage 1 and Stage 2 land. Other for the Proposed District of Waikato, the District of Waikato Association, specifically the three Sages and District of Waikato Association that are not included in Stage 1 are subject to the District of Waikato Association and the Waikato Environment Association that affect this land.

The Council has identified where the proposed Waikato Association and District of Waikato Association are to be located. Any new or proposed administrative boundaries and extent of District of Waikato Association are 8 related to Stage 1 and Stage 2 land.

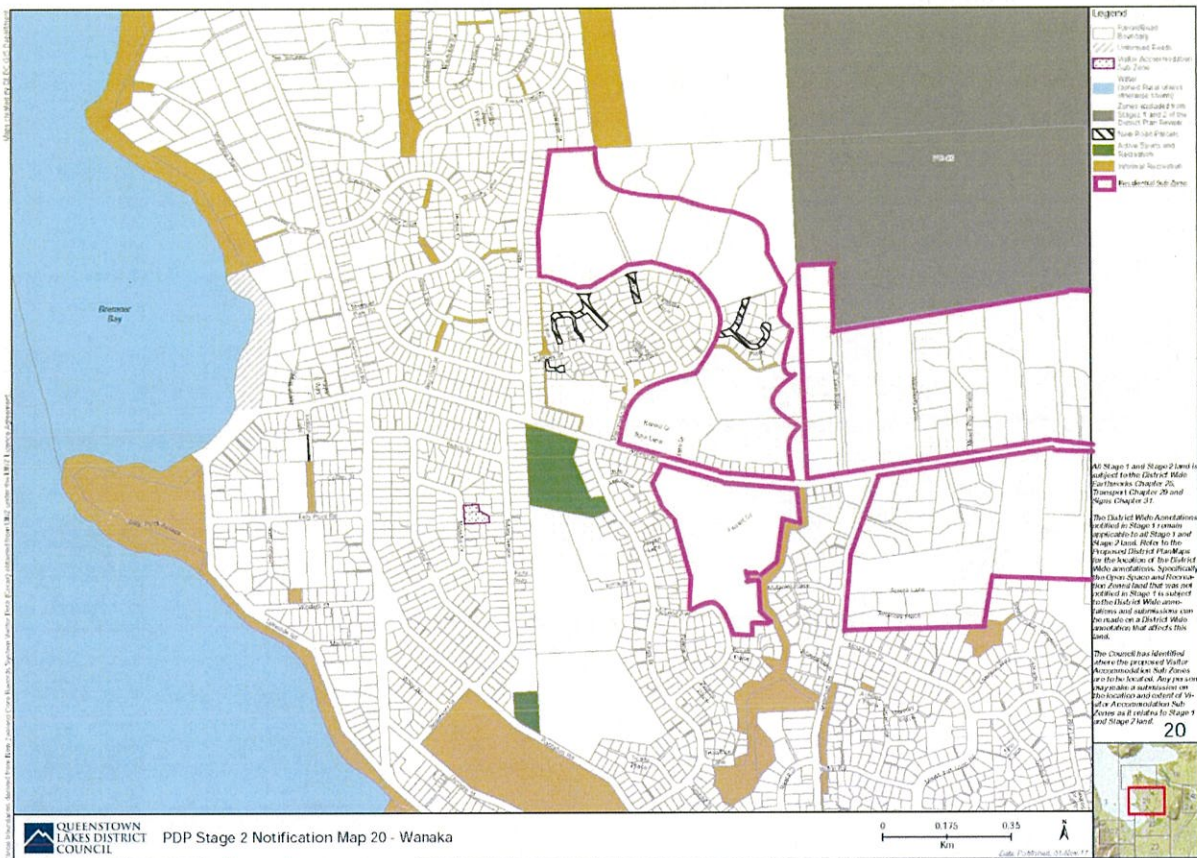


QUEENSTOWN LAKES DISTRICT COUNCIL

PDP Stage 2 Notification Map 18 - Wanaka Rural, Hawea Flat

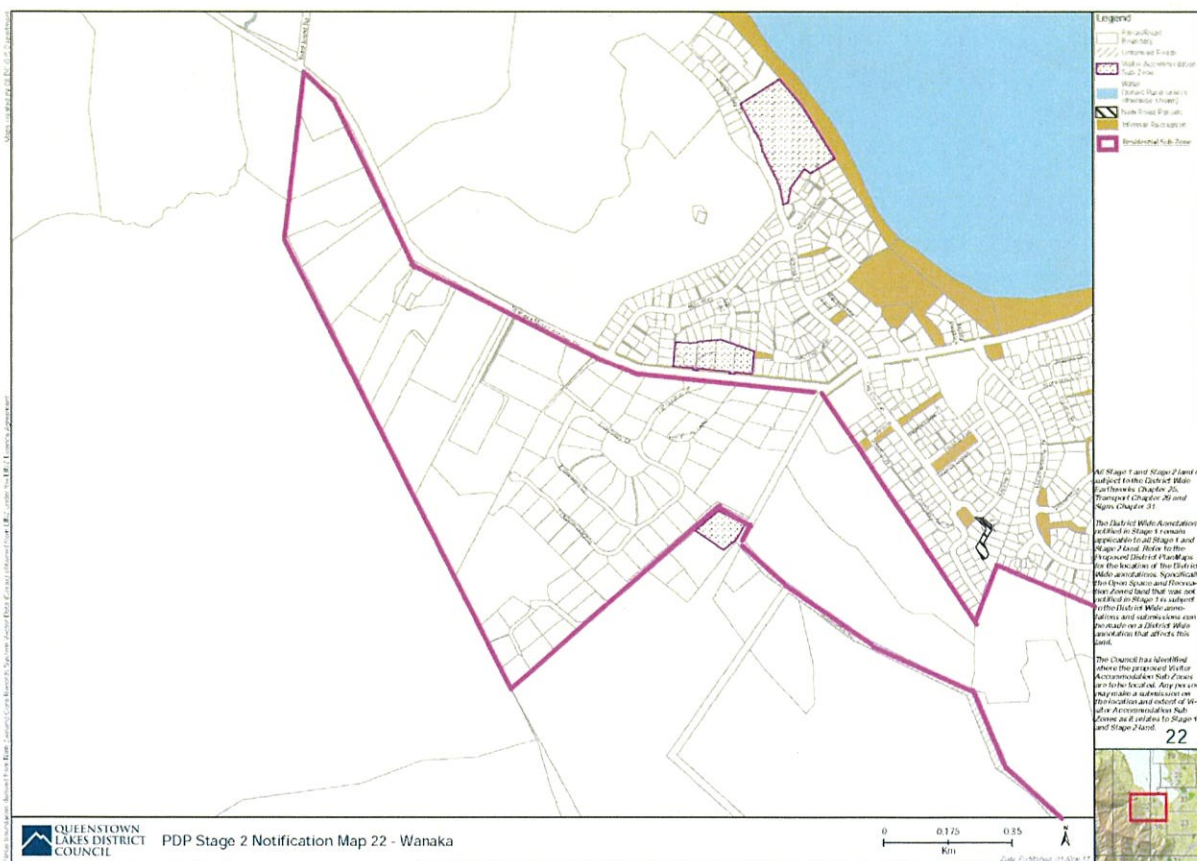
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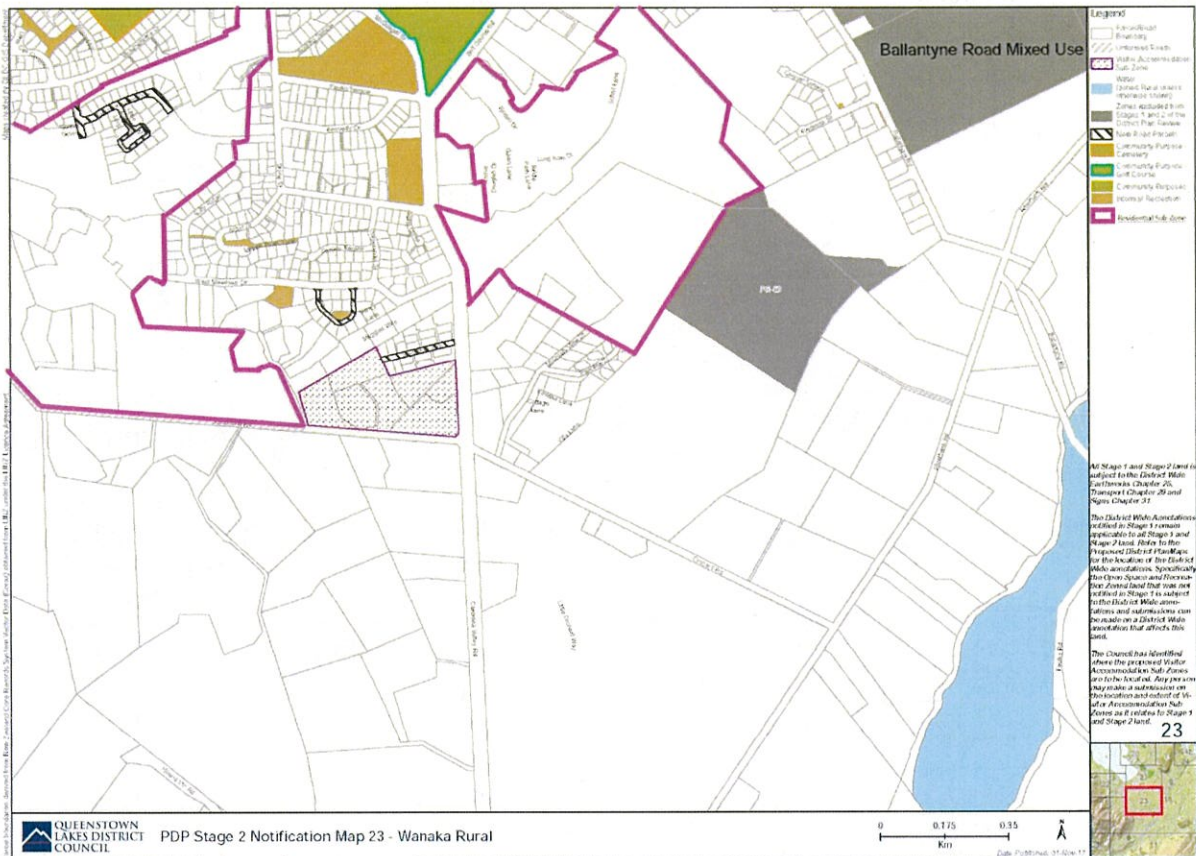


QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

PDP Stage 2 Notification Map 22 - Wanaka

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PDP Stage 2 Notification Map 23 - Wanaka Rural



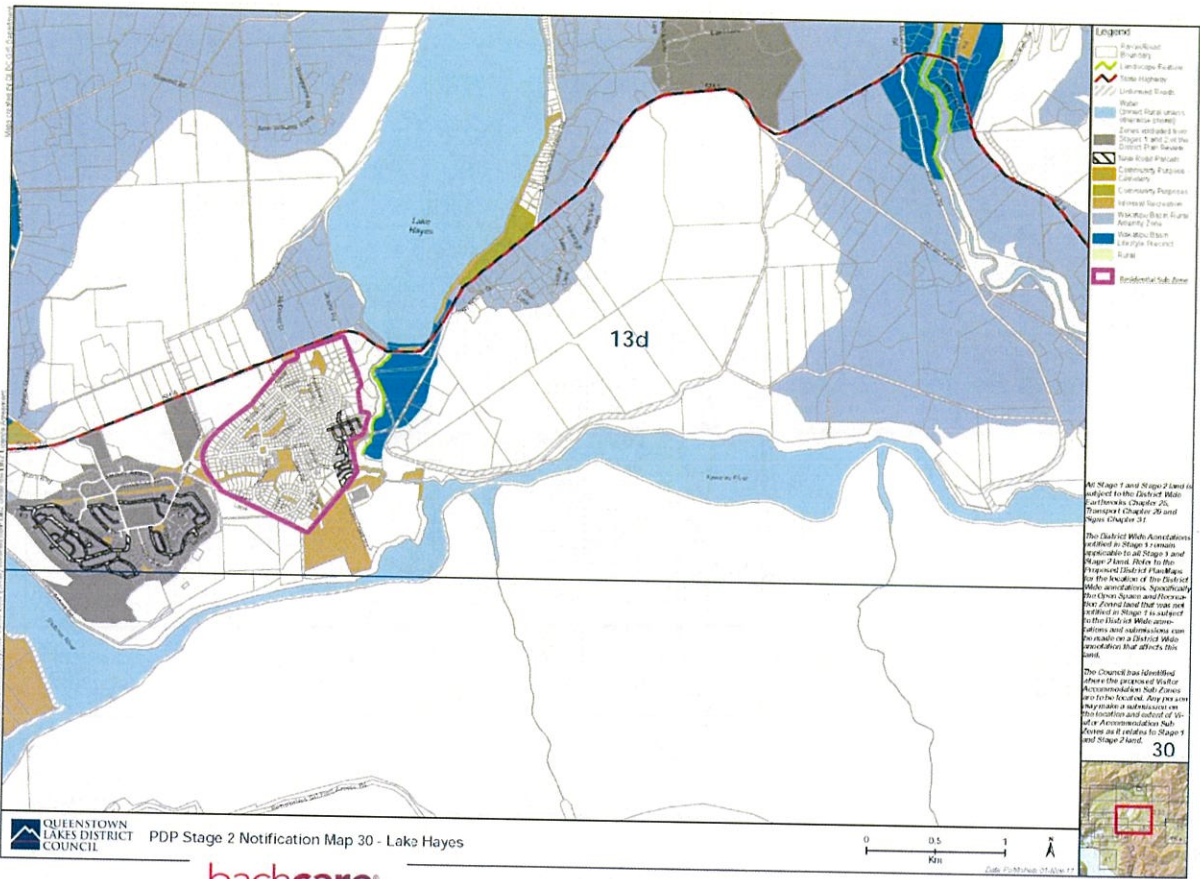
All Stage 1 and Stage 2 land is subject to the District Wide Accommodation Sub-Zone. Transparenc Chapter 26 and Stage 2 Chapter 22.

This District Wide Accommodation Sub-Zone is applicable to all Stage 1 and Stage 2 land that is in the Proposed District Wide Map. The location of the District Wide Accommodation Sub-Zone is shown on this map. For land that is not shown on this map, it is subject to the District Wide Accommodation Sub-Zone. All land within the District Wide Accommodation Sub-Zone is subject to the District Wide Accommodation Sub-Zone.

The District has identified these areas as being suitable for use as a residential area. Any person who wishes to make a submission on the location and extent of the District Wide Accommodation Sub-Zone as it relates to Stage 1 and Stage 2 land.

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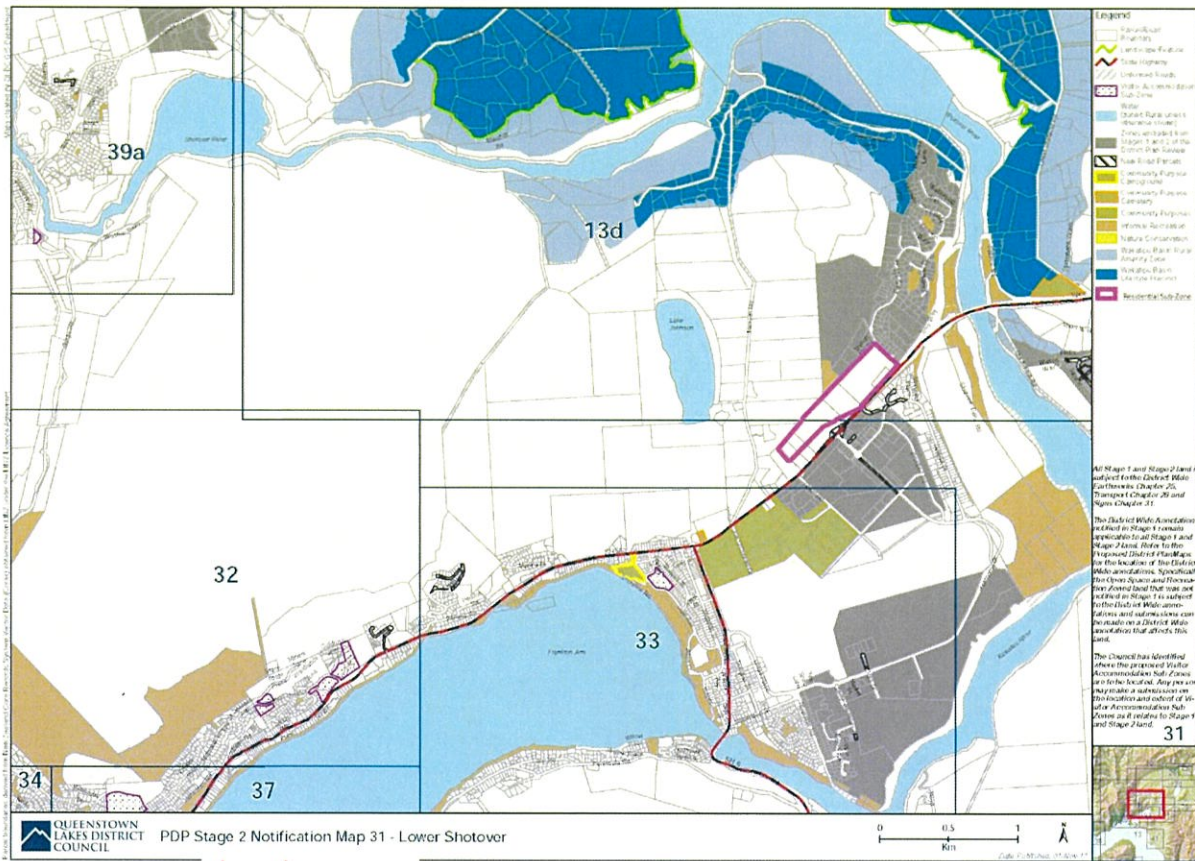


QUEENSTOWN LAKES DISTRICT COUNCIL PDP Stage 2 Notification Map 30 - Lake Hayes

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QUEENSTOWN LAKES DISTRICT COUNCIL PDP Stage 2 Notification Map 31 - Lower Shotover

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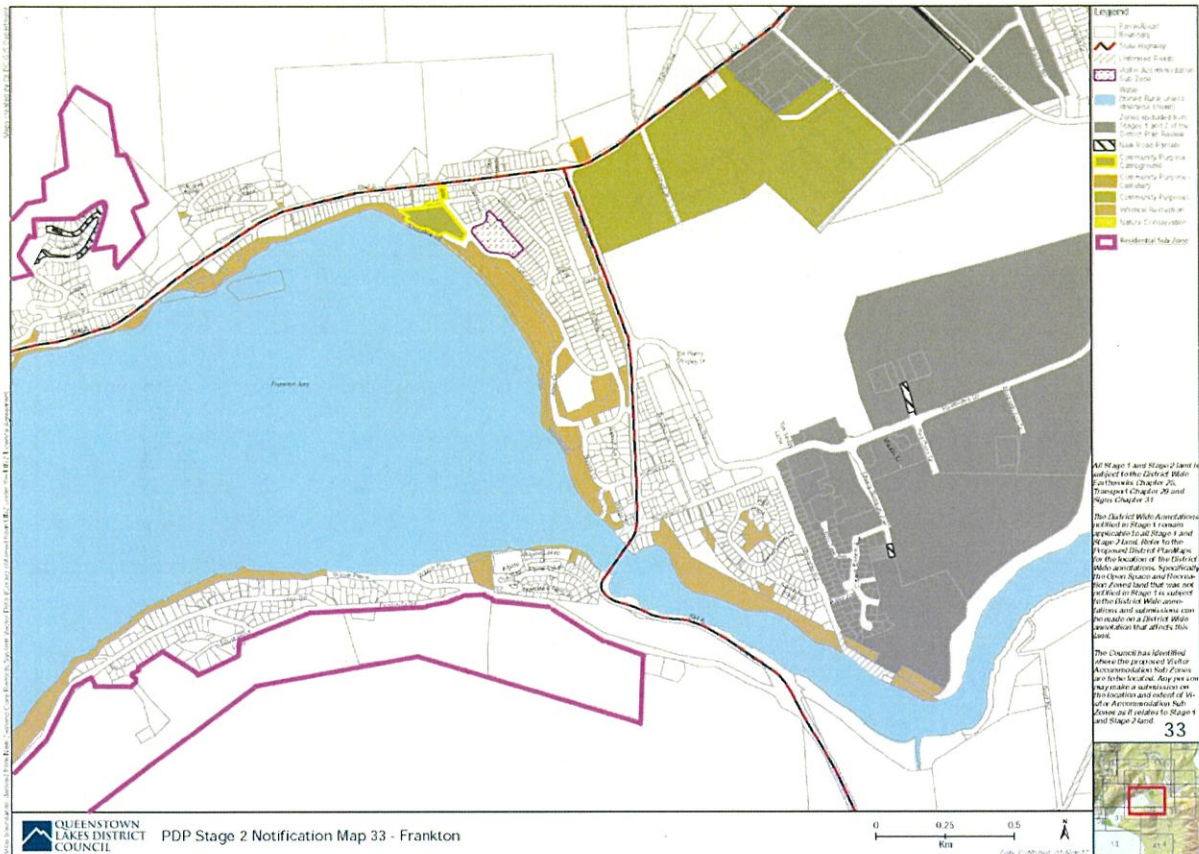
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QUEENSTOWN LAKES DISTRICT COUNCIL PDP Stage 2 Notification Map 33 - Frankton

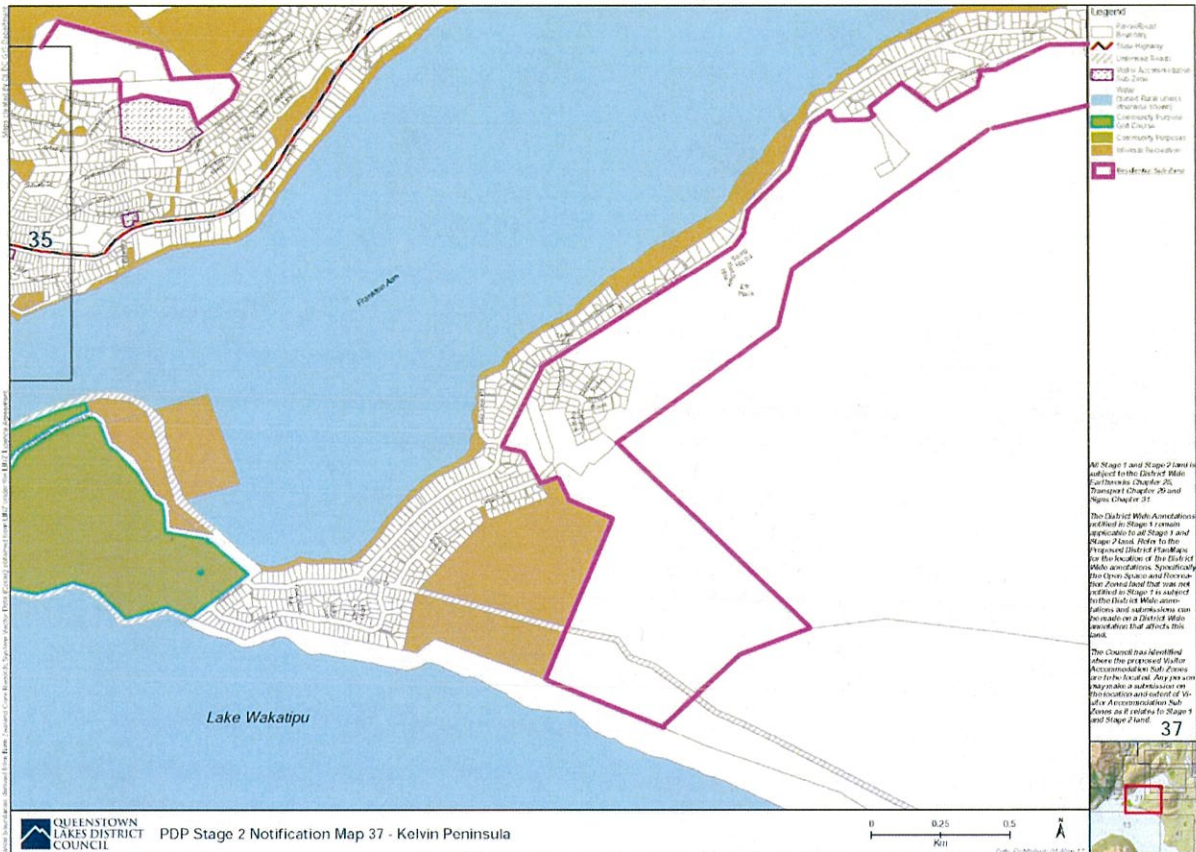
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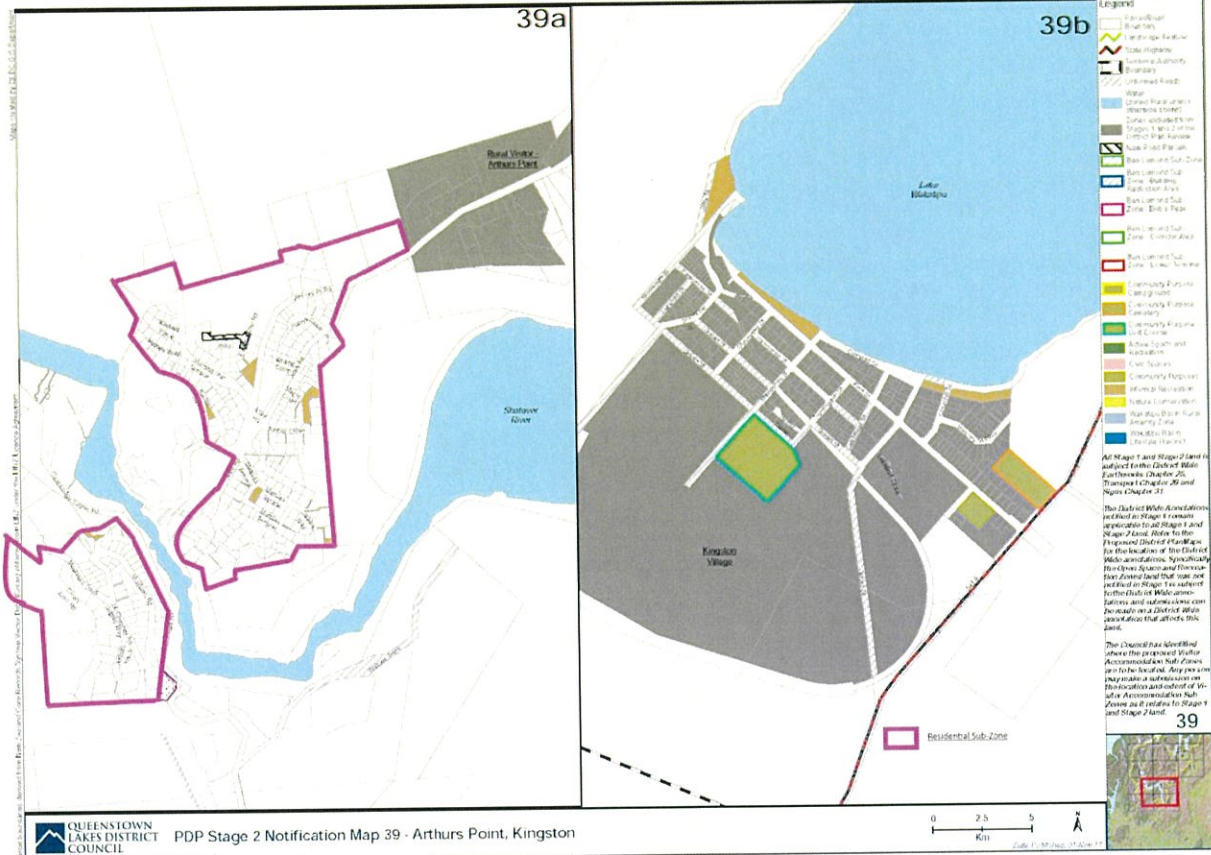
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QUEENSTOWN LAKES DISTRICT COUNCIL PDP Stage 2 Notification Map 39 - Arthurs Point, Kingston

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