

**BEFORE THE HEARINGS PANEL
CHRISTCHURCH DISTRICT PROPOSED PLAN CHANGE 4**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Proposed Plan Change 4 to
the Christchurch District Plan:
Short-Term Accommodation

**REBUTTAL EVIDENCE OF IAN BAYLISS
ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

PLANNING

8 OCTOBER 2021



Christchurch City Council

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1. INTRODUCTION

1.1 My full name is Ian Bayliss. My qualifications and experience are as set out in my s42A report dated 1 September 2021 section 1.1.

1.2 Whilst this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person.

SCOPE

1.3 I have read the submitter evidence in chief dated 7 May 2021 and 24 September relevant to my area of expertise. My rebuttal evidence is provided in response to the evidence in chief filed by the following submitters:

- a) Airbnb – Company Evidence - Derek Nolan
- b) Airbnb – Planning Evidence - Matthew Bonis
- c) Airbnb – Economic Evidence - Natalie Hampson
- d) CIAL – Company Evidence – Felicity Blackmore
- e) HospitalityNZ – Planning Evidence – Brett Giddens.

1.4 My rebuttal evidence responds to issues raised in the above individual briefs dealing with each separate brief in turn. Where the same issues are raised in multiple briefs of evidence, I have addressed all the evidence on these issues together to limit repetition. I have deliberately not responded to every point in the submitter evidence in this rebuttal. This does not signify that I agree with these parts of the submitter evidence. Rather, it means that either, the matter is not directly germane to what has to be determined as part of Proposed Plan Change 4 to the Christchurch District Plan: Short-Term Accommodation (**PC4**), or I have little or nothing to add to the material

contained in the section 42A report of Alison McLaughlin (s42A of Ms McLaughlin) and myself.

2. MATTHEW BONIS FOR AIRBNB

Adequacy of evidence on potential effects associated with character, amenity and coherence

2.1 Mr Bonis acknowledges that unhosted accommodation, “*may have the potential to result in localised nuisance effects*”, however, he says there is “*an absence of any demonstrable evidence justifying regulation on social and amenity grounds*” and that, “*the regulation proposed through PC4 is neither efficient or effective*”¹. He forms this conclusion in part on the basis of the analysis from Ms Hampson, including the following findings in her Evidence in Chief (EIC) on effects:

- the growth of new short term accommodation listings has to be considered in the context of this activity occupying a small proportion (1.4%) of the overall housing stock (paragraph 32.4) alongside the significant number of the listings created in 2016 and 2017, which are no longer active (paragraphs 19 and 20) and a lack of evidence of growth continuing beyond the period when numbers were clearly reduced as a result of the impact of Covid 19.
- the evidence compiled by Council on the scale and significance of the adverse effects of the activity on neighbours and the surrounding area (amenity, coherence and character) is problematic in that Council has (in her view) provided an incomplete understanding of the scale and nature of the activity (para 71).
- the reporting of the results of the Community survey does not address the potential for self-selection bias and underemphasises the fact that a large percentage of respondents were either unaware of the impact of short-term accommodation (and therefore were not impacted) or felt that short-term accommodation had a neutral or positive impact (paragraphs 72-74).

¹ Matthew Bonis Supplementary Brief for Airbnb, 24 September 2021, paragraph 27, pg 5.

- Council’s assessment of the scale and significance of effects is (in her assessment) overstated in situations where there are high numbers of unoccupied dwellings such as Akaroa (paragraphs 75-82).
- the benefits of short-term accommodation are not given adequate consideration and the costs and risks to tourism from a potential net reduction in un-hosted listings as a result of regulatory constraints is not adequately considered (paragraph 116.2).
- adverse amenity effects are not significant when considered at a district or total residential zone level (although may be significant to a very small number of households in the wider community) (paragraph 124).

2.2 I agree with Mr Bonis that there remains a fundamental disagreement as to whether the social costs (disruption, amenity, coherence) are present or predictable such that the regulations in PC4 are appropriate, efficient and effective, and whether more enabling provisions aligned with Mr Bonis’ evidence are more appropriate. While I acknowledge there is more that could be done to understand the benefits and costs of the activity² and to consider the implications of potential regulatory options (as is pointed out in Ms Hampson’s EIC), I still reach the same conclusions about this matter that:

a. the letting out of homes for short-term accommodation facilitated by online platforms has been occurring in significant numbers for more than a decade³. It is a much used and much talked about phenomenon and the fact that it has significant benefits for visitors and owners, as well as risks of adverse effects for neighbours and neighbourhoods should not be controversial;

² Ms Hampson, points to the lack of a social impact assessment by a suitably credentialled expert. I agree that this could be useful and would provide a more rigorous and systematic approach to considering the relevant issues but in my view a significant body of work has been compiled by the Council to help inform decisions and that such an assessment is likely to land at similar overall conclusions as to the presence of positive and negative impacts from the activity as has been identified in the s32 and s32AA reports and leaving decision makers still having to decide if Council has satisfied the legal tests for a plan change and has or has not “got the balance right”.

³ Airbnb was founded in 2007 and has grown to 4 million hosts, Derek Nolan EIC for Airbnb, 7 May 2021, paragraph 6, pg 1.

- b. as explained in paragraph 2.2.5 of my s42A addendum report⁴ and paragraph 7.4.2 of the original s42A, different types of home share accommodation have different adverse effects that are readily discernible from what would otherwise be the case if the activity were not occurring;
- c. there is nothing in the analysis from Matt Bonis, Natalie Hampson and Derek Nolan that leads me to dismiss or set aside the key conclusions about the potential for adverse effects for residential amenity, neighbourhood coherence and nuisance effects that have come through consistently in a range of forms of engagement and analysis as reported in Appendix 6 of the Section 32 report;
- d. on the question of how significant these effects are over and above what can be expected from residential activity, these effects have the potential to be significant, are predictable if the activity is allowed, are likely to be recurring, and increase and decrease along with changes in the scale and extent of the activity;
- e. it is not necessary for evidence to show widespread harm from the activity, records of huge numbers of complaints, or concerted opposition from residents, for carefully targeted controls to be appropriate in terms of their efficiency and effectiveness;
- f. these effects fall within the ambit of the functions of territorial authorities in section 31 of the Act specifically, the effects of the use and development of land and associated resources (s31(1)(a)) and the control of the emission of noise and the mitigation of its effects (s31(1)(e)).

2.3 Further to these general conclusions, I agree with Matt Bonis and Natalie Hampson that the effects and need for each regulatory control, as well as the effects of all of the controls as a package, should be carefully considered, bearing in mind that the environmental effects of this activity are very similar to a residential activity a lot of the time and that it has significant benefits for owners and visitors alike.

⁴ Ian Bayliss, Section 42A Addendum Report, for Christchurch City Council, 1 September 2021, page 9.

Policy support for directing short-term accommodation to centres

- 2.4 I agree with Mr Bonis that matters associated with housing supply and revitalisation of the central city and commercial centres do not have enough support in economics terms to be a focus for the objectives for visitor accommodation and the policies for achieving these objectives.
- 2.5 I do not agree with Mr Giddens that “relaxing the thresholds” in the notified rules (presumably he means the rules on numbers of guests, check in times, events and functions, number of nights per year) would fall foul of key objectives and policies in the CPRS relating to non-residential and commercial activities (which must be given effect to)⁵. The economic evidence finds that these thresholds are unlikely to provide significant economic benefits for centres and to the contrary, Mr Osborne suggests making the controls more permissive in residential areas in close proximity to centres (i.e. the Residential Central City Zone (**RCC**))⁶.
- 2.6 Regarding this suggestion to make the provisions more enabling of short-term accommodation in the RCC Zone, I note (as is set out by Ms McLaughlin in the S42A Report in paragraphs 7.19.16-7.19.20, pgs 102-103), that the majority of the Central City is zoned Commercial Central City Business Zone (CB), Commercial Central City Mixed Use Zone (CCMU), or Commercial Central City Mixed Use (South Frame) Zone (CSF). Visitor accommodation (including visitor accommodation in a residential unit) is already a permitted activity in these zones providing ample choices for visitors to stay in a variety of environment close to amenities.
- 2.7 Drawing on the consultation feedback and analysis of effects in the section 32 report I do not support making changes to the RCC Zone to permit full-time unhosted visitor accommodation. However, I do accept that this is a finely balanced issue. I accept that this recommendation does have merit in terms of Policy 14.2.1.1 Housing distribution and density in that it is

⁵ Brett Giddens for Hospitality NZ, 7 May 2021, paragraph 43, pg 6.

⁶ Phil Osborne for CCC, 27 August 2021, paragraph 4.4.7, pages 28-29

consistent with “*allowing a range of housing types, including attractive, high density living opportunities*” and utilising “*the potential for living, working and playing in close proximity to the commercial centre of the city*”. It could also support achieving Policy 14.2.1.3 Residential Development in the Central City (iv.) “*encourage the comprehensive redevelopment of sites that are no longer required for non-residential purposes*”.

2.8 There are however several points against this proposal. Applying a fairly consistent approach across residential zones that have similar objectives and characteristics has a number of practical benefits in terms of plan administration that should not be overlooked and carving out a special framework for the RCC detracts from these benefits. I am also concerned about the potential for relatively unfettered short-term accommodation in a high demand areas like this to negatively impact on the residential amenity, the coherence of the residential neighbourhood and the high quality of its residential environment.

2.9 For these reasons I still agree with the assessment of Ms McLaughlin, that permitting full-time unhosted visitor accommodation in the RCC zone would **not** be consistent with:

- Policy 14.2.1.1 to control “*the character, scale and intensity of non-residential activities*” in the RCC zone “*to mitigate their effects on the character and amenity of inner city residential areas*”, and
- Policy 14.2.1.3 to “*restore and enhance residential activity in the Central City*”, “*by assisting in the creation of new inner city residential neighbourhoods and the protection of amenity of inner city residential neighbourhoods*”, and
- Policy 14.2.4.1 Neighbourhood character, amenity and safety (iii and iv) “*providing a high level of on-site amenity*” and “*minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity*”.

Are the standards impractical to administer (numbers of guests, accumulation of days, night time arrivals, vehicles and wayfinding)?

2.10 Mr Bonis' evidence and Ms Hampson's evidence for Airbnb discusses the extent to which PC4 standards and matters of control are likely to be difficult or impractical to administer. I accept that there will be occasions when one or more of the parameters in the plan or a consent condition may be breached but in my view this does not mean the standard or matter of control is unlikely to be efficient and effective overall. For example, a flight or car journey being delayed leading to a late-night arrival in breach of the 10.00pm check in time standard could be taken into account by Council enforcement in looking at a complaint, as could a consistent pattern of late arrivals and related disturbances to neighbours. The point is that having the standard in place:

- a. provides a basis for Council or a home sharing platform like Airbnb to require the owner to advertise and provide information to guests about check-in time requirements to promote compliance;
- b. provides information to a host and a guest that guests should endeavour to be quiet on arrival to avoid or limit adverse disturbance effects on neighbours;

I consider that this benefit applies equally to limits on the number of guests, wayfinding information and constraints on heavy vehicles to pick-up and deliver guests.

2.11 I accept that the effectiveness of plan parameters dictating the number of nights per year a unit can be let is contingent on also having a permitted activity or controlled activity standard or consent condition requiring the notification of Council of commencement of the visitor accommodation activity. The same goes for the keeping of records of letting activity and sharing this information with Council. This is provided for in the recommended provisions in **Appendix 1** to this report.

2.12 In conclusion, running through the key standards and matters of control, I agree with the reasoning in the section 32 considering the need for, appropriateness, as well as the effectiveness and efficiency of the permitted and controlled activity standards and matters of control for hosted visitor accommodation and unhosted visitor accommodation.

Do the likely consenting costs make short term accommodation uneconomic?

- 2.13 Ms Hampson and Mr Bonis, in both of his briefs of evidence for Airbnb, discuss the extent to which PC4 is likely to impose consenting costs on people wishing to undertake short-term accommodation which will preclude some people from undertaking the activity. This is explored further in the evidence of Mr Osborne in evaluating a range of planning scenarios from an economics perspective. I rely on the evidence of Mr Osborne in observing that \$12m in transaction costs (which equates to \$6,000 for each listing if averaged across 2,000 entire home and apartment listings⁷) represents a substantial obstacle to the regularisation of visitor accommodation in residential units. The further cost of approximately \$3.4m in lost tourism spending also needs to be factored in⁸. However, a number of things need to be kept in perspective in making conclusions about the efficiency and effectiveness of the proposed consent framework:
- 2.14 The \$4,000 revenue margin for controlled activity consents and \$15,000 revenue margin for discretionary or non-complying activities⁹ which is the point where the modelling by Property Economics assumes an application activity will or won't be submitted and the related assumption that 10% of potential applicants will either be deterred by the cost and uncertainty or consent will be declined or withdrawn is very conservative for a number of reasons:
1. A resource consent is a one-time cost (other than for time limited consents such as discharge permits) which will benefit an owner for as long as they wish to continue using the consent;
 2. The deposit for a consent provides an indication of the potential Council costs for a consent. The deposit for short-term visitor accommodation (e.g. Airbnb, holiday home) is only \$1,000, and the deposit for a limited notified land use consent is \$10,000;

⁷ Phil Osborne for CCC, 27 August 2021, Table 2 paragraph 3.6.1, page 18

⁸ Phil Osborne for CCC, 27 August 2021, paragraph 7.2.5, page 47

⁹ Phil Osborne for CCC, 27 August 2021, paragraph 6.2.10, page 39

3. The comprehensiveness of an AEE should be proportional to the potential effects of the proposed activity and taking into account the reduction in the number of matters addressed in the proposed visitor accommodation objectives and policies now proposed, it is reasonable to assume that in many instances, the potential effects and assessment requirements will be quite limited;
4. With the development of standardised templates, applicants may be able to prepare and submit their own applications;
5. Proficient planners are able to assess the key considerations for a short-term accommodation development (amenity, character, coherence, privacy and nuisance effects) without needing to get input from more technical specialists;
6. The provisions as currently recommended by Council prevent public notification;
7. Greater standardisation of processes (including information requirements, decision reports, consent conditions and the like) for the controlled activity consents will have similar benefits for applicants and Council in dealing with discretionary activity consents; and
8. Less than one percent of resource consent applications are refused according to MFE statistics, and uncertainty for applicants will reduce over time as the provisions are “bedded in” within the Council and the market.

2.15 For these reasons and the matters set out in the section 32 and 32AA evaluation reports, I still consider that the consent requirements in PC4 in the form it is now recommended meets the relevant tests in the RMA in terms of efficiency and effectiveness in achieving the relevant objectives.

Is visitor accommodation in a residential unit a commercial or residential activity?

- 2.16 Both Mr Bonis' evidence for Airbnb and Ms Blackmore's evidence for CIAL's¹⁰ evidence argues that visitor accommodation in a residential unit is residential in nature. Mr Giddens's evidence in chief for Hospitality NZ¹¹ agrees with the original s42A report by Ms McLaughlin that unhosted visitor accommodation in a residential unit that exceeds 180 nights per year is a commercial activity in most instances because the unit is no longer being used for a residential activity the majority of the time. That the definition of residential activities in the operative Christchurch District Plan (**CDP**) is overly restrictive in excluding the broad concept of "guest accommodation" does not seem to be a matter of contention between the planners, but what the definition of residential activity should embrace is not agreed.
- 2.17 I agree with Ms McLaughlin that visitor accommodation in a residential unit is a commercial activity in the broad sense of the term in that a tariff is charged for a service (short-term lodging). However, I also agree that at small scales and particularly where it is hosted or subsidiary to a residential use of the unit, most of the time that commercial activity has characteristics that are consistent with the amenity and character expected in residential zones.
- 2.18 If a residential unit is not providing a long-term residence to at least one person, the activity does not fundamentally have a residential nature. It is not providing "living accommodation" as required by the District Plan definition of "residential activity" in both the Operative District Plan and the definition as proposed to be amended by PC4. It is providing transient accommodation to visitors and, as discussed in the s32 and s42A reports, the transient nature of the activity gives rise to different effects to longer-term accommodation and to intermittent use as a holiday home.
- 2.19 The argument that the activity is residential because of its similarity to long term residential accommodation and use of residential buildings (which was important in determining an appeal of a Christchurch City Council decision to

¹⁰ Matthew Bonis EIC for Airbnb, 10 May 2021, paras 23-32, Felicity Blackmore EIC for CIAL, 7 May 2021, paras 29 and 34.

¹¹ Brett Giddens for Hospitality NZ, 7 May 2021, paras 39-43.

decline a resource consent to establish guest accommodation at 52A Creyke Road¹² under the Operative Plan) in my view can only be taken so far in informing how the activity should be provided for in the plan.

- 2.20 If full-time unhosted visitor accommodation were to be considered as a residential activity, then a motel (or other forms of more traditional visitor accommodation) could also be considered a residential activity and appropriate in a residential zone. By way of example, there could be a proposal in a medium density residential zone for a ten-unit residential apartment complex with the owner of all ten units living in one and listing the other nine full time for visitor accommodation. In my view the plan should be clear in such a scenario involving a set of effects that significantly impact on residential amenity and character that a motel proposed with ten rooms and the owner living on site is a commercial activity that should not be located in a residential zone.
- 2.21 Extending this argument further, other commercial activities could be argued to be residential in nature by locating them within residential dwellings and ancillary buildings: a backyard panel beating business, a nightclub, or a taxi business are in my view highly likely to be incompatible with maintaining and enhancing amenity values and contrary to achieving the strong objectives and policies in the district plan addressing residential character and amenity. An appropriate framework for managing such activities would focus on their likely effects on the environment and not treat them the same as residential activities expected to occur in residential units and accessory buildings. I consider the same should be done for visitor accommodation.
- 2.22 The Christchurch District Plan is an activity-based plan that contains numerous distinctions between residential and non-residential activities with varying degrees of inherently residential characteristics. Home occupations, boarding houses, hostels, social housing, older persons housing, retirement villages are all residential in nature and are given specific activity status and standards in order to help achieve the plan's objectives and

¹² Archibald v Christchurch City Council (ENV-2019-CHC-098) 20 Dec 2019

policies in different zones. In making this point I am on common ground with Mr Giddens¹³ however, in his view, quantifying threshold standards (nights per year of letting activity in particular) are important in clarifying where an activity meets the definition of a commercial activity.

2.23 Mr Bonis' evidence states that home-sharing is not a type of commercial activity that offends the directive provisions in the Christchurch Regional Policy Statement and the District Plan that seek to locate commercial activities in centres. Mr Geddes disagrees and states that it does. Following the economic evidence, I agree with Mr Bonis and Ms Hampson that there is a lack of evidence supporting the arguments to regulate the use of homes for short-term accommodation as part of the centres based policies of the plan. However, I would qualify that short-term accommodation can have commercial characteristics which are problematic for maintaining residential character and amenity, (which can and should be considered through a resource consent process).

2.24 As set out in paragraph 2.3.12 of my s42A Addendum, I do not agree with Ms McLaughlin's conclusion in para 7.6.45 on page 54 of the s42A (and supported by Mr Giddens in his EIC) that a certain number of days of letting (over 180 nights a year¹⁴) creates the situation of this form of visitor accommodation switching to a commercial activity. In my view this occurs when there is a combination of factors such as more people staying the night than would normally occur in a house in the area, large numbers of visitor and service vehicles attending the site through the day and night, commercial signage, substantial areas of the site being set aside for parking, deliveries, cleaning equipment and supplies and laundry facilities, in addition to the duration of these activities throughout a year or season.

Additional Permitted Activity Standards

¹³ Brett Giddens for Hospitality NZ, 7 May 2021, paras 36-37.

¹⁴ Relying on 180 nights as a point at which to stop further letting is also problematic for the reasons set out in paragraphs 32.1 and 32.2 of Ms Hampson's evidence, that in order to let a residential unit for 180 nights the unit is likely to have to be available for many more nights than 180, in likelihood leaving a limited window of opportunity for a residential unit to be used for longer term accommodation.

2.25 Mr Bonis recommends the addition of two further permitted activity standards for visitor accommodation in residential units including compulsory registration with the Council, and provision of signage limiting the use of outdoor areas to between 07.00am and 10.00pm (paragraph 72, page 16). This is in addition to the recommendation in his EIC for records of letting activity to be kept and made available to the Council on request. However, Mr Bonis still opposes requiring a controlled activity consent for unhosted visitor accommodation and the specific permitted activity standards that Mr Bonis recommends would apply to a new term “home sharing accommodation”, which would embed in the definition of residential activities and would not distinguish between hosted visitor accommodation and unhosted visitor accommodation.

2.26 While I still support the basic framework of PC4 of requiring a controlled activity consent for unhosted visitor accommodation in residential zones as set in the two previous s42A reports, I agree that the suggested signage standard would make an improvement to addressing potential adverse effects from visitor accommodation in residential areas for unhosted visitor accommodation in particular. The requirements to notify Council of the commencement of short-term accommodation, and to keep records and share information on request is only proposed by Mr Bonis to apply to residential zones but in my assessment it would also be beneficial for visitor accommodation in rural areas, rural settlements, mixed use zones and commercial zones. I support the recommendation to apply these standards in residential zones (and I would support extending these standards to controlled activities and to permitted visitor accommodation in residential units in other zones) but as he does not comment on this, it would be helpful to understand Mr Bonis’ views on the appropriateness of:

- a. Applying these standards across the framework of PC4 (as recommended by Council), where controlled activity consent is required for unhosted visitor accommodation and the standard would be a further condition for the activity to benefit from controlled activity status; and

- b. also applying these standards to permitted and controlled activities in other zones.

Errata

- 2.27 In Paragraph 12 of his supplementary brief, Matt Bonis misquotes paragraph 2.2.1 of my evidence. He has inserted the word “not” into the following sentence (the relevant words are highlighted in bold):

*“It is my analysis that the economic evidence is **not** an important consideration for PC4, having regard to the efficiency and effectiveness of the policies and methods for achieving the objectives...”.*

The actual quote is:

*“It is my analysis that the economic evidence **is** an important consideration for PC4...”*

3. DEREK NOLAN FOR AIRBNB

- 3.1 The EIC for Derek Nolan provides further information on matters set out in Airbnb’s submission to PC4. As a consequence these matters have already been traversed in the section 42A report by Alison McLaughlin which I agree with, in particular:

- i. Support for a national framework and self-regulation mechanisms on paragraphs 8-9 pages 1-2 (addressed in the original s.42A report in paragraphs 7.33-35, pg 39-40). On this point, I would also add that the fact that Airbnb has “strict” internal policies and applies severe sanctions to owners to address issues like parties and disturbance to neighbours suggests that Airbnb acknowledges that these issues can be a significant issue for neighbours and neighbourhoods.
- ii. Earthquake recovery and Covid recovery on paragraphs 20-25 pages 6-7 (addressed in the original s42A report in 7.2.1-7.2.10, pg 37-38)

- 3.2 Mr Nolan provides several examples that illustrate Airbnb’s concerns about consent requirements being impractical and uneconomic for short-term

accommodation providers in paragraphs 48.1-48.5, pages 12 and 13. This matter is addressed in paragraphs 2.10-2.12 of this Rebuttal report.

4. NATALIE HAMPSON FOR AIRBNB

4.1 The evidence for Airbnb by Ms Hampson has addressed several matters relating to planning evidence but does not address social costs. In paragraphs 57-59, she concludes that regulations on numbers of guests in hosted visitor accommodation are not warranted in that 99% of hosted listings would qualify as a permitted activity. In her view, the Council has not analysed the significance of limiting guest numbers and she anticipates that future listings will continue to be focused on six or less guests per booking with, or without this being required by standards.

4.2 I note that this high degree of compliance confirms that this part of PC4 is not overly onerous but I would disagree that this means the standard is unnecessary. Limiting the number of guests is an important way to ensure that objective 14.2.4 High Quality residential environments and clause i. of proposed Objective 14.2.9 is achieved, which is:

“residential activity being the predominant activity on sites and the residential character being maintained, with minimal disturbance to neighbours”.

4.3 It is also consistent with achieving the high level of amenity required by objective 14.2.4 High quality residential environments, and to the maintenance and enhancement of amenity values which has to be had particular regard to in s7(c) of the RMA.

4.4 The six-guest limit is not dissimilar to comparable standards in the Christchurch District Plan such as student hostels, which are limited to 6 bedrooms, home occupations, which are limited to two non-resident FTE’s, and non-resident child care which are limited to four non-resident children. It is the permitted limit for a bed and breakfast in the operative provisions of the district plan prior to PC4 and it also complements the definition for a boarding house which is defined as:

*“means one or more buildings, used for paid lodgings or boarding, providing accommodation on a site whose aggregated total contains more than two boarding rooms **and is occupied by six or more tenants.**”*

- 4.5 Ms Hampson concludes that the regulation of check-in times are not justified by the Airdna data in paragraphs 43-48 (pages 13-14). She notes that 30% of hosted listings and 13% of un-hosted listings already specify a check in time between 6am and 10pm and that check out times are generally not controlled by hosts. Her objection seems to be the lack of analysis and the fact that residents can come and go at any time. On this same issue Mr Bonis suggests guests arriving on a late-night flight from Australia would need to be precluded or risk infringing the rule.
- 4.6 This issue is dealt with in detail in the s42A report by Ms McLaughlin in section 7.10.1-7.10.8 (pages 70-71) and notwithstanding the lack of reference to quantitative information, based on her analysis, I consider it is appropriate and pragmatic as a performance standard.
- 4.7 Ms Hampson points to a lack of detailed analysis of approaches to regulating short-term accommodation in other Councils. She provides a table comparing the provisions of PC4 against those of Auckland, Mackenzie, Thames-Coromandel, and Queenstown Lakes and concludes that PC4 has the most complex and prescriptive regulatory approach (paragraphs 92-99).
- 4.8 While I have acknowledged the concerns of submitters with the complexity of the PC4 provisions, I do not think Ms Hampson’s analysis helps make conclusions about the appropriateness of the provisions in PC4. It is important to note in this comparison that both Auckland and Thames Coromandel were reviewed at a time when the effects of using residential units for short term accommodation via online-platforms on urban environments and tourism towns were only beginning to be discussed in New Zealand and in its planning literature. The provisions in Thames Coromandel were heard in March 2015 and the section 32 for the Auckland Unitary Plan

is dated September 2013 – well before the more complex and prescriptive provisions in Mackenzie, Queenstown and Christchurch were promulgated.

- 4.9 It is also relevant to note that the different rule regimes respond to different directions in terms of regional and strategic policy. The Auckland Unitary Plan provisions were a direct response to high level directives around creating a quality compact city, which deliberately placed relatively little emphasis on residential amenity concerns other than built environment and heritage in defined areas.
- 4.10 My analysis of the Christchurch District Plan is that its high-level objectives are quite different to either Thames Coromandel or Auckland in promoting re-build, managed recovery and revitalising the central city while emphasising attractive well-integrated development and a high quality urban environment. Reflecting this strategic direction, strong regulation of things that can impact on residential amenity is in my assessment not unusual in the CDP.
- 4.11 Mackenzie, Thames-Coromandel and Queenstown Lakes all have high numbers of homes being used for visitor accommodation which would make implementing any significant change of approach from existing regimes extremely challenging to implement. This enabling approach to visitor accommodation in Thames Coromandel is readily understandable in a context where in places like Cooks Beach and Whangamata such a large proportion of the housing stock is currently used for visitor accommodation. Queenstown Lakes encountered significant opposition to a highly prescriptive framework for regulating visitor accommodation. Queenstown Lakes is also different to the other examples in terms of the huge demand for visitor accommodation that it experiences, the unaffordability of its rental accommodation, and evident impacts of visitor accommodation on community coherence and residential amenity.
- 4.12 Commenting further on the section 32 report (paragraph 116.1 page 38) Ms Hampson points out that when assessing the costs and benefits of PC4 against the Operative Plan provisions, the existence of approximately 1,900

un-hosted active listings in residential and rural zones (illegally) means there is no benefit or saving in shifting from discretionary activity to a controlled consent for unhosted short term accommodation with up to 60 guest nights. While this point is well made (and is repeated in Mr Bonis' supplementary evidence) section 32 of the RMA makes it necessary to consider the operative CDP. A more constraining approach than the existing framework has been sought by multiple submitters including a number of residents associations and Hospitality NZ. Subsequently, the Property Economics report has looked at the consenting costs of PC4 as currently proposed, full enforcement of the Operative Plan provisions and a significantly more permissive scenario, all of which I responded to in my section 42A Addendum report and associated s32AA evaluation, where I have sought to reduce several consent requirements and consenting hurdles that are in my assessment less justified than the balance of the recommended provisions.

- 4.13 I agree with Ms Hampson that the consent requirements and costs of PC4 on large numbers of operators are significant (520 un-hosted listings need a controlled activity consent in residential zones for instance) and the costs of consents could in many instances negate more than a year's average annual earnings in 2019 (\$2,714) (see paragraphs 116.3-116.4 for details) however as I point out in paragraphs 2.4.7 and 2.4.8 on pages 23 and 24 of my s42A Addendum, it should be practical to minimise the costs, uncertainty and logistics of a controlled activity framework through streamlining measures.
- 4.14 The 60 night limit for controlled activity un-hosted accommodation is a particular point of contention and is given relatively little attention in the section 32 report and (based on the economic evidence) will negatively impact on the benefits of short term accommodation for providers and potential flow on effects for tourist numbers and spending. While I accept that 60 nights is somewhat arbitrary (as are many provisions in district plans) it has a key part to play in achieving the relevant objectives and policies¹⁵ and

¹⁵ In particular objective 14.2.4 and clause i. of proposed Objective 14.2.9, 14.2.4 High quality residential environments, and the maintenance and enhancement of amenity values in s7(c) of the RMA.

I agree with the supporting rationale set out in the original section 42A report (paragraph 7.9.20 on page 66):

- a. *it enables people to make efficient use of their own usual place of residence while they are away on holidays. Most working adults have 4-5 weeks of annual leave (36-45 days a year with associated weekends on either side) plus statutory holidays (11-12 days a year) which add up to approximately 60 nights a year. Enabling more nights per year than this reduces the number of scenarios where the dwelling is also being used as a long-term residence.*
- b. *having regard to the average annual revenue for unhosted visitor accommodation in a residential dwelling in 2019 (shown on p.80 of the s32 report), 60 nights per year strikes a good balance between consenting fees that will not exceed annual revenue for the first year and not creating a financial incentive for owners of long-term rentals to flip them to short term accommodation while leaving the house empty for the remainder of the year.*
- c. *at 60 nights per year, neighbours would be less likely to be experiencing noise or other amenity impacts “all weekend every weekend” or “all summer every summer” whereas the more nights that are enabled the more risk there is of disturbance of neighbours. 60 nights per year provides more assurance to neighbours that there will be rest periods from the activity even if they do occasionally experience effects before compliance officers can intervene.*

4.15 The Joint Witness Statement from Mr Osborne and Ms Hampson¹⁶ records that from an economic perspective, discretionary activity and non-complying activity status is “*at odds with the narrow scope of effects the Council is seeking to manage*”. They favour narrowing the issues (presumably through a framework that defaults to a restricted discretionary activity) to make for “*a more economically efficient outcome in relation to the application and processing of consents*”.

¹⁶ Joint Witness Statement – Economics – Proposed Plan Change 4, Christchurch District Plan, 30 September 2021, paragraph 2.17, pg 4.

4.16 As I discussed in my section 42A Addendum¹⁷ in my opinion, discretionary activity status is an appropriate default activity status for hosted and unhosted visitor accommodation that do not meet permitted and controlled activity standards including the 6 guest limit, the constraint on night time arrivals and the 60 nights per year controlled activity limits. I note that this position is not agreed by Mr Bonis for Airbnb in his supplementary brief of evidence.

4.17 It is an established convention in the CDP that relatively few activities that do not meet permitted activity performance standards are provided for as controlled activities. For instance, only 6 of the 28 permitted activities in the Residential Suburban Zone and Residential Suburban Density Transition Zone require a controlled activity consent where permitted activity standards are not met. However, I accept that considering the 34 restricted discretionary activities for the same zone and associated matters of discretion in section 14.15 provides a clear indication that there is nothing contrary to convention in the CDP with using restricted discretionary activities to address matters that relate to some of the effects of short-term accommodation such as:

- Scale of activity (RD11 Boarding house)
- Traffic generation and access safety (RD13 Convenience activities)
- Non-residential hours of operation (RD 13 Convenience activities)
- Impacts on neighbouring property (RD19 Buildings over height)
- Minimum building, window and balcony setbacks (RD26 buildings not set back)
- Proposed mitigation measures and their effectiveness (RD31 flooding)
- Sensitivity to aircraft noise and noise insulation (RD34 sensitive activities within the 50 dB air noise contour).

4.18 However I still recommend discretionary activity based in part on analysing the leading caselaw on the topic:

¹⁷ Ian Bayliss, Section 42A Addendum Report for Plan Change 4 Short Term Accommodation for Christchurch City Council, 1 September 2021, paragraph 2.4.21 -

1. In *Auckland City Council v The John Woolley Trust and SJ Christmas* [2008] CIV-2004-404-3787, the High Court noted the limits of what restricted discretionary (**RD**) can be used for (**my emphasis**):
 - 1.1 [49]: “Restricted discretionary activities were introduced to the RMA to deal with those cases where it was considered unnecessary to require consent authorities to consider the full range of relevant matters under s 104. **Generally, the use of restricted discretionary activities has been confined to relatively minor matters incidental to some principal activity (such as the control of earthworks), relatively minor stand-alone activities, or the modification of standards.**” “The vast majority of these activities are likely to arise in the urban environment where Part 2 matters are less frequently engaged.”
2. In *Lakes District Rural Landowners Society v Wakatipu Environmental Society* [2001] C75/2001 the Environment Court noted that
 - 2.1 [43]: “there are three reasons for classifying activities as discretionary. The first contains the idea that **an activity may be appropriately discretionary where it is not suitable in all locations in a zone**”. “The second category” “is **where the effects of the activity are so variable that it is not possible to prescribe standards to control them in advance**. The third category is **where an activity defaults to discretionary because it cannot meet all the site standards for a permitted activity**. Again those appear to be unexceptionable and common reasons for classifying activities as discretionary.”
3. In *Edens v Thames-Coromandel District Council* [2020] NZEnvC 13 the Environment Court addresses the same issues
 - 3.1 [113]: “The classification of activities as restricted discretionary should be carefully considered. Diligent attempts should be made to try and focus the range of resource management issues that ought to be addressed when considering an application for resource consent for such an activity.” “The basis for assessment of restricted discretionary activities should be clear from the relevant objectives and policies. This should assist in limiting the

*extent to which submissions create unnecessary complexity or delay for applicants. **The status of activities should be changed to discretionary where the extent of the matters for discretion is in fact unrestricted.***

3.2 *Where the extent of the effects of activities (including subdivision) that would be likely to result from the grant of consent would not be known prior to an application being made, then that lack of knowledge raises a question as to how the restriction on matters of discretion could be understood and fixed, as required by sections 87A(3) and 104C of the Resource Management Act 1991.*

3.3 *[127]: “We conclude that subdivision under Rule 9 should remain discretionary. The matters identified as relevant to the assessment of such applications are too extensive and the range of possible circumstances are too broad to ensure discretion can be restricted on a principled basis, as required by ss 87A(3) and 104C. The consequences of classifying the activity as discretionary rather than restricted discretionary, whether for notification purposes or consenting purposes, are not nearly so great as to outweigh those factors.”*

4.19 Taking the above into account in relation to this matter, I accept that a reasonable argument can be made for a lesser consent for individual infringements of a number of the standards (one off incidents of casual visitors exceeding the number of staying guests, or having a guest arrive after 10pm for instance). However, I still prefer discretionary activity status is the most appropriate for the following reasons:

1. most restricted discretionary activities in the CDP are for bulk and location control infringements and for standards relating to management of the built environment. They are not used for changes of use that have the potential to change the environment of a site and over time, the character of a neighbourhood or a zone .
2. It would be unusual as well as difficult to prescribe effective and flexible matters of discretion to facilitate assessment of the wide range of effects that arise from short term visitor accommodation. Creating a restricted

discretionary framework to ensure these issues can be addressed would in my assessment create a framework that works in practise like a discretionary activity.

3. In considering a development with potentially significant implications for residential amenity, neighbourhood coherence, residential or rural character, a wide range of adverse effects could be more than minor but most of the time are likely to be insignificant or no more than minor. These effects on the environment could include loss of privacy, the loss of a quiet environment relatively free of noise disturbances, knowing ones neighbours, periods of potentially hectic activity and an absence of human activity in and out of holiday seasons, recurring night time noise and disturbance, loss of local identity and character, the recurrence of unmanaged parties, a lack of parking on the site or in the surrounding neighbourhood, cumulative adverse effects from a proliferation of changes of use to short term accommodation, a difficult or dangerous access arrangement for people unfamiliar with the site, a level of traffic generation and service activity consistent with a commercial activity. Because these wide range of effects (and potentially further additional unanticipated issues) could arise in individual situations, broad discretion is more appropriate than restricted discretion.
4. Creating a restricted discretionary rule framework to ensure issues can be addressed risks forcing the Council and applicants and operators to arbitrate over incidental matters with an unwieldy and intrusive assessment process for applications where most of the time this is not warranted in terms of the effects of the activity. This in turn could result in unreasonable conditions of consent.
5. Restricted discretionary activities are not normally conducive to considering the benefits of an activity for the owner and for visitors and for local businesses like restaurants shops and visitor attractions whereas this would be normal practise for a discretionary activity. I accept that it is possible to provide for the consideration of benefits (and other matters set out in the policies of the plan) in a restricted discretionary activity but this again would start to look very similar to a discretionary activity.

5. CHRISTCHURCH INTERNATIONAL AIRPORT LIMITED

- 5.1 I agree with MS Felicity Blackmore’s evidence on the following points:
- a. the need for District Plan provisions to protect strategic infrastructure including Christchurch International Airport from reverse sensitivity¹⁸ from sensitive activities including residential and visitor accommodation activities that have not been designed to mitigate the levels of airport noise anticipated in the respective airport noise contours;
 - b. the need to give effect to the objectives and policies in the Regional Policy Statement¹⁹;
 - c. the need to support the recovery and enhancement of the visitor economy in Christchurch²⁰.
- 5.2 With respect to paragraphs 28.1-2, where Ms. Blackmore states “*a standard residential unit may not be designed, constructed or operated in such a way*” that it “*mitigates the effects of noise on occupants*” I agree that all forms of visitor accommodation are included in the definition of sensitive activities unless they are designed, constructed and operated to a standard to mitigate the effects of aircraft noise (in which case they are excluded for the definition). However, under Rule 6.1.7.2.2 (as amended by PC4) new buildings or extensions to existing buildings located in the 55 dB Ldn air noise contour for hosted visitor accommodation and unhosted visitor accommodation are subject to the same requirements for acoustic attenuation as buildings for Residential Units²¹, noting that there are some differences in the ways the types of spaces in each activity are described. Rule 6.1.7.2.2 does not rely on the activity being within the plan definition of a sensitive activity but it does not apply in the 50 dB Ldn contour.

¹⁸ Strategic Directions Objective 3.3.12(b); Objective 6.1.2.1; Policy 6.1.2.1.5(b)

¹⁹ CRPS Policy 6.3.5(4)

²⁰ Strategic Directions Objective 3.3.1

²¹ Rule 6.1.7.2.2; 14.4.1.3 RD34

5.3 As with the operative controls on residential units near Christchurch Airport, any gap would be with older residential units that were constructed before the noise attenuation requirements came into effect. The question is whether or not a change of use from an existing sensitive activity (in a residential unit constructed before the requirements for acoustic attenuation) to a different sensitive activity (hosted or unhosted visitor accommodation in the same unit) without any other physical alteration to the structure, merits a requirement to upgrade the structure to provide acoustic attenuation.

5.4 Ms Blackmore may be able to provide more detailed information on the costs of installing acoustic attenuation as this varies significantly by site to further evaluate the costs of her proposed changes. Suffice to say, in some instances it can be substantial and is principally of benefit to people carrying out the sensitive activity (by limiting their exposure to noise) and Christchurch Airport (by limiting the potential for reverse sensitivity effects including complaints and disputes). It is my initial view that this cost is not justified by the benefit of mitigating the difference in reverse sensitivity risk between a residential unit occupied full time by a permanent resident versus visitor accommodation occupied part time by visitors. Disruption to sleep and the enjoyment of peace and quiet for visitor accommodation guests from air noise and engine testing is a temporary effect due to the short time people staying in the short-term accommodation are likely to stay.

5.5 This matter is also relevant to the evidence of David Lawry. Mr Lawry, through a series of further submissions opposing points in the CIAL submission, has provided a selection of information addressing the background to the air noise and engine testing provisions for Christchurch International Airport. As Mr Lawry is only a further submitter opposing CIAL's submission points in relation to PC4 I note the following points:

1. there is very little that can be done through PC4 to address his broader issues with the background to how the noise contours and the regulatory provisions that implement them came about.

2. I am advised by Council officers that a review of the air noise contours will be prepared as part of the next iteration of the Urban Development Strategy for Greater Christchurch 2050 due in 2023, which would then feed into the notification of a new Regional Policy Statement by Canterbury Regional Council in 2024.
3. This review is some way away from being completed and implemented in the regional policy statement and district plan and in the mean-time there are unambiguous strategic objectives and policies in the Canterbury Regional Policy Statement (**CRPS**) and CDP which provide direction on the management of activities sensitive to the operation of Christchurch International Airport, which are to be given effect to (CRPS policy 6.3.5(4), 6.3.9(5)a) and CDP objective 3.3.12 and policy 6.1.2.1.5).
4. As set out in the notification public notice, section 32 report and section 42A reports, there is a strong need to address the practicality and effectiveness of the provisions in the current district plan for visitor accommodation and significant challenges with enforcing the status quo provisions. For this reason, I would not support placing PC4 on hold pending the forthcoming review of the noise contours²².
5. In my assessment PC4 does not materially alter the situation in the current district plan where residential activities and farm stays are permitted activities subject to standards (including particular standards when they are within noise contours).

Restrictions on campgrounds for visitor accommodation accessory to farming in rural zones within the 50 dB Ldn Air Noise or Engine Noise Contours

- 5.6 Ms Blackmore's evidence for CIAL supports the standards for campgrounds accessory to farming activities in Rules 17.5.1.1 P22 and 17.6.1.1 P20 on the basis that it would prevent accommodation accessory to farming in the form of a campground within the contours. CIAL have altered the relief sought in

²² I note this recommendation is somewhat contrary to the recommendations of Ms McLaughlin in her s42A report where she proposed to exempt Clearwater Golf Resort from PC4 pending a review of the noise contours. This matter is addressed in further detail in the section below on the Special Purpose Golf Resort Zone.

their submission in relation to visitor accommodation accessory to farming in the 50 dB Ldn noise contour as seeking the following amendments:

- d. ii. Visitors may ~~only not~~ be accommodated in campgrounds consisting of tents, caravans or ~~no more than three heavy~~ vehicles

5.7 I agree with the principle behind the changes suggested by Ms Blackmore, in terms of reducing ambiguity and preventing people from locating for extended periods of time in tents or caravans within the noise contours. People living in caravans in particular can become permanent occupants in buildings that were never designed to provide permanent accommodation and become significantly vulnerable to the effects of air noise – a situation that can not be mitigated through conventional noise insulation measures. I accept the point in the submission that clause c. of standard P22 already excludes visitors locating within a tent or caravan being permitted and that clause d. should not contradict clause c. by allowing it in up to 3 caravans or campervans:

c. Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).

5.8 In light of the wording of clause c., altering clause d.ii. in the manner suggested in Ms Blackmore's evidence can be seen as a consequential change of neutral effect to achieve consistency across the plan and reduce ambiguity. For this reason I recommend the Panel accept this change as set out in Ms Blackmore's evidence and as show in **Appendix 1** to this evidence.

5.9 As a result, the recommendation that **submission 101.34 from CIAL be accepted in part remains the same** and no changes have been made to the Accept/Reject table in **Appendix 2**.

Noise insulation requirements in residential zones

- 5.10 Paragraph 47 of Ms Blackmore’s evidence states that an application could be received for “visitor accommodation in a residential unit” (hosted or unhosted visitor accommodation) which would not be subject to a resource consent application under Rules 14.4.1.3 RD34 or 14.12.1.3 RD26 to consider potential for reverse sensitivity and at some later time convert to a residential activity.
- 5.11 CIAL seeks that “hosted visitor accommodation in a residential unit” and “unhosted visitor accommodation in a residential unit” be included among the activities under rules 14.4.1.3 RD34 and 14.12.1.3 RD26 triggering a restricted discretionary resource consent application within the 50 dB Ldn Air Noise Contour to consider avoidance of reverse sensitivity effects on the airport. Alternately, they support inclusion of those activities in the “residential activity” definition which would achieve the same effect.
- 5.12 These rules (14.4.1.3 RD34 and 14.12.1.3 RD26) currently apply to residential activities in the Residential Suburban (RS), Residential Suburban Density Transition (RSDT) and Residential New Neighbourhood (RNN) zones that are not provided for as permitted or controlled activities. This includes proposals that:
- a. do not meet site density, site coverage, height, recession plane, outdoor living, or setbacks from boundaries standards
 - b. exceed four residential units in the RSDT zone or any multi-unit residential complexes in RS zones.
- 5.13 While Rule 6.1.7.2.2 requiring noise attenuation for sensitive activities in the 55 dB Ldn contours applies to **new buildings or extensions**, the rules in 14.4.1.3 RD34 and 14.12.1.3 RD26 apply to the **residential activity itself**.
- 5.14 CIAL considers that a loophole is created that would allow developers to obtain consent as a “visitor accommodation in a residential unit” activity and then later convert to a residential activity. I do not agree that PC4 creates a loophole – this deliberate exclusion from the 50 dB Ldn Air Noise Contour RD consent requirement for residential units that meet built form standards already exists in the plan and it is not created or widened by PC4. In order to

be hosted visitor accommodation or unhosted visitor accommodation by definition they have to be located in a residential unit.

- 5.15 The risk of granting the relief sought by CIAL is that RD34 and RD26 only captures residential activities (the definition of which includes residential units and excludes hosted and unhosted visitor accommodation) that are not permitted or controlled activities in those zones (i.e. which do not meet the built form standards as discussed above because they increase in scale or proportion), whereas visitor accommodation in a residential unit which is not a permitted or controlled activity does not have the same implications for increasing the scale and extent of sensitive activities being exposed to noise as it includes:
- a. hosted visitor accommodation in a residential unit over 6 guests or with late night check in times (or enabling functions if this provision is retained);
 - b. unhosted visitor accommodation in a residential unit listed for more than 60 nights a year or more than six guests or with late night check in times (or enabling functions if this provision is retained).
 - c. hosted and unhosted visitor accommodation that contradicts the definitions such as being in a family flat.
- 5.16 Even if the underlying residential unit did not trigger the requirements in RD34 and RD26 because it complied with all of the built form standards, use of that residential unit for visitor accommodation would trigger a RD resource consent and potentially acoustic attenuation requirements in the Residential Suburban and Residential Suburban Density Transition zones in the version of the rule drafted in CIAL's submission.
- 5.17 If the purpose of the proposed resource consent requirement is to manage the risk of intensification of sensitive activities within the 50 dB Ldn Airport Noise Contour, I do not see how requiring a resource consent to convert (for instance) an existing five bedroom residence into a bed and breakfast or to offer late night arrivals or functions achieves this. Equally, converting a bed and breakfast into a residence does not increase the intensification of

sensitive activities any more than the current rules under the recommended rules for PC4.

5.18 My view is that acoustic insulation requirements should be triggered for a new hosted or unhosted visitor accommodation development or an extension of an existing residential unit for hosted or unhosted visitor accommodation but a change of use of an existing dwelling to unhosted or hosted visitor accommodation to another sensitive activity should not trigger these requirements. This change of use would not in and of itself lead to an increase in residential activity being affected by air noise. A requirement for acoustic insulation for a change of use to an activity that has comparable (or if anything lesser) potential for reverse sensitivity effects due to the temporary nature of any noise exposure with visitor accommodation, creates an unnecessary barrier to the flexible use of the site.

5.19 I do agree however, that visitor accommodation in a heritage item should be added to the list of activities in RD34 and RD26 because the proposal, in enabling a sensitive activity (visitor accommodation) that is not necessarily within a residential unit and which would otherwise (if not for PC4) be a discretionary activity, enabling consideration of potential reverse sensitivity effects. The resulting changes would be as set out in the green highlighted text below:

RD26:

- a. *The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:*
 - i. *Residential activities which are not provided for as a permitted or controlled activity;*
 - ii. *Education activities (Rule 14.4.1.1 P16);*
 - iii. *Preschools (Rule 14.4.1.1 P17); or*
 - iv. *Health care facilities (Rule 14.4.1.1 P18);*
 - v. *Visitor accommodation in a heritage item (Rule 14.12.1.1 P25).*

RD34:

- a. *The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:*
 - i. *Residential activities which are not provided for as a permitted or controlled activity;*
 - ii. *Education activities (Rule 14.4.1.1 P16);*
 - iii. *Preschools (Rule 14.4.1.1 P17); or*

- iv. [Health care facilities \(Rule 14.4.1.1 P18\)](#);
- v. [Visitor accommodation in a heritage item Rule 14.4.1.1 P30](#);

5.20 As a result the recommendation that **submission point 101.28 from CIAL** be rejected is amended to **accept in part** as set out in **Appendix 2**.

References to the airport noise contours

5.21 CIAL have sought that references to the airport noise contours in the proposed provisions only list the 50 dB Ldn Air Noise Contour or 50 dB Ldn Engine Testing Contour rather than also including reference to the 55 and 65 dB contours.

5.22 The other contours were included for avoidance of doubt about whether or not the 50 dB Ldn Airport Noise Contours underlies the other contours (i.e. whether the contours stack on top of each other or are hollow “donuts”). However, as the airport is satisfied that reference to the 50 dB Ldn contours are sufficient, (which is confirmed by Ms Blackmore’s evidence) I am not opposed to this approach and have amended the following provisions accordingly in **Appendix A**: 17.5.1.1 P20, P21, P22, P23, and 17.6.1.1 P18, .P19, P20.

5.23 As a result the recommendation that **submission point 101.28 from CIAL** be rejected is amended to **accept in part** as set out in **Appendix 2**.

Specific Purpose (Golf Resort) Zone

5.24 I agree with the basic premise in Ms Blackmore’s evidence in relation to Clearwater Golf Resort that to the extent to which the Special Purpose (Golf Resort) Zone (**SP(GR)Z**) provides for residential activity and visitor accommodation through enabling residential activity, it should be subject to the same framework in the plan for managing activities sensitive to air noise and there is no clear reason to wait for revised air noise modelling to integrate the same sorts of restrictions on new developments that are sensitive to air noise for areas in the SP(GR)Z within the air noise contour.

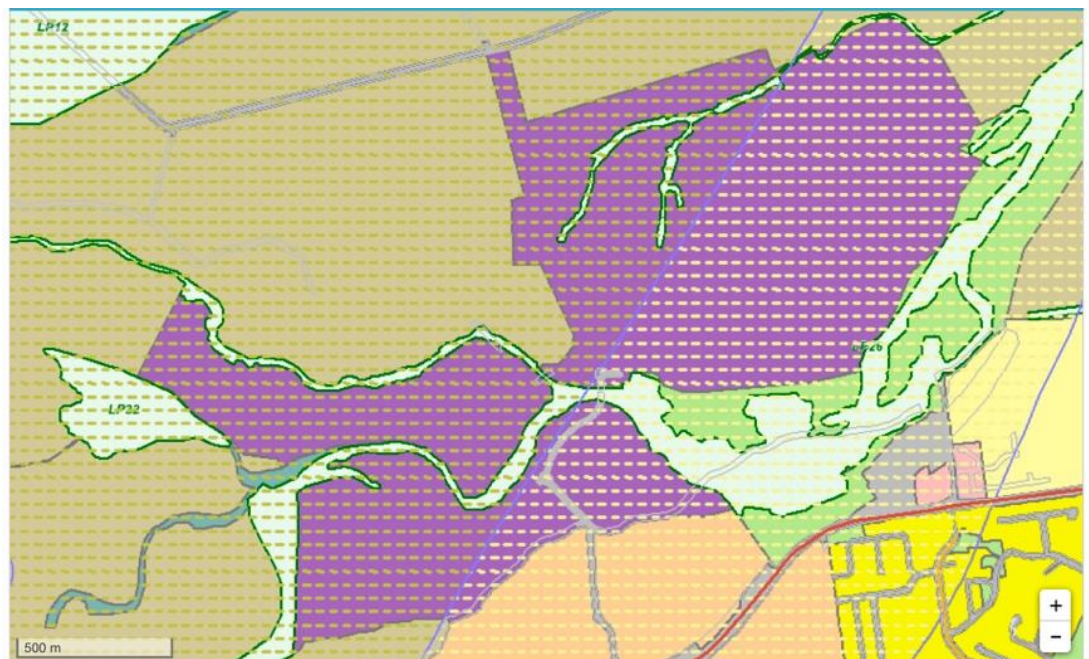
- 5.25 The proposed amendments to the definition for residential activities specifically exclude rented accommodation and serviced apartments where individual bookings are for a minimum of 28 consecutive days in the SP(GR)Z from being considered a residential activity:

Residential activity

means the use of land and/or buildings for the purpose of living accommodation. It includes:

- a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings);
- b. emergency and refuge accommodation;
- c. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged;
- d. house-sitting and direct home exchanges where a tariff is not charged;
- e. rented accommodation and serviced apartments not covered by clause (a) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and
- f. sheltered housing; but excludes:...

Figure 1. Christchurch District Plan, Map 11, Specific Purpose (Golf Resort Zone) – Land Use Zones, Designations and Notations



- 5.26 I also note the concern that there are residential units at Clearwater, which could be used for short-term visitor accommodation and that resort hotel

units at Clearwater are being used for residential purposes. However, I also agree with the concern in Ms McLaughlin's evidence with making significant changes to the balancing of the opportunities for hotel and residential development within the 50 dB and 55dB noise contour within the SP(GR)Z (see **Figure 1** for details) through PC4 for the sake of standardisation across the plan, as the SP(GR)Z is not a typical residential or rural zone and anticipates different outcomes.

5.27 I disagree with Ms Blackmore's suggestion that this overall development quantum is not relevant in terms of the changes she recommends. The outcomes for the SP(GR)Z are set out in Objective 13.9.2.1:

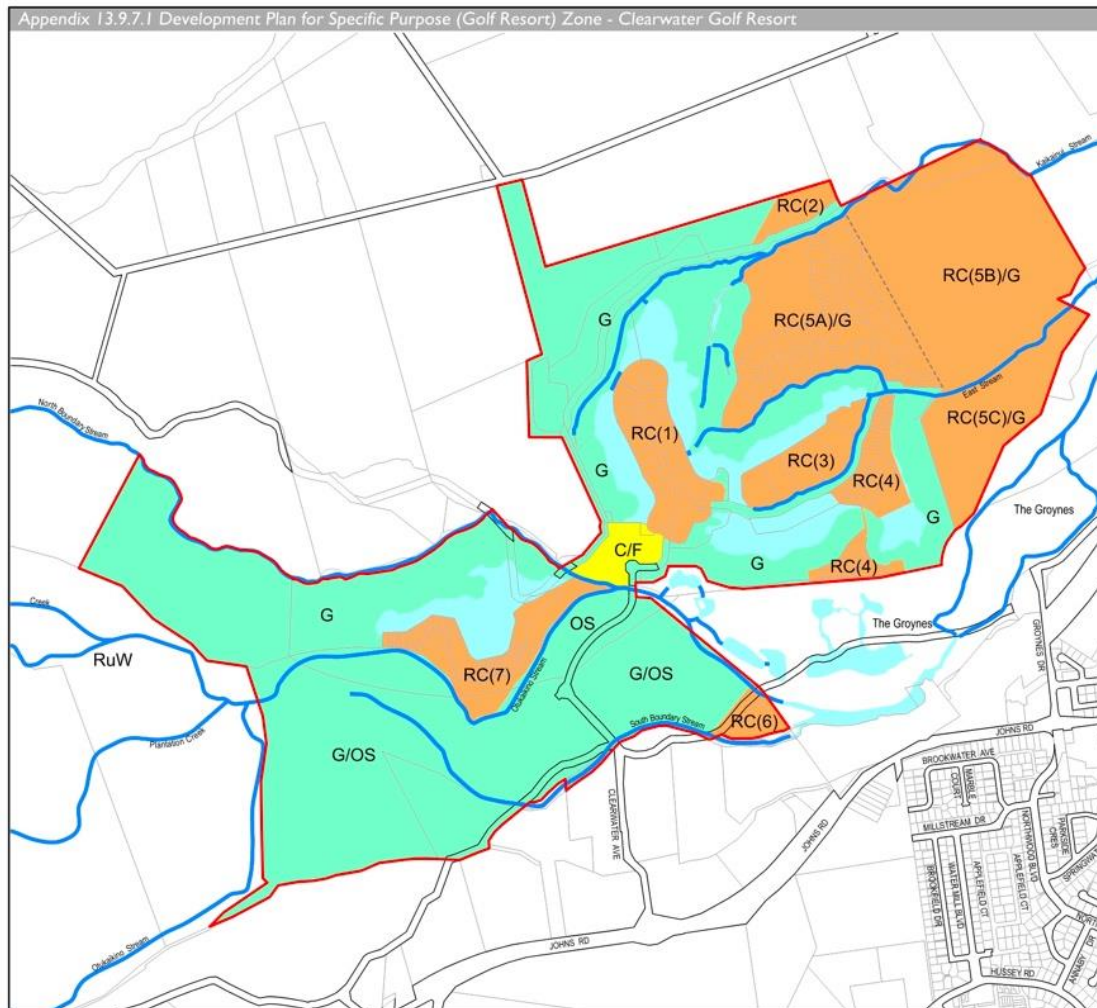
“to provide golfing and associated facilities (including resort facilities)... and to provide other recreational opportunities and limited residential development, within extensive open space and lake or riparian settings.”

5.28 Policy 13.9.2.1.2 sets out the justifications for limiting residential development in this zone which are:

- a. to limit urban development detached from the remainder of the Christchurch urban area; and
- b. for Clearwater resort, to limit urban development within the 50 dB Ldn noise contour to what was provided for in the previous City Plan, or authorised by resource consent on or before 6 December 2013 (see **Figure 2** for details).

5.29 Unlike residential zones in Christchurch, the number of residential units enabled in the SP(GR)Z zone at Clearwater are capped in different parts of the zone which are under different airport noise contours. Rule 13.9.4.1.1 P8 and P9 limit development at Clearwater to 111 residential units with up to 32 units within the 55 dB Ldn airport noise contour and 350 resort hotel bedrooms with up to 255 bedrooms within the 55 dB Ldn airport noise contour. Standards P9(b) states that the maximum owner occupancy of resort hotel bedrooms shall be three months in total per calendar year. Proposals that exceed these caps are non-complying activities.

Figure 2. Christchurch District Plan, Appendix 13.9.7.1 Development Plan for Specific Purpose (Golf Resort Zone)- Clearwater Golf Resort



5.30 The s32 report for the Specific Purpose (Golf Resort) Zone²³ during the last District Plan Review sets out the context for the provisions which sought to manage the complex ownership arrangements for resort hotel bedrooms. These include a mix of longer-term stays with resort hotel bedrooms reverting to a pool for use by the hotel when not in use by the owners.

5.31 The s32 report notes that the three-month standard for distinguishing between residential activities and resort hotel bedrooms in Rule 13.9.4.1.1 P9 was developed in order to manage the risk of reverse sensitivity from units

²³<http://resources.ccc.govt.nz/files/TheCouncil/meetingsminutes/agendas/2015/May/DPRDistrictPlanReviewChapter21SpecificPurposeRuapunaZone%20Section32VersionA.pdf>, pages 119-121

built in parts of the zone that were outside of the 55 dB Ldn airport noise contour when they were built (and were therefore potentially not noise insulated) but which were inside the 55 dB Ldn contour when the airport noise contours were remodelled in 2013.

- 5.32 The purpose of the three-month standard for resort hotel bedrooms is to manage the proportion of these units being used for residential activities in a way that might give rise to increased reverse sensitivity risks. The Independent Hearings Panel Decision 57²⁴, recognised that this three-month standard was an appropriate threshold for this purpose.
- 5.33 I am not aware of anything that has changed in the environment in the SP(GR)Z since the district plan review decision in 2016 that requires this finding to be revised. This balance between residential units and resort hotel bedrooms has been confirmed as being tied to and justified by the proportion of the zone that is within either the 50 or 55 dB Ldn airport noise contour. In my view it is problematic to simply revise the threshold where a resort hotel bedroom becomes a residential activity to 28 days through PC4. This outcome may indeed be appropriate but it needs to be considered through an overall evaluation of the appropriate amount of residential versus visitor accommodation activity enabled in the zone to manage reverse sensitivity on the airport.
- 5.34 I have a further concern in relation to procedure due to the fact that PC4 was notified the basis that the SP(GR)Z would be excluded and the wording of public notice²⁵, and the section 32 report specifically say this. In my view, it may be unavoidable to notify the aspects of PC4 that pertain to SP(GR)Z making it clear that it is included before making a decision on it. This would ensure persons with an interest in the SP(GR)Z have a clear opportunity to make submissions and provide evidence in support of these submissions.

²⁴ <https://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-57-Chapter-6-General-Rules-Noise-Airport-matters-and-Hagley-Park-10-11-2016.pdf>

²⁵ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC4/PC4-Notification-Plan-Change-document.pdf>

5.35 If the Panel concludes that it is appropriate to make a determination on this matter now, on balance I agree with the assessment in the original s42A report, that the purpose of the 28 day threshold for distinguishing what is or is not a residential activity in proposed PC4 is about managing residential amenity and character in residential zones. The anticipated level of residential amenity and character in a golf resort for that specific environment of the golf resort has been determined and there is not enough evidence available at this time to determine that balancing is no longer appropriate. It is not appropriate to replace the three-month threshold with a 28 day threshold in the SP(GR)Z because the principal reason for distinguishing between a residential unit and a resort hotel bedroom in the SP(GR)Z is tied to managing reverse sensitivity and maintaining urban form and landscape character not residential amenity and character.

5.36 On that basis, I do not consider that there is a need for absolute consistency with the threshold for what constitutes a residential activity across the plan or that this overrides the need to consider what is an appropriate outcome having regard to the objectives for different types of zones.

6. HOSPITALITY NZ

6.1 In paragraph 31 of his EIC for Hospitality NZ Brett Giddens summarises statistics illustrating the significance of peer-to-peer visitor accommodation in Christchurch from a 2019 report from Housing New Zealand (HNZ). I agree with Mr Giddens that this scale of activity emphasizes the need for a register of users, with clear provisions directing the need to maintain records and have those available for inspection to ensure the provisions are implemented.

6.2 Mr Giddens in paragraph 36 and 37, pages 5 - 6 has not suggested parameters for this change or drafting for the standard but has referred to a similar requirement in the QLDC Proposed Plan as a suitable example that in his view

“works very well”²⁶. The wording of these standards in the QLDC PDP (copied from rule 9.5.15) is as follows:

“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.”

6.3 I would support this change and as discussed previously, it is potentially supported by Airbnb in the form set out in Mr Bonis’ evidence. A number of the rural zones already require the following where unhosted visitor accommodation is a permitted activity but there is no requirement to do this prior to commencing the activity²⁷:

The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on an annual basis.

6.4 Mr Bonis’ suggested wording is preferred in that it is framed as a notification requirement and stipulates when records are to be kept. His wording does not require the information to be provided and instead places the onus on Council to request the information, which I also agree with in relation to hosted visitor accommodation²⁸:

²⁶ It should be noted that QLDC also requires registration and records of letting activity in order to apply its rates policy and also that failure to comply with these standards requires a restricted discretionary activity consent.

²⁷ The Papakāinga/Kāinga Nohoanga Residential Banks Peninsula, Rural Banks Peninsula, Rural Urban Fringe Zone, Residential Large Lot, some of the Residential Small Settlement Zones, Rural Waimakariri, and Rural Port Hills Zone

²⁸ Matt Bonis for Airbnb, EIC 10 May 2021, Paragraph 207.5 page 46.

“The Christchurch City Council is notified in writing prior to the commencement of the Home Sharing activity.” and

“The owner of the residential unit must keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for visitor accommodation and provide those records to the Council on request.”

- 6.5 Applying this standard to all permitted visitor accommodation in residential units would be a significant departure from the notified provisions and it is not clearly what was sought in Hospitality NZ’s submission (s#123). The LGNZ submission (submission #121) supports a national registration and monitoring mechanism but this is not quite the same as a requirement to register with the Council. Christchurch Holiday Homes support “a simple compulsory registration system” and collection of data in their submission (s#001). A range of individual submitters support registration without saying with whom (# 57, 67, 69, 83, and 84). Bookabach support national registration and “a data-sharing system that allows for information collection” in their submission (s#119).
- 6.6 The point that Ms McLaughlin makes in paragraph 7.11.4 page 73 of the original s42A report that *“As hosted visitor accommodation in a residential unit is not proposed to be restricted by the number of nights per year it is offered, it would not be efficient to require hosts to keep records or for the Council to collect them”* is agreed in that failure to comply would be a use of land that contravenes a district rule not allowed without a resource consent under section 9 of the RMA, for what could often be an incidental and temporary change of use with minimal effects. However, this does not address the other aspect of a s32 evaluation in that if it is accepted that there are adverse effects to address by limiting the activity, having no information about the activity is likely to be ineffective.
- 6.7 My understanding is that it is likely to be beyond what the RMA allows a Council to do to require any kind of discretion and approval process or checking of compliance with the Building Act or payment of rates through a registration rule in a district plan. Under the Privacy Act 1993, personal

information is to be used only for the purpose that it is collected for and not for other purposes²⁹.

- 6.8 A district plan rule that sought information that did not relate to a resource management issue be vulnerable to challenge. It would also serve no purpose in situations where a controlled activity or any higher category of resource consent is required as information relevant to the effects of the activity would be obtained as part of processing the consent and through conditions of consent.
- 6.9 However, I consider a standard requiring the giving of notice of an activity for a permitted activity is appropriate. I understand such a condition has been confirmed by the High Court to be lawful as a matter of administrative convenience as it would provide a basis for the Council to *“ensure that the work, when carried out, is done so that the parameters of the permitted activity are not exceeded”*³⁰.
- 6.10 Accordingly, I recommend, a condition or standard could be included within permitted activity rules for hosted visitor accommodation that requires notice of the location, commencement date and estimation of nights and/or duration of the activity over a time period, providing an informed basis for Council to monitor the activity, assess compliance with other standards and controls in the plan relating to the activity and take enforcement action where required.
- 6.11 In summary I agree with this change which has been supported in principle by the planning evidence submitted to the hearing to date and have set out amendments to the relevant standards in **Appendix 1**
- 6.12 Turning to the other changes sought in Mr Giddens’ evidence the changes to objectives and policies have been dealt with in the s.42A report by Ms

²⁹ Privacy Act 1993, section 6, Principle 10

³⁰ TL & NL Bryant Holdings Limited v Marlborough District Council [2008] NZRMA 485, paragraph 11.

McLaughlin and in my s42A Addendum and I have nothing to add to that assessment other than to note that:

1. I support the retention of the clause in Objective 14.2.6 Non-residential activities that directs to the specific objectives and policies for visitor accommodation in residential zones.
2. I also don't agree with deleting the advice notes that do the same for Policies 14.2.6.3 and 14.2.6.4. Having dedicated provisions for visitor accommodation allows for nuanced plan provisions specific to the issues and effects of visitor accommodation that do not have to be reconciled with the existing objectives and policies of the plan on non-residential activities which are not subject to review through PC4.

6.13 I do not agree with adding compliance with the Building Act 2004 to the definitions for visitor accommodation or unhosted visitor accommodation as the Building Act has to be complied with regardless of what the district plan says and highlighting just the visitor accommodation provisions in this way would be inconsistent with the balance of the plan.

7 OTHER MATTERS

Guests and Visitors.

7.4 Outside of the defined term "visitor accommodation", PC4 appears to use the terms "guests" and the term "visitors" somewhat interchangeably preferring the term "visitors" within objectives and policies and generally (but not exclusively) using the term "guests" in the balance of the text. Using a single term (either visitors or guests) is preferable to make the plan more simple and to limit the potential for confusion and disputes over the meaning of the different terms. This raises several questions:

- which of these two terms is preferable within PC4? and
- are they different terms such that they denote different things?

7.5 The term "guest accommodation" in the CDP is proposed to be deleted and replaced by the National Planning Standards term "visitor accommodation" as part of PC4. The National Planning Standards 2019 provisions use the word "visitors" in defining visitor accommodation and do not use the term

“guests”. The term “guests” is used predominantly in the PC4 provisions, however a word search of the Eplan indicates that the term “guests” occurs 238 times in the CDP whereas “visitors” occurs 247 times (indicating that there is no strong convention for using one term over another in the CDP). The definitions of these terms in the Oxford English Dictionary are as follows³¹:

Visitor: *1. Person who visits a person or place*

2. A migratory bird present in a locality for part of the year

3. An official with the right or duty of occasionally inspecting and reporting

Guest: *1. a person invited to visit another’s house or have a meal etc at the expense of the inviter*

2. A person lodging at a hotel, boarding house etc.

3.a. An outside performer invited to take part with a regular body of performers

3.b. a person who takes part by invitation in a radio or television programme

5. an organism living in close association with another.

7.6 My assessment of the use of these terms in resource management practice and the CDP is that “guests” refers to persons either staying or invited to a home, residence or an occasion of some kind, normally in a residence. The term “visitors” is broader and incorporates persons who come to a commercial business or an institution or to see a person, event or place, normally of their own volition and without prior arrangement such as a customer or a tourist.

7.7 Normally my recommendation would be to move the plan towards alignment with the National Planning Standards and the most relevant objectives and policies, and to therefore use the term “visitors” within objectives and policies and explanatory text contained in PC4, and to replace references to “guests” with the term “visitors” throughout the plan change and potentially

³¹ The Oxford Encyclopedic English Dictionary, Clarendon Press, Oxford 1999.

elsewhere in the plan. However, I do not support making this change as I consider “guests” is more directly applicable to short-term accommodation and is more precise in that the definition of “guest” specifically mentions lodging whereas “visitor” does not.

7.8 In my assessment there could be a scenario where this change has a material effect for plan users and I have not been able to find a specific submission requesting this change. It is therefore recommended that the Panel not make changes for the sake of standardisation but consider the following going forward in any changes they contemplate:

- a. retain the use of the terms “visitor” and “visitors”, in the inserted National Planning Standards definition of visitor accommodation and associated defined terms such as hosted visitor accommodation and unhosted visitor accommodation, and
- b. retain use of the term “visitor” or “visitors” within the objectives and policies of PC4 and any definitions that nest within the umbrella term “visitor accommodation”, and
- c. retain the term “guests” in the provisions and in any changes where lodging or being invited to short-term accommodation within a residence is referred to, and
- d. retain the term “visitors” in the provisions and in any changes where lodging or being invited to short-term accommodation within a commercial business **not** used predominantly as a residence or residential unit is referred to.

Errata

7.9 Below paragraph 2.4.22 of my s42A addendum report (page 28) the struck-out text at roman two should be highlighted in yellow to clarify that this deletion has been recommended by me and not by Ms McLaughlin. I note that the annotation of this part of Policy 14.2.9.1 12 is highlighted correctly in **Appendix 1: Amendments with recommended changes by Mr Bayliss** (dated 1 September 2021 and updated and re-circulated to submitters on 14 September 2021).

8 SUMMARY

7.10 In summary, having considered the evidence submitted to the hearing I continue to support the majority of the assessments and recommendations in the section 32 report which evaluate the Plan Change 4 proposals, and I also agree with and endorse the majority of the consequential recommendations on submissions in the section 42A report by Ms McLaughlin.

7.11 Having regard to the hearing evidence from planners, economists and experts for the Council, Hospitality NZ, Airbnb and Christchurch International Airport I am of the opinion that some of the changes proposed in plan change 4 as notified are not the most appropriate. I recommend the following additional changes:

- i. Adding an additional standard to hosted visitor accommodation and unhosted visitor accommodation permitted activity standards requiring the Council to be notified and for records of letting activity to be kept and provided on request;
- ii. Adding visitor accommodation in a heritage item to the list of activities requiring a restricted discretionary activity consent within the 50 dB Ldn Air Noise Contour to allow for reverse sensitivity effects to be addressed in RD34 and RD26;
- iii. Deleting references to the 55 or 65 dB Ldn Air Noise Contour or the 55 or 65 dB Ldn Engine Testing Contour throughout PC4 on the basis that these areas are already captured by the reference to activities within the 50 dB Ldn noise contours.

7.12 As a result of my analysis of these changes in terms of section 32AA matters within this report my analysis of the changes in this document is that:

- Plan change 4 with the modifications I now recommend are the most appropriate to give effect to relevant higher order objectives in the District Plan, relevant provisions in higher order documents and the purpose of the RMA;
- taking into account the benefits and costs of implementing the provisions, their efficiency and effectiveness, and the risk of acting and

not acting, the provisions are (with the addition of the above changes) the most appropriate way to achieve the objectives.

7.13 I recommend therefore that:

- a. Plan Change 4 be approved with modifications, as set out in the attached **Appendix 1**; and
- a. submissions on the Plan Change be accepted or rejected as set out in **Appendix 2** to this report.

Ian Bayliss

8 October 2021

APPENDIX 1 PC4 SHORT-TERM ACCOMMODATION

DISTRICT PLAN AMENDMENTS – CHANGES RECOMMENDED FOLLOWING CONSIDERATION OF SUBMISSIONS

Note: For the purposes of this plan change, any unchanged text from the Operative Christchurch District Plan is shown as normal text, any text proposed to be added by the notified version of the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **green** font identifies existing terms defined in Chapter 2 - Definitions. Where the newly added text contains a defined term, the term is shown as **bold underlined text in green**. Text in **blue** font indicates links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the online Christchurch District Plan.

Removal of the current reliance in the text on a defined term but retention of the plain meaning of the term is shown in **teal highlighting over black text**.

Changes that cannot be submitted on because they are implementing a National Planning Standard are **bold and grey shaded**.

Recommended changes further to my rebuttal evidence following consideration of the submitter evidence are in **bold red underlined text and green highlight** with additions underlined and deletions struck through. Recommended changes further to the original s42A through my s42A addendum report following consideration of the submissions and the economic evidence are in **bold red underlined text and yellow highlight** with additions underlined and deletions struck through. **bold red underlined text** with no highlight are additions recommended in the original s42A. ~~**bold red struck-through text**~~ with no highlight are deletions recommended in the original s42A.

Amend the District Plan as follows:

Chapter 2 Definitions List

B

(...)

Bed and breakfast

~~means the use of part of a residential unit for the provision of transient residential accommodation, at a tariff.~~

~~It excludes the sale of alcohol.~~

F

(...)

Farm stay

~~means transient accommodation offered at a tariff that is accessory to farming, conservation activity or rural tourism activity and in association with a residential unit on the site."~~

G

(...)

Guest accommodation

~~means the use of land and/or buildings for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following ancillary activities:~~

~~a. offices;~~

~~b. meeting and conference facilities;~~

~~c. fitness facilities; and~~

~~d. the provision of goods and services primarily for the convenience of guests.~~

~~Guest accommodation includes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels and camping grounds. Guest accommodation excludes bed and breakfasts and farm stays.~~

H

Habitable building

means any building occupied by persons for residential activity or **guest visitor accommodation**.

Habitable space

means all the spaces of a residential unit or **guest visitor accommodation** unit except any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby or clothes drying room (but including any portion of a garage used as a sleep-out).

Home occupation

means any occupation, including a profession **but excluding visitor accommodation**, undertaken within a **residential unit** by a person who resides permanently within that **residential unit**.

Hosted visitor accommodation **in a residential unit**

means a residential unit that is also used for visitor accommodation where:

~~a. at least one permanent resident of that residential unit is in residence in the residential unit for the duration of the stay;~~

~~ab. individual bookings by visitors are for less than 28 days each; and~~

~~bc. any family flat is not used for visitor accommodation; and~~

~~c. at least one permanent resident of that residential unit is in residence in the residential unit for the duration of the stay; or~~

~~d. there are two residential units on the same site and:~~

~~a. the residential units are in the same ownership and are not in strata titles;~~

~~b. the permanent resident of one unit is in residence on the site for the duration of the stay and is employed in a supervisory capacity by the visitor accommodation activity.~~

Hosted visitor accommodation **in a residential unit** includes a bed and breakfast but excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

Hotel

means any building and associated land where **guest visitor accommodation** is provided and which is the subject of an alcohol licence. It may include restaurants, bars, bottle stores, conference and other ancillary facilities as part of an integrated complex.

N

(...)

Net floor area

unless otherwise specified, means the sum of the floor areas, each measured to the inside of the exterior walls of the **building** or **buildings**. It includes the net floor area of any **accessory building**, but excludes any floor area used for:

- a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;
- b. tank rooms, boiler and heating rooms, machine rooms and bank vaults;
- c. those parts of any basement not used for **residential activities**, **commercial activities** or **industrial activities**;
- d. **parking areas** and/or **loading areas**, including basement parking which extends no more than 1 metre above **ground level**;
- e. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- f. covered **access ways**;
- g. roof terraces that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides; and
- h. decks that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides and which do not extend more than 800 millimetres in **height** above **ground level** and cover less than 15% of the **net site area**.

It excludes the following for **commercial activities** and **guest visitor accommodation** only:

- i. all stairwells (including landing areas);
- j. toilets and bathrooms, provided that in the case of any **guest visitor accommodation** the maximum area permitted to be excluded for each unit shall be 3m²; and
- k. that part of a **balcony** that is within 2 metres from an exterior wall of a **building**, provided that the **balcony** is open to the outside air (apart from a balustrade) on at least one side.

It excludes the following for [residential activities](#) only:

- l. shared stairwells;
- m. [garages](#) and carports; and
- n. all [balconies](#).

Noise-sensitive activities

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means:

- a. [residential activities](#), other than those existing in conjunction with rural activities that comply with the rules in the relevant [District Plan](#) as at 23 August 2008;
- b. [education activities](#) including [preschools](#), but excluding flight training, trade training or other industry-related training facilities;
- c. [guest visitor accommodation](#), except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants; and
- d. [health care facilities](#) and any [elderly person's housing unit](#).

R

(...)

Residential activity

means the use of land and/or [buildings](#) for the purpose of living accommodation. It includes:

- a. a [residential unit](#), [boarding house](#), student hostel or a [family flat](#) (including [accessory buildings](#));
- b. [emergency](#) and refuge accommodation;
- c. use of a [residential unit](#) as a holiday home where a payment in money, goods or services is not exchanged;
- d. house-sitting and direct home exchanges where a tariff is not charged;
- e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and
- ef. sheltered housing; but

excludes:

- dg. [guest visitor accommodation](#) including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, [hosted visitor accommodation in a residential unit](#) and [unhosted visitor accommodation in a residential unit](#);
- eh. the use of land and/or [buildings](#) for custodial and/or supervised living accommodation where the residents are detained on the [site](#); and
- fi. accommodation associated with a fire station.

Residential unit

means a self-contained **building** or unit (or group of **buildings**, including **accessory buildings**) used for:
~~i. a residential activity by one or more persons who form a single household; or~~
~~ii. visitor accommodation accessory to a residential activity.~~

For the purposes of this definition:

- a. a **building** used for **emergency** or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a **site** (other than a kitchen within a **family flat** ~~or a kitchenette provided as part of a bed and breakfast or farm stay~~) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one **family flat** as part of that residential unit;
- ~~d. a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods; and~~
- ~~e. a residential unit may be used as a bed and breakfast or farm stay.~~
- d. a residential unit may be used for **hosted visitor accommodation** **in a residential unit** or **unhosted visitor accommodation** **in a residential unit** ~~visitor accommodation that is accessory to a residential activity.~~

Rural tourism activity

means the use of land and/or **buildings** for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or **conservation activities** and/or the rural or natural environment. It includes:

1. guiding, training, education and instructing;
2. **ancillary** services such as booking **offices** and transportation;
3. **ancillary** retail activity, including sale of alcohol to participants;
4. walking and cycling tracks; and
5. facilities to provide opportunities for viewing scenery.

S

(...)

Sensitive activities

means:

- a. **residential activities**, unless specified below;
- b. **care facilities**;
- c. **education activities** and **preschools**, unless specified below;
- d. **guest visitor accommodation**, unless specified below;
- e. **health care facilities** which include accommodation for overnight care;
- f. **hospitals**; and
- g. custodial and/or supervised living accommodation where the residents are detained on the **site**;
but excludes in relation to airport noise:
- h. any **residential activities**, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;
- i. flight training or other **trade and industry training activities** located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and
- j. **guest visitor accommodation** ~~(except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit)~~ which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.

T

Tavern

means any land or [building](#) which is the subject of an alcohol licence authorising the sale of alcohol to, and consumption of it by, the general public on the premises. It may include a bottle store, [restaurant](#) and staff accommodation (but not [guest visitor accommodation](#)).

U

Unhosted visitor accommodation [in a residential unit](#)

means a [residential unit](#) that is also used for [visitor accommodation](#) where:

- a. no permanent resident of that [residential unit](#) is in residence in the same [residential unit](#) for the duration of the stay;
- b. individual bookings by visitors are for less than 28 days each; and
- c. any [family flat](#) is not used for [visitor accommodation](#).

Unhosted visitor accommodation [in a residential unit](#) excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

V

(...)

Visitor accommodation

means land and/or [buildings](#) used for accommodating visitors, subject to a tariff being paid, and includes any [ancillary activities](#).

Visitor accommodation includes hotels, resorts, motels, [farmstays, bed and breakfasts, motor and tourist lodges, backpackers, hostels, camping grounds, hosted visitor accommodation in a residential unit](#) and unhosted visitor accommodation [in a residential unit](#).

Chapter 5 Natural Hazards

5.4.1.3 Exemptions for daylight recession planes in the Flood Management Area

(...)

- a. For the purposes of a. and b. above, the applicable daylight recession plane in residential zones are:
 - i. (...)
 - viii. Rule [14.11.2.6](#) Daylight recession planes – Residential ~~Guest~~ Visitor Accommodation Zone;

Chapter 6 General Rules and Procedures

6.1 Noise

6.1.6 Activity Specific Noise Rules

6.1.6.1 Activity status tables

6.1.6.1.4 Discretionary activities

(...)

Activity	
(...)	
D3	In the Central City , any residential activity or guest visitor accommodation located within a Category 1 Precinct as shown on the Central City Entertainment and Hospitality Precinct Overlay planning map.

6.1.7 Rules - Activities near infrastructure

6.1.7.1 Activity status tables

6.1.7.1.1 Permitted activities

(...)

Activity	Activity specific standards	
P2	<p>In any rural zone other than the Rural Quarry Zone, any new noise sensitive activity and any addition to an existing noise addition of a whole room to an existing building or any part of a new building where these are intended for a sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant Planning Maps.</p>	<p>a. The activities shall be designed and constructed to ensure compliance with the indoor design sound levels in Rule 6.1.7.2.1.</p> <p>Advice note:</p> <ol style="list-style-type: none"> These rules are intended to mitigate the effects of motorsport noise within internal building spaces only. Noise from motor sport activities will also be audible outside of buildings to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating outdoor living spaces away from the Motorsport Park. Where this is not practical, the use of solid continuous walls or fencing encircling the outdoor space, can be used to help mitigate noise.

6.1.7.1.5 Non-complying activities

(...)

Activity	
NC5	In any rural zone, any addition of a whole room to an existing building or any part of a new building where these are intended for a new noise sensitive activity located within the Ruapuna Inner Noise Boundary surrounding Ruapuna Motorsport Park as shown on the relevant Planning Maps.

Activity	
NC6	In any rural zone, other than the Rural Quarry Zone, any addition of a whole room to an existing building or any part of a new building where these are intended for a new noise sensitive activity or any addition to an existing noise sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park, as shown on the relevant Planning Maps, that does not comply with the activity specific standard of Rule 6.1.7.1.1 P2 .

6.1.7.1.6 Prohibited activities

(...)

Activity	
PR1	Any new sensitive activity within the Air Noise Boundary shown on the Planning Maps.
PR2	Any new sensitive activity within the 65 dB L _{dn} engine testing contour shown on the Planning Maps.

6.1.7.2.2 Activities near Christchurch Airport

- a. The following activity standards apply to new [buildings](#) and additions to existing [buildings](#) located within the 55 dB L_{dn} air noise contour or the 55 dB L_{dn} engine testing contour shown on the planning maps:
- i. Any new [buildings](#) and/or additions to existing [buildings](#) shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:
- A. [Residential units, hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit](#):
- I. Sleeping areas – 65 dB LAE/40 dB L_{dn}
 - II. Other habitable areas – 75 dB LAE /50 dB L_{dn}
- B. [Guest Visitor accommodation](#), resort hotels, [hospitals](#) and [health care facilities](#):
- I. Relaxing or sleeping - 65 dB LAE /40 dB L_{dn}
 - II. Conference meeting rooms - 65 dB LAE / 40 dB L_{dn}
 - III. Service activities – 75 dB LAE /60 dB L_{dn}

6.3 Outdoor Lighting

6.3.4 Rules – Activity status tables – Control of glare

6.3.6 Rules – Light Spill Standards by Zone

(...)

Table 6.3.6.1 – Light Spill Standards by Zone

Zone or scheduled activity		Permitted lux spill (horizontal and vertical)
i.	Open Space Coastal Zone	4.0
ii.	Commercial Central City Business Zone	20.0
iii.	Commercial zones, all other	10.0
iv.	Residential Guest Visitor Accommodation Zone	5.0
(...)		

6.4 Temporary earthquake recovery activities

6.4.3.1 How to interpret and apply the rules and duration of rules

(...)

Group	Zone	The rules applying to

		this zone can be found in:
Group 2	Open Space (all zones except Open Space Coastal) Commercial Central City Business Commercial Central City Mixed Use Commercial Central City (South Frame) Mixed use Commercial Local within the Central City Residential Central City Papakāinga/Kāinga Nohoanga Residential Bach Residential Guest Visitor Accommodation Residential Hills Residential Large Lot Residential New Neighbourhood Residential Small Settlement Rural (all zones) Specific Purpose (all zones)	Section 6.4.3.3

6.4.3.2 Rules – Displaced activities and storage facilities in Group 1 Zones

6.4.3.2.1 Activity status tables

6.4.3.2.1.1 Permitted activities

(...)

P3	<u>Retail activity, office, guest visitor accommodation, food and beverage outlets, entertainment activities, education activity, health care facilities, preschools, and places of assembly</u> until the 30 April 2018, located in one of the following zones - Commercial Core (except New Brighton); Commercial Local outside of the Central City ; ; Commercial Banks Peninsula ; Commercial Retail Park ; Industrial General .	[...]
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6.4.3.3 Rules – Displaced activities, storage facilities and construction depots in Group 2 Zones

6.4.3.3.1 Activity status tables

6.4.3.3.1.1 Permitted activities

(...)

P3	<u>Retail activity, office, guest visitor accommodation, food and beverage outlets, entertainment activities, education activity, health care facilities, preschools, and places of assembly</u> until the 30 April 2018, located in a Commercial Central City Business, Commercial Central	[...]
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	City Mixed Use, Commercial Central City (South Frame) Mixed Use, Commercial Local (within the Central City), Specific Purpose (Lyttelton Port) or Specific Purpose (Airport) Zone.	
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6.4.5.2 Activity Status Tables

6.4.5.2.1 Permitted activities

(...)

Activity	Activity specific standards
P1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent: <ol style="list-style-type: none"> a. residential unit; b. guest visitor accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village 	[...]

6.4.5.2.2 Controlled activities

(...)

Activity	The Council 's control shall be limited to the following Matters:
C1 Erection and use of temporary or relocatable buildings , including multi-unit residential complexes , for workers' temporary accommodation until 31 December 2022 located in: <ol style="list-style-type: none"> a. a Residential Central City, Residential Suburban Density Transition or Residential Medium Density Zone; b. a Commercial Zone outside of the Central City; c. a Residential Guest Visitor Accommodation Zone outside of the Central City where: d. no more than 20 people are accommodated on any one site; 	[...]

	<p>e. temporary buildings comply with all built form standards in the relevant zone with respect to setbacks, recession planes and maximum building height;</p> <p>f. on-site car parking is provided at a minimum of one parking space per four beds;</p> <p>g. there is no alteration or destruction of any building or tree scheduled or listed in the District Plan;</p> <p>h. a Decommissioning Strategy has been submitted to the Council. This shall include:</p> <ul style="list-style-type: none"> i. a statement of how all workers' temporary accommodation buildings will be removed and the site reinstated for its anticipated permanent use; ii. timing and any phasing; iii. remediation works, including any clearance of services, landscaping or hard surfacing; iv. the use of any buildings or services to remain on site in accordance with the District Plan. <p>i. On-site management shall be provided for the workers' temporary accommodation. This shall include:</p> <ul style="list-style-type: none"> i. a live-in manager on site, or a nominated occupant where no more than 4 people are accommodated; ii. security services; and iii. on-site rules and policies. <p>j. a Site Design Statement is provided outlining how the project has been designed and will operate in accordance with the relevant guidelines for site and building design in Appendix 6.2 Temporary Accommodation for Workers Guidelines.</p> <p>Any application arising from this rule shall not be publicly or limited notified.</p>	
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6.4.5.2.3 Restricted Discretionary Activities

(...)

Activity	The Council's discretion shall be limited to the following Matters:
<p>RD1 Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent:</p> <ul style="list-style-type: none"> a. residential unit; b. guest visitor accommodation unit or facility; c. boarding or residential accommodation ancillary to an education activity; d. elderly persons' housing, care facility and/or retirement village; <p>that does not comply with one or more of the activity specific standards in P1</p> <p>Any application will not require written approvals and shall not be limited or publicly notified.</p>	<p>[...]</p>

6.5 Scheduled Activities

6.5.4.2.5 Sunlight and outlook at boundaries with residential zones

- a. Scheduled activities on sites adjoining the zones specified below shall not include buildings projecting above the following recession planes:

	Scheduled activity	Zone(s)	Standard
i.	All, where the site of the activity adjoins the zones specified	All residential zones (including Residential Guest Visitor Accommodation), all open space zones, and Specific Purpose (Schools), Specific Purpose (Tertiary Education) and Specific Purpose (Cemetery) Zones in the Central City	a. New buildings or extensions shall comply with the recession plane standards for the relevant zone adjoining the site of the scheduled activity.

6.6 Water Body Setbacks

6.6.3 How to interpret and apply the rules

- a. Classified water bodies are identified on the Planning Maps and also in Appendix 6.11.5.4. The characteristics of each classification of water body are described in Appendix 6.11.5.1.
- b. The rules that apply within the water body setbacks are contained in the following provisions:

	Area	Zones	Provisions
i.	City and settlement area	All commercial; All industrial; All residential (except as below), including Residential Guest Visitor Accommodation; Papakāinga/Kāinga Nohoanga; All specific purpose; Open Space Metropolitan Facilities; Open Space Community Parks;	Activity status tables (including activity specific standards) in Rule 6.6.4

Area	Zones	Provisions
	Open Space Avon River Precinct/Te Papa Otakaro; Open Space Water and Margins (where adjacent to the above zones); Transport (where adjacent to the above zones)	

6.8 Signs

6.8.4 Rules

6.8.4.1 Activity status tables

6.8.4.1.1 Permitted activities

(...)

P7	Business and building identification signs made of three dimensional letters and/or symbols in: <ul style="list-style-type: none"> a. residential zones (other than the Residential Guest Visitor Accommodation Zone or where located within a Character Area Overlay); b. the Papakāinga/Kāinga Nohoanga Zone; c. all open space and rural zones; d. the Specific Purpose (School) Zone; and e. the Specific Purpose (Ōtākaro Avon River Corridor) Zone. 	<ul style="list-style-type: none"> a. The maximum symbol/lettering height shall be 200mm. b. No more than 30 letters and/or symbols shall be displayed on each building frontage. c. Letters and/or symbols shall be applied with no visible mounting structure. d. The background shall not be differentiated from the fabric and colour of the rest of the façade. e. Signs shall not extend above façade height. <p>Advice note:</p> <ol style="list-style-type: none"> 1. Where any one or more of the activity specific standards a. - e. above are not met, Rule 6.8.4.1.1 P1 shall apply.
P8	Business and building identification signs made of three dimensional letters and/or symbols in: <ul style="list-style-type: none"> a. the Residential Guest Visitor Accommodation Zone, (...)	(...)

6.8.4.2.4 Signs attached to buildings

- a. For [signage](#) on [heritage items](#) and in [heritage settings](#), the rules in [Chapter 9](#) also apply.
- b. The maximum area and [height](#) of [signs](#) shall be as follows:

Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign
All residential zones (other than Residential Guest Visitor Accommodation Zone)	0.5m ² , or as specified in an activity status table for permitted non-residential	4 metres or façade height , whichever is lower

Zone or scheduled activity	Maximum <u>total area of signs</u> per <u>building</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>
	activities in Chapter 14 Residential Zones.	
Open Space Community Parks Zone	2m ²	
Open Space Water and Margins Zone and Open Space Avon River Precinct/Te Papa Ōtākaro Zone		
Open Space Natural Zone		
Rural Banks Peninsula Zone		
Specific Purpose (Ōtākaro Avon River Corridor) Zone		
Open Space Metropolitan Facilities Zone	3m ²	
Open Space McLeans Island Zone		
All rural zones (other than Rural Banks Peninsula Zone)	4m ²	
All specific purpose zones not listed elsewhere in this table		
Commercial Banks Peninsula Zone (except Lyttelton)	Length along <u>primary building frontage</u> (m) x 0.2m.	6 metres or façade <u>height</u> , whichever is lower
Residential Guest Visitor Accommodation Zone		9 metres or façade <u>height</u> , whichever is lower

6.8.4.2.6 Free-standing signs

- a. Any free-standing sign located within a heritage setting identified in [Sub-chapter 9.3](#) is subject to [Rule 9.3.4.1 P6](#) and [Rule 9.3.4.3 RD7](#) and the below table does not apply.
- b. The maximum number, area, width and height of free-standing signs shall be as follows:

Zone or scheduled activity	Number of <u>signs</u> per <u>site</u>	Maximum <u>total area of signs</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>
All residential zones (other than Residential Guest Visitor Accommodation Zone)	1	0.2m ² , or as specified in an activity status table for permitted non-residential activities in Chapter 14 Residential Zones.	4 metres
Open Space Community Parks Zone	1 for each formed <u>vehicle access</u> (refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each formed	1m ² per <u>sign</u>	
Open Space Water and Margins Zone and Open Space Avon River Precinct/Te Papa Ōtākaro Zone			

Zone or scheduled activity	Number of <u>signs</u> per <u>site</u>	Maximum <u>total area of signs</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>
Open Space Natural Zone (except Orton Bradley Park)	pedestrian entrance (refer to Rule 6.8.4.2.6 d. below).		
Open Space Metropolitan Facilities Zone			
Open Space McLeans Island Zone			
All rural zones			
Specific Purpose (Ōtākaro Avon River Corridor) Zone, except within an Edge Housing Area Overlay or Trial Housing Area Overlay, as shown on the Development Plan in Appendix 13.4.6.1 .			

Zone or scheduled activity	Number of signs per vehicle or pedestrian entrance	Relating to Pedestrian Entrances			Relating to Vehicle Entrances		
		Maximum width	Maximum total area of a <u>sign</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>	Maximum width	Maximum total area of a <u>sign</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>
Commercial Banks Peninsula Zone	1 for each formed <u>vehicle access</u> (refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each		1m ²	2 metres	2 metres	2m ²	4 metres
Residential Guest Visitor Accommodation Zone							
Commercial Local Zone	formed pedestrian entrance (refer to Rule 6.8.4.2.6 d. below), (other than <u>billboards</u> permitted under Rule 6.8.4.1.1 P15)	1 metre	2m ²	2 metres	2 metres	9m ²	6 metres
Commercial Office Zone							
Commercial Central City Business Zone							
All scheduled activities (Rule 6.5), other than <u>service stations</u>							

6.9 Late Night Licensed Premises

6.9.4.1.3 Restricted discretionary activities

(...)

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Sale and/or supply of alcohol between the hours of 11pm and 7am from any site located within 75m of a residential zone, an Edge Housing Area Overlay or Trial Housing Area Overlay within the Specific Purpose (Ōtākaro Avon River Corridor) Zone as shown on the Development Plan in Appendix 13.14.6.1 or a site identified in Appendix 13.14.6.2 that is in private ownership and has a Residential alternative Zone, other than the sale and/or supply of alcohol: a. to any person residing on the premises; b. for consumption off the premises; c. authorised by a special licence; d. accompanying a meal served by a guest visitor accommodation premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts.	a. Amenity – Rule 6.9.5.1

Chapter 7 Transport

7.4.3 7.4.3 Standards — Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

7.4.3.1 Minimum and maximum number and dimensions of car parking spaces required

a. Outside of the [Central City](#):

	Applicable to:	Standard	The Council 's discretion shall be limited to the following matters:
iii.	<p>Any activity:</p> <p>A. where standard car parking spaces are provided (except a. residential developments with less than 3 residential units, or b. hosted visitor accommodation in a residential unit for up to six guests or c. unhosted visitor accommodation in a residential unit for up to 60 days per year in a residential zone, or d. visitor accommodation for up to ten guests in a rural zone); or</p> <p>B. containing buildings with a GFA of more than 2,500m².</p>	<p>At least the minimum number of mobility parking spaces in accordance with Table 7.5.1.2 in Appendix 7.5.1 shall be provided on the same site as the activity.</p>	<p>Rule 7.4.4.3 - Mobility parking spaces.</p>
(...)			

b. Within the [Central City](#):

	Applicable to	Standard	The Council's discretion shall be limited to the following matters:
iii.	<p>Any activity (other than in respect of:</p> <p>a. residential activities, or</p> <p>b. hosted visitor accommodation in a residential unit for up to six ten guests; or</p> <p>c. unhosted visitor accommodation in a residential unit for up to 60 days per year):</p> <p>A. where car parking spaces are provided, or</p> <p>B. containing buildings with a GFA of more than 2,500m².</p>	The minimum number of mobility parking spaces in accordance with Appendix 7.5.1 shall be provided on the same site as the activity.	Rule 7.4.4.3 – Mobility parking spaces

Advice note:

1. For the avoidance of doubt there is no on-site carparking required within the Central City. There is also no requirement to provide mobility parking spaces for residential activities or for the visitor accommodation activities specified in 7.4.3.1(b)(iii) above within the Central City.

7.4.3.5 Gradient of parking areas and loading areas

Applicable to:		Standard	The Council's discretion shall be limited to the following matters:
a. All non-residential activities with vehicle access (except hosted visitor accommodation in a residential unit for up to six guests; or unhosted visitor accommodation in a residential unit for up to	i. Gradient of surfaces at 90 degrees to the angle of parking (i.e. parking stall width).	Gradient shall be ≤ 1:16 (6.26%).	Rule 7.4.4.7 - Gradient of parking areas and loading areas
	ii. Gradient of surfaces parallel to the angle of parking (i.e. parking stall length).	Gradient shall be ≤ 1:20 (5%).	
	iii. Gradient of mobility parking spaces.	Gradient shall be ≤ 1:50 (2%).	

<u>60 days per year in a residential zone; or visitor accommodation for up to ten guests in a rural zone).</u>			
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7.4.3.6 Design of parking areas and loading areas

	Applicable to:	Standard	The Council's discretion shall be limited to the following matters:
a.	All non-residential activities with <u>parking areas</u> and/or <u>loading areas</u> used during hours of darkness (except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit).	Lighting of <u>parking areas</u> and <u>loading areas</u> shall be maintained at a minimum level of two lux, with high uniformity, during the hours of operation.	Rule 7.4.4.8 - Illumination of parking areas and loading areas
b.	Any <u>urban activity</u> , except: <ul style="list-style-type: none"> i. <u>residential activities, hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit</u>, containing less than three car <u>parking spaces</u>; or ii. <u>sites</u> where <u>access</u> is obtained from an unsealed <u>road</u>; or iii. <u>temporary activities and buildings</u>. 	The surface of all car <u>parking areas</u> , <u>loading areas</u> , and associated <u>access</u> areas shall be formed, sealed and drained and car <u>parking spaces</u> permanently marked.	Rule 7.4.4.9 - Surface of parking areas and loading areas

7.5 Appendices

Table 7.5.2.1 – Minimum numbers of cycle parks required

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
n.	GUEST VISITOR ACCOMMODATION except for hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit	1 space/ 20 bedrooms (Outside the Central City) 1 space/ 20 beds (except 1 space/ 30 bedrooms for Hotels) (within the Central City)	1 space/ 5 FTE staff (Outside the Central City) 1 space/ 80 beds (except 1 space/ 80 bedrooms for Hotels) (within the Central City)

Table 7.5.3.1 – Minimum numbers of loading spaces required

	Activity	Number of heavy vehicle bays to be provided	Number of 99 percentile vehicle bays to be provided
GUEST VISITOR ACCOMMODATION:			
k.	<u>Hotels</u>	1 bay/ 100 bedrooms (for the first 300 bedrooms, nil thereafter)	1 bay /50 bedrooms
l.	Other guest visitor accommodation , if not specified above	1 bay/ 100 units or 100 bedrooms, whichever is the greater (for the first 200 units or 200 nil thereafter)	1 bay/50 units or 50 bedrooms, whichever is the greater

Appendix 7.5.7 – Access design and gradient

- a. All **vehicle access** to and within a **site** shall be in accordance with the standards set out in Table 7.5.7.1 below. **For the purposes of Table 7.5.7.1 ~~hosted visitor accommodation in a residential unit for up to six guests; or unhosted visitor accommodation in a residential unit for up to 60 days per year in a residential zone; or visitor accommodation for up to ten guests in a rural zone~~ shall comply with the standards for residential activities.**
- b. Any **vehicle accesses** longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the **site boundary**.

(...)

Table 7.5.7.1 – Minimum requirements for private ways and vehicle access

	Activity	Number of marked parking spaces provided (For residential activities , the number of residential units)	Minimum legal width (metres)	Minimum formed width (metres) (refer to b)	Maximum formed width (metres)	Central City Height (metres)
a.	<u>Residential activity</u> and <u>offices</u>	1 to 3	3.0 (refer to d)	2.7	4.5	3.5
b.	<u>Residential activity</u> and <u>offices</u>	4 to 8	3.6 (refer to d)	3.0	6.0	4.0
c.	<u>Residential activity</u> and <u>offices</u>	9 to 15	5.0 (refer to c and d)	4.0	6.0	4.0
d.	All other activities	1 to 15 ¹	5.0 (refer to c)	4.0	7.0	4.0
e.	All activities	More than 15	6.5 (refer to c)	5.5	9.0	4.0

(...)

Chapter 8 Subdivision, Development and Earthworks

8.6 Activity standards

8.6.1 Minimum net site area and dimension

Table 1. Minimum net site area – residential zones

	Zone	Minimum <u>net site area</u>	Additional standards
p.	Residential Guest Visitor accommodation	a. Kilmarnock, 197 Lincoln Road, 15 Sioux Avenue - 200m ² b. 456 Papanui Road - 330m ² c. 14 Henry Wigram Drive and 110 Marshlands Road - 450m ²	

Chapter 9 Natural and Cultural Heritage

9.3 Historic heritage

Appendix 9.3.7.4 - Heritage item and heritage setting exemptions from zone and transport rules

(...)

(...)			
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P15 ii	Bed and breakfast
(...)			
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P6 a.ii	Bed and breakfast
(...)			
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P7 a.ii	Bed and breakfast
(...)			
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P10 a.ii	Bed and breakfast
(...)			
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast
(...)			
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P6 a.ii	Bed and breakfast
(...)			

Chapter 12 Papakāinga/Kāinga Nohoanga Zone

12.4 Rules – Maori Land

12.4.1 Activity status tables – Maori land

12.4.1.1 Permitted activities

(...)

Activity		Activity specific standards
P1	Marae complexes, including wharenui, wharekai, manuhiri noho (<u>visitor accommodation</u> or guest accommodation <u>with or without a tariff</u>) and associated <u>accessory buildings</u>	Nil
(...)		
P15	Farm-stay	Nil
(...)		
P21	<u>Hosted visitor accommodation in a residential unit</u>	<p>a. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>b. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>c. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
P22	<u>Unhosted visitor accommodation in a residential unit</u>	<p>a. <u>The total number of nights per year that guests may be accommodated on any one site is 180.</u></p> <p>b. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p> <p>e. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</p> <p>e.d. The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates</p>

Activity		Activity specific standards
		used for visitor accommodation and provide those records to the Council on an annual basis.
P23	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than six guests total shall be accommodated on the same site at the same time.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit or minor residential unit, other existing building, campground consisting of tents, or no more than three vehicles.</u></p>
P24	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<p>a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u></p> <p>b. <u>No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</u></p> <p>c. <u>The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</u></p> <p>d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u></p> <p>e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is six.</u></p>

12.4.1.4 Discretionary activities

	Activity
D4	<p>a. <u>Visitor accommodation that:</u></p> <p>a-i. <u>is not associated with a marae complex, hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit, or visitor accommodation accessory to farming, a conservation activity or a rural tourism activity; or</u></p> <p>b-ii. <u>does not meet the activity specific standards in P21-P24.</u></p> <p>f. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

Chapter 13 Specific Purpose Zones

13.3 Specific Purpose (Airport) Zone

13.3.4 Rules – Specific Purpose (Airport) Zone

13.3.4.1 Activity status tables

13.3.4.1.1 Permitted activities

(...)

Activity	Activity Specific Standards
(...)	
P6 Guest Visitor accommodation including ancillary offices and fitness facilities, and the provision of goods and services primarily for the convenience of guests.	<ul style="list-style-type: none"> a. Shall be confined to the Development Precinct set out in Appendix 13.3.8.1. b. Shall be located outside the 65 Ldn/95 SEL dBA contour c. All amenities and sleeping areas are fully enclosed and comply with the 'Indoor design sound levels' for 'relaxing and sleeping' as specified in Rule 6.1.7.2.2.

13.3.7.6 Activities within the Specific Purpose (Airport) Zone

(...)

- d. The zone is subject to considerable noise intrusion from airport operations and the movement of aircraft both during the day and night. Any residential activity, **guest visitor accommodation** or preschool facility must be outside the 65 Ldn/95 SEL dBA noise contour.

13.11 Specific Purpose (Flat Land Recovery) Zone

13.11.2 Objectives and Policies

13.11.4 Rules — Specific Purpose (Flat Land Recovery) Zone

13.11.4.1 Activity status tables

13.11.4.1.1 Permitted activities

(...)

Activity	Activity specific standards
(...)	
P12 Bed and breakfast within a residential unit Hosted visitor accommodation in a residential unit on a <u>site</u> that was privately owned as at 12 October 2015.	a. There shall be: <ul style="list-style-type: none"> a. a maximum of six guests accommodated at any one time; b. at least one owner of the residential unit residing permanently on the site; and c. no guest given accommodation for more than 90 consecutive days. <ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u>

Activity	Activity specific standards
	<p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>d. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>d.f. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below.</p> <p>e.g. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>

13.11.4.1.2 Controlled activities

<p>C1</p>	<p>Unhosted visitor accommodation in a residential unit on a site that was privately owned as at 12 October 2015:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>
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13.11.4.1.4 Discretionary activities

D9	<p>a. Hosted visitor accommodation in a residential unit on a site that was privately owned as at 12 October 2015 that does not comply with activity specific standards (a), (b) or (c) in Rule 13.11.4.1.1 P12 and that does not exceed twelve guests at any one time.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D10	<p>a. Unhosted visitor accommodation in a residential unit on a site that was privately owned as at 12 October 2015 not subject to Rule C1 for a maximum of:</p> <p style="padding-left: 20px;">a. i. twelve guests per site at any one time; and</p> <p style="padding-left: 20px;">b. ii. a total of 61-180 nights per year on any one site.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

13.11.4.1.5 Non-complying activities

NC4	<p>a. Visitor accommodation that is:</p> <p style="padding-left: 20px;">a. i. not hosted visitor accommodation in a residential unit, or unhosted visitor accommodation in a residential unit;</p> <p style="padding-left: 20px;">b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D9;</p> <p style="padding-left: 20px;">c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a);</p> <p style="padding-left: 20px;">d. iv. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
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13.13 Specific Purpose (Nga Hau e Wha) Zone

13.13.4 Rules — Specific Purpose (Ngā Hau e Whā) Zone

13.13.4.1 Activity status tables

13.13.4.1.1 Permitted activities

(...)

Activity	Activity Specific Standards
P1	Marae complexes, including wharenuī, wharekai, manuhiri noho (guest accommodation with or without tariff) and associated accessory buildings .

Chapter 14 Residential

14.2 Objectives and Policies

14.2.1 Objective - Housing supply

14.2.1.1 Policy - Housing distribution and density

Table 14.2.1.1a

Residential Guest Visitor Accommodation Zone	Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for guest visitor accommodation purposes in earlier district plans and continue to be used for guest visitor accommodation . The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of adjoining residential zones.
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14.2.1.2 Policy - Establishment of new medium density residential areas

(...)

- a. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale **community facilities** and **guest visitor accommodation**.

14.2.6 Objective - Non-residential activities

- a. **Residential activities** remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for **community facilities** and **home occupations** which by their nature and character typically need to be located in residential zones; ~~and~~
 - ii. **provide for visitor accommodation in accordance with Objective 14.2.9 and Policies 14.2.9.1 to 14.2.9.4; and**
 - iii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone, ~~or is existing guest accommodation on defined sites.~~

Note: this objective and its subsequent policies do not apply to **brownfield sites**.

14.2.6.3 Policy - Existing non-residential activities

- a. Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not:
 - i. have a significant adverse effect on the character and amenity of residential zones; or
 - ii. undermine the potential for residential development consistent with the zone descriptions in Table **14.2.1.1a**.

Advice Notes: Note:

1. This policy also implements Objective **14.2.4**.
2. **Policy 14.2.6.3 does not apply to visitor accommodation. Refer to Objective 14.2.9 and Policies 14.2.9.1 to 14.2.9.4 for the relevant provisions.**

14.2.6.4 Policy - Other non-residential activities

- a. Restrict the establishment of other non-residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

Advice Note: Policy 14.2.6.4 does not apply to visitor accommodation. Refer to Objective 14.2.9 and Policies 14.2.9.1 to 14.2.9.4 for the relevant provisions.

14.2.6.7 Policy – Guest accommodation

~~a. In the Accommodation and Community Facilities Overlay, provide for guest accommodation within defined arterial locations that:~~

- ~~i. are within walking distance of the Central City and suburban commercial centres;~~
- ~~ii. front onto core public transport routes; and~~
- ~~iii. are not dominated by residential development.~~

~~b. In the Residential Guest Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites, compatible with the character and amenity of adjoining residential zones.~~

14.2.9 Objective - Visitor Accommodation in Residential Zones

a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where that use is compatible with:

- ~~i. this is compatible with the function and level of amenity intended for the zone; and~~
- ~~ii. the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained~~
- ~~i. residential activity being the predominant activity on sites and the residential character being maintained, with minimal disturbance to neighbours, and.~~

~~b. Visitor accommodation is only established in residential zones (except for the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay) where it is of a scale and character that is consistent with meeting objectives for:~~

- ~~a. a sufficient supply of housing, including affordable housing, with a choice of locations including an increase in the number of households within the Four Avenues;~~
- ~~b. a revitalised Central City with a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region;~~
- ~~c. enabling the revitalising of commercial centres;~~

~~iv. ii. protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and~~

~~v. iii high quality residential neighbourhoods with a high level of amenity.~~

~~b. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.~~

14.2.9.1 Policy – Visitor Accommodation in a Residential Unit

a. Permit visitor accommodation in a residential unit where:

- i. at least one permanent resident of the site is in residence for the duration of the stay;
- ii. the number of visitors, including additional guests not spending the night, is comparable to use by a residential household; and
- iii. disturbance to neighbours is minimal.

- b. Manage visitor accommodation in a residential unit where a permanent resident(s) is not in residence to **minimise-ensure** adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings **are minimised** including through:
- i. **restrictions on controlling** the scale, **duration and frequency and extent** of use to ensure that the residential unit is still predominantly used for a residential activity; and
 - ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours.
- c. Avoid visitor accommodation in a residential unit at a scale **duration and/or frequency or extent** that **cannot be managed in a way that minimises adverse effects on commercial centres or the** is inconsistent with:
- i. **retaining predominantly** residential character, coherence and amenity of the site and its immediate surroundings; or
 - ii. **minimising the risk of disturbing neighbours; or**
 - iii. **protecting strategic infrastructure from reverse sensitivity effects.**
- ~~ii. having regard to the cumulative effects of visitor accommodation and other non-residential activities offered in the same commercial centre catchment, would be inconsistent with the centre based framework for commercial activities in Objective 15.2.2; or~~
- ~~iii. that would be likely to give rise to reverse sensitivity effects on strategic infrastructure.~~

14.2.9.2 Policy – Existing Visitor Accommodation

- a. In the Residential Visitor Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing visitor accommodation sites, compatible with the character and amenity of adjoining residential zones.

14.2.9.3 Policy – Visitor Accommodation in Defined Arterial Locations

- a. In the Accommodation and Community Facilities Overlay, provide for visitor accommodation within defined arterial locations that:
- i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

14.2.9.4 Policy – Other Visitor Accommodation in Residential Zones

- a. Visitor accommodation not provided for in Policies 14.2.9.1-14.2.9.3 shall not locate in residential zones, except where the activity provides for the ongoing use of a heritage item consistent with Policy 9.3.2.2.3 and adverse amenity impacts on residential neighbours can also be minimised.

14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards in:
- i. Rule 14.4 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.5 – Residential Medium Density Zone;
 - iii. Rule 14.6 – Residential Central City Zone;
 - iv. Rule 14.7 – Residential Hills Zone;
 - v. Rule 14.8 – Residential Banks Peninsula Zone;
 - vi. Rule 14.9 – Residential Large Lot Zone;

- vii. Rule 14.10 – Residential Small Settlement Zone;
 - viii. Rule 14.11 – Residential **Guest Visitor** Accommodation Zone;
 - ix. Rule 14.12 – Residential New Neighbourhood Zone;
 - x. Rule 14.15 - Rules - Matters of control and discretion.
- b. In relation to the Residential **Guest Visitor** Accommodation Zone, each site has been grouped into Group A, B and C sites in Appendix 14.16.11, depending on its residential context. For any activities (other than **guest visitor accommodation** (P1) and permitted activities on the YMCA site (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in Appendix 14.16.11, including activity specific standards, built form standards and matters of discretion.

(...)

14.4 Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

14.4.1 Activity status tables

14.4.1.1 Permitted activities

		Activity Specific Standards
P15	Bed and breakfast	g. There shall be: i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P29	Hosted visitor accommodation in a residential unit	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>
P30	Visitor accommodation in a heritage item	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</p> <p>d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>d. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and</p>

		the dates used for hosted visitor accommodation and provide those records to the Council on request.
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14.4.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<p>Unhosted visitor accommodation in a residential unit:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>
C8	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>

14.4.1.3 Restricted discretionary activities

RD34	<p>c. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ol style="list-style-type: none"> 1. Residential activities which are not provided for as a permitted or controlled activity; 2. Education activities (Rule 14.4.1.1 P16); 3. Preschools (Rule 14.4.1.1 P17); or 4. Health care facilities (Rule 14.4.1.1 P18); 5. Visitor accommodation in a heritage item [Rule 14.4.1.1 P30] <p>d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to</p>	<p>a. The extent to which effects, as a result of the current and future noise generation from aircraft managed, including avoidance of any effect through maintenance or upgrade of Christchurch International Airport</p> <p>b. The extent to which appropriate indoor noise levels regard to Appendix 14.16.4.</p>
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	Christchurch International Airport Limited (absent its written approval).	
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14.4.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P8 Conversion of an elderly person’s housing unit into a residential unit; iii. P14 Care of non-resident children in a residential unit; iv. P15 Bed and breakfast; iv. v. P20 Places of assembly; or v. vi. Storage of more than one heavy vehicle for P16-P19 and P21.
(...)	
D7	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), or (b) or (c) in Rule 14.4.1.1 P29 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D8	<p>a. Unhosted visitor accommodation in a residential unit not subject to that does not comply with Rule 14.4.1.2 C7 for a maximum of:</p> <ul style="list-style-type: none"> a. i. twelve guests per site at any one time; and b. ii. a total of 61-180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D9	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.4.1.1 P30 for a maximum of twenty guests per site that does not comply with activity specific standards (b), or (c) or (d) in Rule 14.4.1.1 P30.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.4.1.5 Non-complying activities

(...)	
NC8	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D7; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D8; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D9; or e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.

	<u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u>
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14.4.3 Area-specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

14.4.3.1 Area-specific activities

14.4.3.1.1 Area-specific permitted activities

		Activity Specific Standards
P2	Guest accommodation Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.	Nil a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site. b. No individual type of ancillary activity shall be more than 250m² GLFA.

14.4.3.1.3 Area-specific restricted discretionary activities

RD19	<u>Accommodation and Community Facilities Overlay</u>	<u>Ancillary activities to visitor accommodation listed in Rule 14.4.3.1.1 P2 that do not comply with any one or more of the activity specific standards in Rule 14.4.3.1.1 P2.</u>	a. <u>Scale of activity – Rule 14.15.5</u> b. <u>Hours of operation – Rule 14.15.21</u> c. <u>Traffic generation and access safety – Rule 14.15.6</u>
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14.4.3.2 Area-specific built form standards

14.4.3.2.12 Maximum continuous building length

(...)

Applicable to	Standard
i. Guest Visitor accommodation;	A. New buildings: 15 metres
ii. Community facility;	B. Additions to an existing building: 10 metres
iii. Preschool;	
iv. Education facility;	
v. Health care facility;	
vi. Place of assembly; and	
vii. Veterinary care facility.	

14.4.3.2.14 Front Entrances and Facades

(...)

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest Visitor accommodation; ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<ul style="list-style-type: none"> A. Pedestrian access shall be directly from the road frontage. B. A minimum of 30% glazing on the road frontage on ground floor. C. A minimum of 20% glazing on the road frontage on elevations above ground level.

14.5 Rules - Residential Medium Density Zone

14.5.1 Activity status tables

14.5.1.1 Permitted activities

		Activity Specific Standards
P6	Bed and breakfast	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P22	Hosted visitor accommodation in a residential unit	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. d. The Christchurch City Council shall be notified in writing prior to commencement. e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
P23	Visitor accommodation in a heritage item	<ul style="list-style-type: none"> a. <u>A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</u> b. <u>A maximum of ten guests shall be accommodated at any one time.</u> c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. e. The Christchurch City Council shall be notified in writing prior to commencement. f. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and

		the dates used for hosted visitor accommodation and provide those records to the Council on request.
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14.5.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C6	<p>Unhosted visitor accommodation in a residential unit:</p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>b. <u>for a maximum of six guests at any one time;</u></p> <p>c. <u>where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>
C7	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.5.1.1 P23.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>

14.5.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.5.1.1 for:</p> <p>i. P1 <u>Residential activity</u>;</p> <p>ii. P3 Conversion of an <u>elderly person's housing unit</u> into a <u>residential unit</u>;</p> <p>iii. P5 Care of non-resident children in a <u>residential unit</u>;</p> <p>iv. P6 Bed and breakfast;</p> <p>iv. v. P11 <u>Place of assembly</u>; or</p> <p>v. vi. Storage of more than one <u>heavy vehicle</u> for activities for P7-P10 and P14.</p> <p>vi. vii. P19 The use of the existing control tower <u>building</u> (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).</p>
(...)	

D7	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.5.1.1 P22 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D8	<p>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.5.1.2 C6 for a maximum of:</p> <p>a. i. twelve guests per site at any one time; and</p> <p>b. ii. a total of 61-180 nights per year on any one site.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D9	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.5.1.1 P23 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.5.1.1 P23.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.5.1.5 Non-complying activities

	Activity
(...)	
NC4	<p>a. Visitor accommodation that is:</p> <p>a. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item;</p> <p>b. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.5.1.4 D7;</p> <p>c. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.5.1.4 D8;</p> <p>d. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.5.1.4 D9; or</p> <p>e. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.5.3 Area-specific rules - Residential Medium Density Zone

14.5.3.1 Area-specific activities

14.5.3.1.1 Area-specific permitted activities

	Activity Specific Standards
P2	<p>Guest accommodation Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and</p> <p>Nil</p> <p>a. The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.</p> <p>b. No individual types of ancillary activity shall be more than 250m² GLFA.</p>

	<p>conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.</p>	
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14.5.3.1.3 Area-specific restricted discretionary activities

RD13	<p>Ancillary activities to visitor accommodation listed in Rule 14.5.3.1.1 P2 in the Accommodation and Community Facilities Overlay that do not meet one or more of the activity specific standards in Rule 14.5.3.1.1 P2.</p>	<p>a. Scale of activity - Rule 14.15.5 b. Hours of operation - Rule 14.15.21 c. Traffic generation and access safety - Rule 14.15.6</p>
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14.5.3.2 Area-specific built form standards

14.5.3.2.4 Maximum continuous building length

(...)

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest Visitor accommodation; and a ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<ul style="list-style-type: none"> A. For new buildings the maximum length of a building elevation shall not exceed 15 metres (see Figure 10) B. For existing buildings any addition to the building elevation shall not exceed a length of 10 metres

14.5.3.2.5 Front entrances and facades

(...)

Applicable to	Standard
<ul style="list-style-type: none"> i. Guest Visitor accommodation; and a ii. Community facility; iii. Preschool; iv. Education facility; v. Health care facility; vi. Place of assembly; and vii. Veterinary care facility. 	<ul style="list-style-type: none"> A. Pedestrian access shall be directly from the road frontage. B. A minimum of 30% glazing on the road frontage on ground floor. C. A minimum of 20% glazing on the road frontage on elevations above ground level.

14.6 Rules - Residential Central City Zone

14.6.1 Activity status tables

14.6.1.1 Permitted activities

		Activity Specific Standards
P2	Bed and breakfast	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time;

		<ul style="list-style-type: none"> ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
(...)		
P9	Any education facility, spiritual activity, health care facility, <u>or</u> preschool (other than as provided for in Rule 14.6.1.1 P7), or guest accommodation up to 40m ² gross floor area (including any area of outdoor storage used for activities other than residential activities), except those activities provided for in Rule 14.6.1.1 P10.	<ul style="list-style-type: none"> a. Only those persons who reside permanently on the site can be employed in the activity. b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity, other than for guest accommodation activities, shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. c. The maximum number of vehicle movements per site, other than for residential activities, shall be: <ul style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day.
P10	Any community facility, preschool (other than as provided for in Rule 14.6.1.1 P7), or <u>guest visitor accommodation</u> on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.	<ul style="list-style-type: none"> a. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ul style="list-style-type: none"> i. 07:00 – 21:00 Monday to Friday, and ii. 08:00 – 19:00 Saturday, Sunday, and public holidays. iii. Except that these hours of operation in Rule 14.6.1.1 P10 a.i. and a.ii. do not apply to <u>guest visitor accommodation</u>. b. The maximum number of vehicle movements per site per day for any activity, other than for residential activities, shall be 200 and: <ul style="list-style-type: none"> i. Vehicles, other than heavy vehicles associated with any residential activity on the site, shall be included in determining the number of vehicle movements to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicles trips to and from any site.
P14	<u>Hosted visitor accommodation in a residential unit</u>	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> c. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u> c. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u> d. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that</u>

		year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
P15	Visitor accommodation in a heritage item	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</p> <p>d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>

14.6.1.2 Controlled activities

		The matters over which Council reserves its control:
C1	<p>Unhosted visitor accommodation in a residential unit:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>
C2	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.6.1.1 P15.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>

14.6.1.4 Discretionary activities

	Activity
(...)	
D2	<p>a. Any education facility, spiritual activity, health care facility, <u>or</u> preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), <u>or</u> guest accommodation, that is over 40m² but less than 201m² in gross floor area (including any area of outdoor storage used for activities), other than:</p> <ol style="list-style-type: none"> i. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or ii. on a site with frontage to a local road, <p>b. provided that the following standards are met:</p> <ol style="list-style-type: none"> i. For guest accommodation, at least one employee must reside permanently on the site. ii. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity shall be 40 hours per week, and shall be limited to between the hours of: <ol style="list-style-type: none"> A. 07:00 - 21:00 Monday to Friday, and B. 08:00 - 19:00 Saturday, Sunday and public holidays. c. Except that these hours of operation in Rule 14.6.1.4 D2 b.ii. do not apply to guest accommodation
D3	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.6.1.1 for:</p> <ol style="list-style-type: none"> i. P1 Residential activity ii. P2 Bed and breakfast iii. P7 Care of non-resident children in a residential unit
(...)	
D5	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.6.1.1 P14 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D6	<p>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.6.1.2 C1 for a maximum of:</p> <ol style="list-style-type: none"> a. i. twelve guests per site at any one time; and b. ii. a total of 61-180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D7	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.6.1.1 P15 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.6.1.1 P15.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.6.1.5 Non-complying activities

	Activity
NC4	Any activity listed in Rule 14.6.1.1 P10 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P10 a.-b.

NC5	Any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or guest accommodation with a gross floor area over 40m2 (including any area of outdoor storage) with frontage to a local road.
NC6	Any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or guest accommodation , that exceeds a gross floor area of 200m2 (including any area of outdoor storage) other than on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets.
(...)	
NC8	<p>a. Visitor accommodation (other than as provided for in Rule 14.6.1.1 P10 and 14.6.1.5 NC4): that is:</p> <ul style="list-style-type: none"> a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.6.1.4 D5; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.6.1.4 D6; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.6.1.4 D7; or e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.7 Rules - Residential Hills Zone

14.7.1 Activity status tables

14.7.1.1 Permitted activities

		Activity Specific Standards
P10	Bed and breakfast	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P22	Hosted visitor accommodation in a residential unit	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am. c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. c. The Christchurch City Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
P23	Visitor accommodation in a heritage item	<ul style="list-style-type: none"> a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.

		<p>b. <u>A maximum of ten guests shall be accommodated at any one time.</u></p> <p>c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>d. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>d. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>e. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
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14.7.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C5	<p><u>Unhosted visitor accommodation in a residential unit:</u></p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>b. <u>for a maximum of six guests at any one time;</u></p> <p>c. <u>where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p>d. <u>where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>
C6	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.7.1.1 P23.</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>

14.7.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for:</p> <p>i.P1 <u>Residential activity;</u></p>

	<p>ii. P5 Conversion of family flat into a <u>residential unit</u>;</p> <p>iii. P9 Care of non-resident children in a <u>residential unit</u>; <u>or</u></p> <p>iv. P10 Bed and breakfast; <u>or</u></p> <p>iv. v Storage of more than one <u>heavy vehicle</u> for P11-P16.</p>
(...)	
D6	<p>a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards <u>(a), (b) or (c)</u> in <u>Rule 14.7.1.1 P22</u> and that does not exceed twelve guests at any one time.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D7	<p>a. <u>Unhosted visitor accommodation in a residential unit not subject to</u> <u>that does not comply with</u> <u>Rule 14.7.1.2 C5</u> for a maximum of:</p> <p>a. <u>i. twelve guests per site at any one time; and</u></p> <p>b. <u>ii. a total of 61-180 nights per year on any one site.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D8	<p>a. <u>Visitor accommodation in a heritage item</u> not subject to <u>Rule 14.7.1.1 P23</u> for a maximum of twenty guests per <u>site</u> that does not comply with activity specific standards <u>(b), (c) or (d)</u> in <u>Rule 14.7.1.1 P23</u>.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

14.7.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. <u>Visitor accommodation</u> that is:</p> <p>a. <u>i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item;</u></p> <p>b. <u>ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.7.1.4 D6;</u></p> <p>c. <u>iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.7.1.4 D7;</u></p> <p>d. <u>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.7.1.4 D8; or</u></p> <p>e. <u>v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

14.8 Rules - Residential Banks Peninsula Zone

14.8.1 Activity status tables

14.8.1.1 Permitted activities

		Activity Specific Standards
P7	Bed and breakfast	<p>a. There shall be:</p> <p>i. a maximum of six guests accommodated at any one time;</p> <p>ii. at least one owner of the residential unit residing permanently on site; and</p> <p>iii. no guest given accommodation for more than 90 consecutive days.</p>

		<p>Advice note:</p> <p>1. For <u>bed and breakfast</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
P22	<p><u>Hosted visitor accommodation in a residential unit</u></p>	<p>a. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>c. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>c. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>d. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p> <p>Advice note:</p> <p>1. For <u>hosted visitor accommodation in a residential unit</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
P23	<p><u>Unhosted visitor accommodation in a residential unit in the following Residential Banks Peninsula Zones:</u></p> <p>a. <u>Akaroa</u></p> <p>b. <u>Duvauchelle</u></p> <p>c. <u>Wainui</u></p>	<p>d. <u>The total number of nights per year that guests may be accommodated on any one site is 180.</u></p> <p>e. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>f. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>c. <u>The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u></p> <p>d. <u>The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on an annual basis.</u></p> <p>d. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>e. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
P2324	<p><u>Visitor accommodation in a heritage item</u></p>	<p>a. <u>A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</u></p> <p>b. <u>A maximum of ten guests shall be accommodated at any one time.</u></p> <p>c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p>

		<p>d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>Advice Note:</p> <p>1. For <u>visitor accommodation</u> in a <u>heritage item</u> within the <u>Lyttelton Port Influences Overlay</u> refer to area specific Rule 14.8.3.</p>
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14.8.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<p><u>Unhosted visitor accommodation in a residential unit not in the locations specified in Rule 14.8.1.1 P23:</u></p> <p>a. for a total per <u>site</u> of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p> <p>Advice note:</p> <p>1. For <u>unhosted visitor accommodation in a residential unit</u> within the <u>Lyttelton Port Influences Overlay</u> refer to area specific Rule 14.8.3.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>
C3	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.8.1.1 P23P24.</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p>

		f.e. Number and size of vehicles used by guests including large vehicles
		g.f. Building access arrangements and wayfinding

14.8.1.4 Discretionary activities

	Activity
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14.8.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. P4 Conversion of an elderly person's housing unit into a residential unit; iii. P6 Care of non-resident children in a residential unit; iv. P7 Bed and breakfast; or iv. v. Storage of more than one heavy vehicle for activities for P8-P12.
(...)	
D9	a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), or (b) or (c) in Rule 14.8.1.1 P22 and that does not exceed twelve guests at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D10	a. Unhosted visitor accommodation in a residential unit: a. i. that does not comply with the activity specific standards for Rule 14.8.1.1 P23 to a maximum of twelve guests per site at any one time. b. ii. not subject to Rule 14.8.1.2 C2 for a maximum of: a. A. twelve guests per site at any one time; and b. ii. B. a total of 61-180 nights per year on any one site. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D11	a. Visitor accommodation in a heritage item not subject to Rule 14.8.1.1 P2324 for a maximum of twenty guests per site that does not comply with activity specific standards (b), or (c) or (d) in Rule 14.8.1.1 P2324. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14.8.1.5 Non-complying activities

	Activity
N3	a. Visitor accommodation that is: <ul style="list-style-type: none"> a. i. not subject to Rule 14.8.1.4 D4, hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.1.4 D9; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.1.4 D10; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.1.4 D11; or e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site except in the locations subject to Rule 14.8.1.1 P23. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14.8.3 Area-specific rules - Residential Banks Peninsula Zone

14.8.3.1 Area-specific activities

14.8.3.1.1 Area-specific permitted activities

	Activity/area	Area specific standards
P1.	<p>Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed 40m² within a 10 year continuous period</p>	<p>a. Compliance with Rule 14.8.3.2.1.</p>
P2.	<p>Replacement for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed the combined gross floor area of the habitable spaces contained in the previous residential unit by more than 40m² within a 10 year continuous period</p>	<p>a. Compliance with Rule 14.8.3.2.1.</p>
P3.	<p>Hosted visitor accommodation in a residential unit</p>	<p>a. Compliance with Rule 14.8.3.2.1. b. A maximum of six guests shall be accommodated at any one time. c. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am. d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. d. The Christchurch City Council shall be notified in writing prior to commencement. e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>
P4.	<p>Visitor accommodation in a heritage item</p>	<p>a. Compliance with Rule 14.8.3.2.1. b. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p>

	Activity/area	Area specific standards
		<p>c. <u>A maximum of ten guests shall be accommodated at any one time.</u></p> <p>d. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>e. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>e. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>f. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>

14.8.3.1.2 Area-specific controlled activities

C1.	<p><u>Unhosted visitor accommodation in a residential unit:</u></p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>b. <u>for a maximum of six guests at any one time;</u></p> <p>c. <u>where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p> <p>h.g. <u>Managing risk of reverse sensitivity on Port activities</u></p>
C2.	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (b) in Rule 14.8.3.1.2 P4.</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where</u></p>

		<p><u>appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p> <p>h.g <u>Managing risk of reverse sensitivity on Port activities</u></p> <p>i.</p>
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14.8.3.1.4 Area-specific discretionary activities

D1	<p>a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards <u>(b), (c) or (d)</u> in <u>Rule 14.8.3.1.1 P3</u> and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D2	<p>a. <u>Unhosted visitor accommodation in a residential unit</u> not subject to <u>Rule 14.8.3.1.4 C1</u> for a maximum of:</p> <p>a. i. twelve guests per site at any one time; and</p> <p>b. ii. <u>a total of 61-180 nights per year on any one site.</u></p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D3	<p>a. <u>Visitor accommodation in a heritage item</u> not subject to <u>Rule 14.8.3.1.1 P4</u> for a maximum of twenty guests per site that does not comply with activity specific standards (c), (d) or (e) in <u>Rule 14.8.3.1.1 P4</u>.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.8.3.1.5 Area-specific non-complying activities

NC5	<p>a. New noise <u>sensitive activities</u> in the Lyttelton Port Influences Overlay <u>except for 14.8.3.1.1 P3 or P4, 14.3.3.1.2 C1 or C2, 14.8.3.1.4 D1, D2 or D3 and 14.8.3.1.5 NC6.</u></p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).</p>
NC6	<p>a. <u>Visitor accommodation that is:</u></p>

	<p>a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item;</p> <p>b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.3.1.4 D1;</p> <p>c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2;</p> <p>d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3; or</p> <p>e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
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14.8.3.2 Area-specific built form standards

14.8.3.2.1 Internal sound design level in the Lyttelton Port Influences Overlay

- a. New habitable space or extensions to existing habitable space in the Lyttelton Port Influences Overlay shall have an internal sound design level of 40dB Ldn (5 day) with ventilating windows or with windows and doors closed and mechanical ventilation installed and operating.
- b. For the purposes of this rule, the design shall achieve an internal design sound level of a habitable room, the external noise environment will be the modelled level of port noise taken from the predicted dB Ldn (5 day) contour closest to the habitable room, in accordance with the methodology of NZS 6809:1999 Port Noise Management and Land Use Planning.

14.9 Rules - Residential Large Lot Zone

14.9.1 Activity status tables

14.9.1.1 Permitted activities

		Activity Specific Standards
P7	Bed and breakfast	<p>a. There shall be:</p> <ol style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P23	Hosted visitor accommodation in a residential unit	<p>a. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>
P24	Unhosted visitor accommodation in a residential unit	<p>a. <u>The total number of nights per year that guests may be accommodated on any one site is 180.</u></p>

		<p>b. <u>A maximum of six guests shall be accommodated at any one time.</u></p> <p>c. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>c. <u>The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u></p> <p>d. <u>The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation, and provide those records to the Council on an annual basis.</u></p> <p>d. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>e. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
P24P25	Visitor accommodation in a heritage item	<p>a. <u>A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</u></p> <p>b. <u>A maximum of ten guests shall be accommodated at any one time.</u></p> <p>c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>d. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>d. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>e. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>

14.9.1.2 Controlled activities

		The matters over which Council reserves its control:
C1	<p><u>Unhosted visitor accommodation in a residential unit;</u></p> <p><u>b. for a total per site of 60 nights or fewer per year;</u></p> <p><u>c. for a maximum of six guests at any one time;</u></p> <p><u>d. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p><u>e. where guests do not hold functions or events on the site where the number of additional</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g. <u>Building access arrangements and wayfinding</u></p>

	attendees exceed the number of paying guests staying overnight.	
C2 C1	Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.9.1.1 P24 P25.	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Maintenance of the exterior of the property f.e. Number and size of vehicles used by guests including large vehicles g.f. Building access arrangements and wayfinding

14.9.1.3 Restricted discretionary activities

(...)

RD7	<ul style="list-style-type: none"> a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for: <ul style="list-style-type: none"> i. P5 Home occupation ii. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer; and iii. P7 Bed and breakfast. 	<ul style="list-style-type: none"> a. As relevant to the activity specific standard that is not met: <ul style="list-style-type: none"> i. Scale of activity – Rule 14.15.5 ii. Traffic generation and access safety – Rule 14.15.6 iii. Non-residential hours of operation – Rule 14.15.21
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14.9.1.4 Discretionary activities

	Activity
(...)	
D6	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.9.1.1 P23 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D7	<p>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.9.1.2 C1 1 P24 for a maximum of:</p> <ul style="list-style-type: none"> i. twelve guests per site at any one time; and or ii. a total of 61–180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D8	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.9.1.1 P2425 for a maximum of twenty guests per site or that does not comply with activity specific standards (b), (c) or (d) in Rule 14.9.1.1 P2425.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.9.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D6; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D7; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D8; or e. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.10 Rules - Residential Small Settlement Zone

14.10.1 Activity status tables

14.10.1.1 Permitted activities

		Activity Specific Standards
P6	Bed and breakfast	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days.
P20	Hosted visitor accommodation in a residential unit	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am. c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. c. The Christchurch City Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
P21	Unhosted visitor accommodation in a residential unit in the following Residential Small Settlement Zones: a. Barry's Bay b. Cooptown c. French Farm d. Kukupa	<ul style="list-style-type: none"> a. The total number of nights per year that guests may be accommodated on any one site is 180. b. A maximum of six guests shall be accommodated at any one time. c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. c. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.

	<ul style="list-style-type: none"> e. <u>Le Bons Bay</u> f. <u>Little Akaroa</u> g. <u>Little River</u> h. <u>Okains Bay</u> i. <u>Pigeon Bay</u> j. <u>Robinsons Bay</u> k. <u>Takamatua</u> l. <u>Tikao Bay</u> m. <u>Wainui</u> 	<ul style="list-style-type: none"> d. The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation, and provide those records to the Council on an annual basis. e. The Christchurch City Council shall be notified in writing prior to commencement. f. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.
P2122	Visitor accommodation in a heritage item	<ul style="list-style-type: none"> a. <u>A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</u> b. <u>A maximum of ten guests shall be accommodated at any one time.</u> c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight. d. The Christchurch City Council shall be notified in writing prior to commencement. e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.

14.10.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<p><u>Unhosted visitor accommodation in a residential unit except in the locations specified in Rule 14.10.1.1 P21:</u></p> <ul style="list-style-type: none"> a. <u>for a total per site of 60 nights or fewer per year;</u> b. <u>for a maximum of six guests at any one time;</u> c. <u>where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u> d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight. 	<ul style="list-style-type: none"> a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u> b. <u>Record keeping and provision of information to the Council</u> c. <u>Management of outdoor entertainment and recreation facilities</u> d. <u>Management of solid waste disposal</u> e. Maintenance of the exterior of the property f.e. <u>Number and size of vehicles used by guests including large vehicles</u> g.f. <u>Building access arrangements and wayfinding</u>
C3	<u>Visitor accommodation in a heritage item that does not comply with</u>	<ul style="list-style-type: none"> a. <u>Provision of information for neighbours and guests, including contact information, parking</u>

	<p>activity specific standard (a) in Rule 14.10.1.1 P21P22.</p>	<p><u>restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>Maintenance of the exterior of the property</u></p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>
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14.10.1.3 Restricted discretionary activities

(...)

<p>RD9</p>	<p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.10.1.1 for:</p> <ul style="list-style-type: none"> i. P4 Home occupation ii. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and iii. P6 Bed and breakfast. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety – Rule 14.15.6 iii. Non-residential hours of operation – Rule 14.15.21
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14.10.1.4 Discretionary activities

	Activity
(...)	
D4	<p>a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards <u>(a), (b) or (c)</u> in Rule 14.10.1.1 P20 and that does not exceed twelve guests at any one time.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D5	<p>a. <u>Unhosted visitor accommodation in a residential unit:</u></p> <ul style="list-style-type: none"> i. <u>that does not comply with the activity specific standards for Rule 14.10.1.1 P21 to a maximum of twelve guests per site at any one time.</u> ii. not subject to Rule 14.10.1.2 C2 for a maximum of: <ul style="list-style-type: none"> a.A. <u>twelve guests per site at any one time; and</u> b.B. <u>a total of 61-180 nights per year on any one site.</u> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D6	<p>a. <u>Visitor accommodation in a heritage item</u> not subject to Rule 14.10.1.1 P2122 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.10.1.1 P2122.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

14.10.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. Visitor accommodation not subject to Rule 14.10.1.3 RD7 that is:</p> <ul style="list-style-type: none"> a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.10.1.4 D4; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.10.1.4 D5; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.10.1.4 D6; or e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site except in the locations subject to Rule 14.10.1.1 P21. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.11 Rules - Residential Guest Visitor Accommodation Zone

14.11.1 Activity status tables

14.11.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Residential Guest Visitor Accommodation Zone if they meet the activity specific standards set out in this table, and in relation to Rule 14.11.1.1 P1 and P3 the built form standards in Rule 14.11.2.

(...)

Activity	Activity specific standards
P1 Guest Visitor accommodation including ancillary: <ul style="list-style-type: none"> i. offices; ii. meeting and conference facilities; iii. fitness facilities; and iv. the provision of goods and services primarily for the convenience of guests 	<ul style="list-style-type: none"> a. Guest Visitor accommodation located in the 50 dB Ldn Air Noise Contour shall be designed and constructed to meet the indoor design sound levels contained in Appendix 14.16.4. b. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all buildings on the same site, whichever is the lesser.
(...)	
P3 <ul style="list-style-type: none"> a. On the YMCA site listed as GA18 in Appendix 14.16.11: <ul style="list-style-type: none"> i. Recreation activities, and any of the following activities which are ancillary to guest visitor accommodation and/or recreation activities on the site: <ul style="list-style-type: none"> A. Education activities; B. Health care facility; 	

	<p>C. Offices and administration facilities;</p> <p>D. Parking areas;</p> <p>E. Retail activity; and</p> <p>F. Public meeting rooms and conference facilities.</p>	
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14.11.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD2 Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard b.	a. Retail activity in the Residential Guest Visitor Accommodation Zone - Rule 14.15.38
(...)	
RD11 Buildings for an activity listed in Rule 14.11.1.1 P1 or P3 that do not meet the built form standard in Rule 14.11.2.8 - Landscaped areas and trees	a. Tree and garden planting in the Residential Guest Visitor Accommodation Zone - Rule 14.15.37

14.12 Rules - Residential New Neighbourhood Zone

14.12.1 Activity status table

14.12.1.1 Permitted activities

		Activity Specific Standards
P7	Bed and breakfast	<p>a. There shall be:</p> <p>i. a maximum of six guests accommodated at any one time;</p> <p>ii. at least one owner of the residential unit residing permanently on site; and</p> <p>iii. no guest given accommodation for more than 90 consecutive days.</p>
P24	Hosted visitor accommodation in a residential unit	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p> <p>c. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and</p>

		the dates used for hosted visitor accommodation and provide those records to the Council on request.
P25	Visitor accommodation in a heritage item	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</p> <p>d. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>d. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>

14.12.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<p>a. Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, other than the following activities:</p> <p>i. P5 (Home occupation);</p> <p>ii. P6 (Care of non-resident children);</p> <p>iii. P7 (Bed and breakfast);</p> <p>iii. iv. P17 (Temporary lifting or moving of earthquake damaged buildings);</p> <p>iv. v. P19 (Market gardens, community gardens and garden allotments); and</p> <p>v. vi. P21 (limited to rural productive activities, other than new buildings or additions to existing buildings, which are permitted activities in the Rural Urban Fringe Zone) – Rule 17.5.1.1).</p>	(...)

<p>C8</p>	<p>Unhosted visitor accommodation in a residential unit:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>d. where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>
<p>C9</p>	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.12.1.1 P25.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>g.f. <u>Building access arrangements and wayfinding</u></p>

14.12.1.3 Restricted discretionary activities

<p>RD26</p>	<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ol style="list-style-type: none"> 1. Residential activities which are not provided for as a permitted or controlled activity; 2. Education activities (Rule 14.4.1.1 P16); 3. Preschools (Rule 14.4.1.1 P17); or 4. Health care facilities (Rule 14.4.1.1 P18); 5. Visitor accommodation in a heritage item (Rule 14.12.1.1 P25) <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>a. The extent to which effects, as a result of the current and future noise generation from aircraft managed, including avoidance of any effect through maintenance or upgrade of Christchurch International Airport Limited</p> <p>b. The extent to which appropriate indoor noise levels regard to Appendix 14.16.4.</p>
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14.12.1.4 Discretionary activities

	Activity
(...)	
D2	<p>a. Activities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P6 Care of non-resident children in a residential unit; iii. P7 Bed and breakfast; iii. iv. P12 Places of assembly; or iv. v. Storage of more than one heavy vehicle for P8-P11 and P13.
(...)	
D5	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.12.1.1 P24 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D6	<p>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.12.1.2 C8 for a maximum of:</p> <ul style="list-style-type: none"> a. i. twelve guests per site at any one time; and ii. a total of 61 180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D7	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.12.1.1 P25 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.12.1.1 P25.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.12.1.5 Non-complying activities

	Activity
(...)	
N5	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> a. i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.12.1.4 D5; c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.12.1.4 D6; d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.12.1.4 D7; or e. v. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.15 Rules - Matters of control and discretion

14.15.5 Scale of activity

(...)

- h. For Residential **Guest Visitor** Accommodation Zone sites only, the extent to which any additional bedrooms and quantum of floorspace proposed avoids adverse effects on the function and recovery of the Central City.

- i. **For the Accommodation and Community Facilities Overlay area, the extent to which any additional quantum of floorspace for activities ancillary to visitor accommodation avoids adverse effects on the function and recovery of other commercial centres.**

14.15.37 Tree and garden planting in the Residential Guest Visitor Accommodation Zone
(...)

14.15.38 Retail activity in the Residential Guest Visitor Accommodation Zone
(...)

14.16 Appendices

Appendix 14.16.2

Update the references to the “Residential Guest Accommodation Zone” in the recession plane diagrams in 14.16.2 and 14.16.2C to read “Residential Visitor Accommodation Zone” instead

Appendix 14.16.4 Aircraft noise exposure

(...)

Building type and activity	Indoor design and sound levels	
	SEL dB	dB Ldn
Residential units, and older person’s housing, <u>hosted visitor accommodation in a residential unit</u> and <u>unhosted visitor accommodation in a residential unit</u>		
Sleeping areas	65	40
Other habitable areas	75	50
Guest Visitor accommodation (except where specified above), resort hotels, hospitals and health care facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
(...)		

Appendix 14.16.11 Grouping of Residential Guest Visitor Accommodation Zone Sites

The following table sets out the groupings for Residential Guest Visitor Accommodation Zone sites for the purpose of determining the applicable zone rules for permitted and restricted discretionary activities (other than for guest visitor accommodation (P1) and permitted activities on the YMCA site (P3)).

The Residential Guest Visitor Accommodation Zone site locations are contained in the figures following this table.

(...)

Residential Guest Visitor Accommodation Zone site locations

Rename the six appendices/images from “Appendix 14.16.11 – Residential Guest Accommodation Zone Sites” to “Appendix 14.16.11 – Residential Visitor Accommodation Zone Sites”

Chapter 15 Commercial

15.2 Objectives and Policies

15.2.2.1 Policy - Role of centres

Table 15.1 - Centre's role

	Role	Centre and size (where relevant)
A.	<p>Central Business District</p> <p>Principal employment and business centre for the City and wider region and to become the primary destination for a wide range and scale of activities including comparison shopping, dining and night life, entertainment activities, guest visitor accommodation, events, cultural activities and tourism activities.</p> <p>Provides for high density residential activity, recreation activities and community activities and community facilities (including health and social services) as well as civic and cultural venues/ facilities (including museums, art galleries).</p> <p>Serves the district's population and visitors.</p> <p>The focus for the district, sub-regional and wider transport services with a central public transport interchange, providing access to large areas of the district and the surrounding districts of Selwyn and Waimakariri.</p>	Centre: Central City
B.	<p>District Centre - Key Activity Centre</p> <p>Major retail destination for comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment (including movie theatres, restaurants, bars), and guest visitor accommodation.</p> <p>Medium density housing is contemplated in and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre:</p> <ol style="list-style-type: none"> is the Commercial Core Zone and Commercial Retail Park Zone at Hornby, Belfast/ Northwood and Papanui/Northlands; and is the Commercial Core Zone in all other District centres; and includes community facilities within walking distance (400 metres) of the commercial zone. 	Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres) Size: Greater than 30,000m ²
(...)		

15.2.5 Objective - Diversity and distribution of activities in the Central City

- a. A range of commercial activities, community activities, cultural activities, residential activities and **guest visitor accommodation** are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:
 - i. Defining the Commercial Central City Business Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;
 - ii. Limiting the extent to which retail activity and offices occur outside the Commercial Central City Business Zone;
 - iii. Providing for key anchor projects within and around the Commercial Central City Business Zone;
 - iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities (**except for visitor accommodation**) occur outside the precincts.

15.2.6 Objective - Role of the Commercial Central City Business Zone

15.2.6.1 Policy - Diversity of activities and concentration of built development

- a. Ensure the Commercial Central City Business Zone provides for the widest range of commercial activities, community activities, cultural activities, residential activities and **guest visitor accommodation** and the greatest concentration and overall scale of built development in Christchurch.

15.4 Rules - Commercial Core Zone

15.4.1 Activity status tables - Commercial Core Zone

15.4.1.1 Permitted activities

(...)

		Activity Specific Standards
(...)		
P12	Guest Visitor accommodation	a. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB Dtr,2m,nT,w+Ctr.
(...)		

15.4.1.5 Non-complying activities

	Activity
NC1	Any residential activity or guest visitor accommodation that does not meet Rules 15.4.1.1 P12 activity specific standard a. or P21 activity specific standard f.

15.5 Rules - Commercial Local Zone

15.5.1 Activity status tables - Commercial Local Zone

15.5.1.1 Permitted activities

		Activity Specific Standards
(...)		
P11	Guest Visitor accommodation	a. Outside the Central City, any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB Dtr,2m,nT,w +Ctr.

(...)		
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15.5.1.5 Non-complying activities

	Activity
NC1	Outside the Central City, any residential activity or guest visitor accommodation that does not meet Rules 15.5.1.1 P11a. or P19 (a)(iv).
(...)	

15.6 Rules - Commercial Banks Peninsula Zone

15.6.1 Activity status tables - Commercial Banks Peninsula Zone

15.6.1.1 Permitted activities

		Activity Specific Standards
(...)		
P18	Guest Visitor accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<ul style="list-style-type: none"> a. In Akaroa: <ul style="list-style-type: none"> i. Guest Visitor accommodation shall be located above ground floor level or to the rear of a commercial activity on Beach Road, between Rue Jolie and Bruce Terrace, except for a pedestrian entrance/ ground floor lobby/ reception area. b. In Lyttelton: <ul style="list-style-type: none"> i. Any habitable space shall be designed and constructed to achieve an external to internal noise reduction of not less than 25 dB Dtr,2m,nT,w+Ctr. ii. Any bedroom shall be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB dB Dtr,2m,nT,w+Ctr.
(...)		

15.6.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

NC1	Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.
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15.9 Rules - Commercial Mixed Use Zone

15.9.1 Activity status tables - Commercial Mixed Use Zone

15.9.1.1 Permitted activities

		Activity Specific Standards
(...)		
P26	Guest Visitor accommodation including ancillary meeting and conference facilities, and the provision of goods and services primarily for the	Nil

	<u>convenience of guests</u>	
(...)		

15.10 Rules - Commercial Central City Business Zone

15.10.1 Activity status tables - Commercial Central City Business Zone

15.10.1.1 Permitted activities

		Activity Specific Standards
(...)		
P14	Guest Visitor accommodation	<ul style="list-style-type: none"> a. The activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level. b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
(...)		

15.11 Rules - Commercial Central City Mixed Use Zone

15.11.1 Activity status tables - Commercial Central City Mixed Use Zone

15.11.1.1 Permitted activities

		Activity Specific Standards
P17	Guest Visitor accommodation	Nil
(...)		

15.12 Rules - Commercial Central City (South Frame) Mixed Use Zone

15.12.1 Activity status tables - Commercial Central City (South Frame) Mixed Use Zone

15.12.1.1 Permitted activities

		Activity Specific Standards
(...)		
P14	Guest Visitor accommodation	Nil
(...)		

Chapter 16 Industrial

16.4.6 Area specific rules – Industrial General Zone (Waterloo Park)

16.4.6.1 Area specific activities – Industrial General Zone (Waterloo Park)

16.4.6.1.1 Area specific permitted activities

- a. The activities listed below are permitted activities in the Industrial General Zone (Waterloo Park) if they meet the activity specific standards set out in this table and the built form standards in [Rule 16.4.3.2](#).

Activity		Activity specific standards
P1	Activities listed in Rule 16.4.1.1 P1-P21	<p>a. Development shall comply with:</p> <ol style="list-style-type: none"> i. All of the key structuring elements on the Waterloo Park Outline Development Plan (Appendix 16.8.2), being: <ol style="list-style-type: none"> A. Indicative location of new roads B. Indicative stormwater management area C. Indicative other open space ii. Built form standards in Rule 16.4.3.2, and Rule 16.4.2 unless specified otherwise in Rule 16.4.3.2.
P2	Residential activity outside the 50 dB L_{dn} Air Noise Contour line defined on the planning maps.	<ol style="list-style-type: none"> a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nT,w} + C_{tr}$. b. Any residential activity shall have a minimum net floor area (including toilets and bathrooms but excluding lobby and/or reception area, parking area, garage and balconies) per unit of: <ol style="list-style-type: none"> A. Studio 35m² B. 1 bedroom 45m² C. 2 bedroom 60m² D. 3 or more bedrooms 90m² c. Each residential unit shall have: <ol style="list-style-type: none"> i. an outdoor service space of 3m² and a waste management area of 2m² per unit, each with a minimum dimension of 1.5 metres in either a private or communal area; ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and iii. space designated for waste management, whether private or communal, which shall not be located between the road boundary and any building, and shall be screened from adjoining sites, roads, and adjoining outdoor living spaces by screening from the floor level of the

Activity		Activity specific standards																
		<p><u>waste management area</u> to a height of 1.5 metres.</p> <p>d. Each <u>residential unit</u> shall have an <u>outdoor living space</u> with a minimum area and dimension as set out in the following table, located immediately outside and <u>accessible</u> from an internal <u>living area</u> of the <u>residential unit</u>.</p> <table border="1"> <thead> <tr> <th></th> <th>Type</th> <th>Area</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio, 1 bedroom</td> <td>6m²</td> <td>1.5 metres</td> </tr> <tr> <td>ii.</td> <td>2 or 3 bedroom</td> <td>10m²</td> <td>1.5 metres</td> </tr> <tr> <td>iii.</td> <td>3 or more bedrooms</td> <td>15m²</td> <td>1.5 metres</td> </tr> </tbody> </table>		Type	Area	Dimension	i.	Studio, 1 bedroom	6m ²	1.5 metres	ii.	2 or 3 bedroom	10m ²	1.5 metres	iii.	3 or more bedrooms	15m ²	1.5 metres
	Type	Area	Dimension															
i.	Studio, 1 bedroom	6m ²	1.5 metres															
ii.	2 or 3 bedroom	10m ²	1.5 metres															
iii.	3 or more bedrooms	15m ²	1.5 metres															
P6	<p><u>Hosted visitor accommodation in a residential unit</u> outside the 50 dB_{Ldn} Air Noise Contour line defined on the planning maps</p>	<p>a. <u>A maximum of six guests shall be accommodated at any one time in a residential unit.</u></p> <p>b. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u></p> <p>c. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p>b. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>c. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>																

16.4.6.1.3 Area specific controlled activities

	Matters of control
<p>C1. Unhosted visitor accommodation in a residential unit outside the 50 dB_{Ldn} Air Noise</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p>

<p><u>Contour line defined on the planning maps:</u></p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>b. <u>for a maximum of six guests at any one time;</u></p> <p>c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <p>c. <u>where guests do not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</u></p>	<p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. Maintenance of the exterior of the property</p> <p>f.e. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p>
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16.4.6.1.4 Area specific discretionary activities

<p>D2</p>	<p>a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards (a), (b) or (c) in Rule 16.4.6.1.1 P6 and that does not exceed twelve guests at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
<p>D3</p>	<p>a. <u>Unhosted visitor accommodation in a residential unit</u> not subject to Rule 16.4.6.1.2 C1 for a maximum of:</p> <p>d. <u>i. twelve guests per site at any one time; and</u></p> <p>e. ii. a total of 61-180 nights per year on any one site.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

16.4.6.1.5 Area specific non-complying activities

<p>NC3</p>	<p>a. <u>Visitor accommodation that is:</u></p> <p>a. i. not hosted visitor accommodation in a residential unit, or unhosted visitor accommodation in a residential unit;</p> <p>b. ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 16.4.6.1.4 D2;</p> <p>c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 16.4.6.1.4 D3;</p> <p>d. iv. unhosted visitor accommodation in a residential unit that exceeds 180 nights per year on any one site.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
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16.6.6 Area-specific rules - Industrial Park Zone (Memorial Avenue)

16.6.6.1 Area-specific activities - Industrial Park Zone (Memorial Avenue)

16.6.6.1.1 Area-specific permitted activities

P2	guest Visitor accommodation	<ul style="list-style-type: none"> a. No more than 200 bedrooms shall be provided in the zone. b. guest Visitor accommodation shall be designed and constructed to comply with the indoor design sound levels contained in Rule 6.1.7.2.1(a)(i)(B). The requirement of Rule 6.1.7.2.1(a)(i)(B) for road traffic noise shall also apply in respect of noise from industrial activity within the zone at the noise levels permitted under Rule 6.1.5.2.1, Table 1. c. guest Visitor accommodation shall be limited to the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan (Appendix 16.8.15) as “Guest Accommodation restricted to this area”.
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16.6.6.2 Area-specific built form standards — Industrial Park Zone (Memorial Avenue)

16.6.6.2.1 Maximum height for buildings

- a. The maximum [height](#) of any [building](#) shall be as follows:

	Applicable to:	Standard
iii.	Buildings for guest visitor accommodation in the area defined on the Outline Development Plan in Appendix 16.8.15 as “Guest Accommodation restricted to this area (20m height limit)”	20 metres

- b. Any application arising from this rule shall not be publicly notified.

16.6.6.2.3 Sunlight and outlook at boundary with residential properties and **guest visitor accommodation** within the zone

- a. Where a [site boundary](#) adjoins a [site](#) used for [residential activity](#) or **guest visitor accommodation** within the zone, no part of any [building](#) shall project beyond a [building](#) envelope contained by a recession plane measured from any point 2.3 metres above the [site](#) internal [boundary](#) in accordance with diagram E in [Appendix 16.8.11](#).
- b. Any application arising from this rule shall not be publicly notified.

16.7.3.14 Activity-specific rules - Matters of discretion - Industrial Park Zone (Memorial Avenue)

16.7.3.14.1 Outline development plan - Industrial Park Zone (Memorial Avenue)

- a. The extent to which development is in accordance with the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#).
- b. The extent to which the location and staging of vehicular [access](#) points and the design of the transport network (including [road](#) alignment and intersection design within the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#) and connections with the wider network) may individually or cumulatively impact on residential [amenity values](#) and the safety, efficiency and connectivity of the transport network.
- c. The extent to which the location of **guest visitor accommodation** outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#) as “Guest Accommodation restricted to this area” reduces the opportunity for **guest visitor accommodation** fronting Memorial Avenue and Russley Road, having regard to the limit of 200 bedrooms within the zone.
- d. The degree to which **guest visitor accommodation** outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#) as “Guest Accommodation restricted to this area” reduces capacity or erodes the integrity and function of the zone for industrial activities.
- e. The degree to which **guest visitor accommodation** outside the areas defined on the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#) as “Guest

Accommodation restricted to this area” may lead to [reverse sensitivity](#) effects on existing and/or potential use of the land for industrial activities.

Chapter 17 Rural

17.4 Rules - Rural Banks Peninsula Zone

17.4.1 Activity status tables - Rural Banks Peninsula Zone

17.4.1.1 Permitted activities

(...)

		Activity Specific Standards
(...)		
P12	Farm stay	<p>a. Shall accommodate no more than 10 guests at any one time; and</p> <p>b. Guests may be accommodated within an existing residential unit, minor residential unit, or tramping huts or within new buildings of up to 100m² and camping grounds restricted to tents.</p>
P13	Rural tourism activity	<p>a. Visitors shall be limited to a maximum of 100 persons per day.</p> <p>b. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m².</p> <p>c. The area of any ancillary retail activity shall be limited to less than 25m².</p> <p>d. May include tramping huts and camping in tents in association with walking and cycling tracks.</p>
(...)		
P22	Hosted visitor accommodation in a residential unit	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>b. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>
P23	Unhosted visitor accommodation in a residential unit	<p>a. The total number of nights per year that guests may be accommodated on any one site is 180.</p> <p>b. A maximum of six guests shall be accommodated at any one time.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</p> <p>d. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</p> <p>e. The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on an annual basis.</p>

		<p>e. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>f. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
P24	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total shall be accommodated on the same site at the same time.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit or minor residential unit, other existing building, campground consisting of tents, or no more than three vehicles.</u></p>
P25	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<p>a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u></p> <p>b. <u>No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</u></p> <p>c. <u>The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</u></p> <p>d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u></p> <p>a. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</u></p>

17.4.1.4 Discretionary activities

	Activity
D1	Guest accommodation, other than farm stays provided for by Rule 17.4.1.1 P12
D1	<p><u>Visitor accommodation that:</u></p> <p>a. <u>is not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit, or visitor accommodation accessory to farming, a conservation activity or a rural tourism activity.</u></p> <p>b. <u>does not meet the activity specific standards in Rule 17.4.1.1 P22-P25</u></p>
(...)	

17.5 Rules - Rural Urban Fringe Zone

17.5.1 Activity status tables - Rural Urban Fringe Zone

17.5.1.1 Permitted activities

(...)

		Activity Specific Standards
P11	Farm-stay	<p>a. Shall accommodate no more than 10 farm stay guests at one time; and</p> <p>b. Guests may be accommodated within an existing residential unit or minor residential unit;</p> <p>c. Except that where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <p>i. The maximum number of farm stay guests accommodated at one time shall not exceed four; and</p> <p>ii. Guests shall only be accommodated in an existing residential unit.</p>

(...)		
P20	<p>Hosted visitor accommodation in a residential unit</p>	<p>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>b. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>d. Within the 50, 55 or 65 dB Ldn Air Noise Contour or the 50, 55 or 65 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours:</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</p>
P21	<p>Unhosted visitor accommodation in a residential unit</p>	<p>a. The total number of nights per year that guests may be accommodated on any one site is 180.</p> <p>b. A maximum of six guests shall be accommodated at any one time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>c. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</p> <p>d. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</p> <p>e. The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on an annual basis.</p> <p>e. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>f. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p>

		<p>g. Within the 50 55 or 65 dB Ldn Air Noise Contour or the 50 55 or 65 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours,</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</p>
P22	Visitor accommodation accessory to farming	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>c. Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</p> <p>d. Within the 50 55 or 65 dB Ldn Air Noise Contour or the 55 or 65 dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time;</p> <p>ii. Visitors may only not be accommodated in campgrounds consisting of tents or no more than three heavy vehicles in parts of the zone that are not within the 50 dB Ldn Air Noise Contour, the 50dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p>
P23	Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks	<p>a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</p> <p>b. No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</p> <p>c. The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</p> <p>d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</p> <p>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>f. Within the 50 55 or 65 dB Ldn Air Noise Contour or the 50 55 or 65 dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time;</p>

		ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours must be within buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).
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17.5.1.3 Restricted discretionary activities

	Activity	The Council's discretion shall be limited to the following matters:
(...)		
RD7	a. On Pt Lot 50 DP 875, Lot 2 DP12585, Pt Lot 1 DP12585 and Lot 1 DP15308 (corner Marshlands Road and Prestons Road) any of the following activities: <ol style="list-style-type: none"> i. Guest Visitor accommodation ii. Community facility including health care facility, place of assembly, and preschool but excluding any other education activities. iii. Other than those provided for under Rule 17.5.1.1 P13 and 17.5.1.1 P19. b. Any application arising from this rule shall not be publicly notified.	a. Scale of activity - Rule 17.11.2.1

17.5.1.4 Discretionary activities

	Activity
D1	Guest accommodation, other than any activity provided for by Rules 17.5.1.1 P11 and P17 or Rule 17.5.1.3 RD7.
D1	Visitor accommodation that does not meet the activity specific standards in Rule 17.5.1.1 P20-P23 except as specified in Rule 17.5.1.5 NC5
(...)	

17.5.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC5	a. Any other sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including: <ol style="list-style-type: none"> i. any residential unit on a site less than 4ha; ii. any activity listed in Rule 17.5.1.1 P7 that does not meet activity specific standard d.; and iii. any activity listed in Rule 17.5.1.1 P11 P20 that does not meet activity specific standards (a) or (c); and iv. any activity listed in Rule 17.5.1.1 P21 that does not meet activity specific standards (a), or (b) or (e); and v. any activity listed in Rule 17.5.1.1 P22 that does not meet activity specific standards (b) or (c). vi. any activity listed in Rule 17.15.1.1. P23 that does not meet activity specific standards (e) or (f).

17.6 Rules - Rural Waimakariri Zone

17.6.1 Activity status tables - Rural Waimakariri Zone

17.6.1.1 Permitted activities

(...)

		Activity Specific Standards
(...)		
P12	Farm stay	<p>a. Shall accommodate no more than 6 farm stay guests at one time; and</p> <p>b. Guests may be accommodated within an existing residential unit or minor residential unit;</p> <p>c. Except that where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <p>i. The maximum number of farm stay guests accommodated at one time shall not exceed four; and</p> <p>ii. Guests shall only be accommodated in an existing residential unit.</p>
(...)		
P18	Hosted visitor accommodation in a residential unit	<p>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>b. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>d. Within the 50 55 or 65 dB Ldn Air Noise Contour or the 50 55 or 65 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours:</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</p>
P19	Unhosted visitor accommodation in a residential unit	<p>a. The total number of nights per year that guests may be accommodated on any one site is 180.</p> <p>b. A maximum of six guests shall be accommodated at any one time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p>

		<p>c. The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</p> <p>d. The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide these records to the Council on an annual basis.</p> <p>d. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>f. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area</p> <p>g. Within the 50-55 or 65 dB Ldn Air Noise Contour or the 50-55 or 65 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours, :</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. guests shall only be accommodated in a building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat).</p>
P20	<p>Visitor accommodation accessory to farming</p>	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than six guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>c. Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</p> <p>d. Within the 50-55 or 65 dB Ldn Air Noise Contour or the 50-55 or 65 dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time;</p> <p>ii. Visitors may only not be accommodated in campgrounds consisting of tents or no more than three heavy vehicles in parts of the zone that are not within the 50 dB Ldn Air Noise Contour, the 50dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p>
P21	<p>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in</p>	<p>a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</p> <p>b. No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</p>

	<p>association with walking and cycling tracks</p>	<p>c. The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</p> <p>d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</p> <p>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>f. Within the 50, 55 or 65 dB Ldn Air Noise Contour or the 50, 55 or 65 dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time;</p> <p>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours must be within buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).r</p>
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17.6.1.4 Discretionary activities

	Activity
D1	Guest accommodation, other than any activity provided for by Rule 17.6.1.1 P12.
D1	Visitor accommodation that does not meet the activity specific standards in P18-P21 <u>except as specified in NC6.</u>
(…)	

17.6.1.5 Non-complying activities

NC6	<p>Any other sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <ol style="list-style-type: none"> a. any residential unit on a site less than 20ha; b. any activity listed in Rule 17.6.1.1 P12 P18 that does not meet activity specific standards b, e. or d.; and c. any activity listed in Rule 17.6.1.1 P8 that does not meet activity specific standard d; d. any activity listed in Rule 17.6.1.1 P18 that does not meet activity specific standards a. or c; and e. any activity listed in Rule 17.6.1.1 P19 that does not meet activity specific standards a., b. or f; and f. any activity listed in Rule 17.6.1.1 P20 that does not meet activity specific standards b. or c. g. any activity listed in Rule 17.6.1.1 P21 that does not meet activity specific standards b., e. or f.
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17.7 Rules - Rural Port Hills Zone

17.7.1 Activity status tables - Rural Port Hills Zone

17.7.1.1 Permitted activities

(...)

		Activity Specific Standards
(...)		
P11	Farm stay	<ol style="list-style-type: none"> a. Shall accommodate no more than six farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit;
(...)		
P17	Hosted visitor accommodation in a residential unit	<ol style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u> b. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u> c. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u>
P18	Unhosted visitor accommodation in a residential unit	<ol style="list-style-type: none"> a. <u>The total number of nights per year that guests may be accommodated on any one site is 180.</u> b. <u>A maximum of six guests shall be accommodated at any one time.</u> c. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u>

		<p>d. <u>The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u></p> <p>e. <u>Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area</u></p> <p>f. <u>The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide these records to the Council on an annual basis</u></p> <p>f. <u>The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p>g. <u>The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u></p>
P19	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than six guests total may be accommodated on the same site at the same time.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit or minor residential unit, other existing building, campground consisting of tents or no more than three heavy vehicles.</u></p>
P20	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<p>a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u></p> <p>b. <u>No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</u></p> <p>c. <u>The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</u></p> <p>d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u></p> <p>e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is six.</u></p>

17.7.1.4 Discretionary activities

	Activity
D1	<u>Guest accommodation, other than any activity provided for by Rule 17.7.1.1 P11.</u>
D1	<u>Visitor accommodation that does not meet the activity specific standards in P17-P20</u>
(...)	

Chapter 18 Open Space Zones

18.4 Rules – Open Space Community Parks Zone

18.4.1 Activity status tables – Open Space Community Parks Zone

18.4.1.1 Permitted activities

(...)

Activity		Activity specific standards
P8	Guest-Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests	a. Unless specified in P14, shall be limited to camping grounds at the following locations: (...)
(...)		
P14	The following additional activities within a building listed as a heritage item: <ul style="list-style-type: none"> i. gymnasium; i. conference and function facilities; i. guest-visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests; v. residential activity; and v. cultural activity. 	<p>a. Residential activity shall be limited to no more than two residential units except as specified in b. below.</p> <p>b. There shall be no residential activity or guest visitor accommodation within Hagley Park. (...)</p>

18.5 Rules – Open Space Metropolitan Facilities Zone

18.5.1 Activity status tables – Open Space Metropolitan Facilities Zone

18.5.1.1 Permitted activities

(...)

Activity		Activity specific standards
P14	Guest-Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests	a. Unless specified in P20, shall be:: (...)
(...)		
P20	The following additional activities within a building listed as a heritage item:	(...)

	a. <u>guest-visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests</u>	
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18.7 Rules – Open Space Natural Zone

18.7.1 Activity status tables – Open Space Natural Zone

18.7.1.1 Permitted activities

(...)

Activity	Activity specific standards
P10 <u>Guest-Visitor accommodation including use of existing buildings on the site for ancillary:</u> <u>i. offices,</u> <u>ii. meeting and conference facilities,</u> <u>iii. fitness facilities, and</u> <u>iv. the provision of goods and services primarily for the convenience of guests</u>	a. Shall be limited to: camping huts with a maximum 100 m ² of gross floor area; the use of existing building/s on the site; and camping grounds restricted to tents.
P11 <u>Farm-stay Visitor accommodation accessory to farming or to a conservation activity or rural tourism activity</u>	a. Shall be limited to: i. The use of and existing building/s on the site; ii. New building with a maximum floor area of 100 m ² ; and iii. Camping grounds restricted to tents.

18.8.1 Activity status tables – Open Space Water and Margins Zone

18.8.1.1 Permitted activities

(...)

Activity	Activity specific standards
P17 The following additional activities within a <u>building</u> listed as a <u>heritage item</u> : <u>c. guest-visitor accommodation including ancillary:</u> <u>i. offices,</u> <u>ii. meeting and conference facilities,</u> <u>iii. fitness facilities and</u> <u>iv. the provision of goods and services primarily for the convenience of guests</u>	(...)

District Plan Map legends and notations (all)

Residential ~~Guest~~ Visitor Accommodation Zone

~~RGA~~ RVA

**APPENDIX 2: RECOMMENDATIONS ON DECISIONS REQUESTED IN SUBMISSIONS
AND FURTHER SUBMISSIONS**

PROPOSED PLAN CHANGE 4 – SHORT-TERM ACCOMMODATION

RECOMMENDATIONS ON DECISIONS REQUESTED IN SUBMISSIONS AND FURTHER SUBMISSIONS

Submitter	Decision #	Planner’s Recommendation	Submitter’s Request	Decision Requested			
S1 Christchurch Holiday Homes (c/o Sue Harrison)	S1.1	Reject	Oppose	“Do not support discriminating between hosted and unhosted short-term rentals... Keep Hosted and Unhosted accommodation under the same planning framework.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.1	Victoria Neighbourhood Association	Oppose		
			FS4.1	Airbnb Australia Pty Ltd	Support		
			FS11.130	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.1	Ricki Jones	Oppose		
			FS10.1	Bob Pringle	Oppose		
	FS12.1	Jeff Peters	Oppose				
	S1.2	Reject	Oppose	“Prefer Option 5 [<i>remove restrictions on whole unit listings and treat home-share accommodation as a form of residential activity</i>]... option 5 allows for better regulation by registering homes”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.2	Victoria Neighbourhood Association	Oppose		
			FS11.131	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.2	Ricki Jones	Oppose		
			FS10.2	Bob Pringle	Oppose		
	FS12.2	Jeff Peters	Oppose				
S1.3	Reject	Oppose	“Support registration of homes, with a suitable code of conduct for owners, managers and guests... A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform... Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. The establishment of a new largely industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties... Work with the platforms (Airbnb and Bookabach are particularly				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				proactive) to create a workable solution with buy-in from the industry at all levels. They advocate registration of owners and a code of conduct with a 3 strikes rule.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.5	Airbnb Australia Pty Ltd	Support	
			FS15.3	Ricki Jones	Oppose	
			FS10.3	Bob Pringle	Oppose	
			FS10.4	Bob Pringle	Support in part	
			FS12.3	Jeff Peters	Oppose	
			FS12.4	Jeff Peters	Support in part	
	S1.4	Accept in part	Oppose	“Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating ‘winners’ and ‘losers’ among local areas.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.8	Airbnb Australia Pty Ltd	Support	
			FS15.4	Ricki Jones	Oppose	
			FS10.5	Bob Pringle	Oppose	
			FS10.6	Bob Pringle	Support in part	
			FS12.5	Jeff Peters	Oppose	
			FS12.6	Jeff Peters	Support in part	
	S1.5	Accept in part	Oppose	“Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS3.3	Victoria Neighbourhood Association	Oppose	
			FS4.11	Airbnb Australia Pty Ltd	Support	
			FS11.132	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.5	Ricki Jones	Oppose	
			FS10.7	Bob Pringle	Oppose	
			FS12.7	Jeff Peters	Oppose	
	S1.6	Reject	Oppose	“Reject Nightcaps for Unhosted Accommodation... and find a more workable solution. ”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.14	Airbnb Australia Pty Ltd	Support	
			FS11.133	Coalition for Safe Accommodation in Christchurch	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S1.7	Reject	FS15.6	Ricki Jones	Oppose		
			FS10.8	Bob Pringle	Oppose		
			FS12.8	Jeff Peters	Oppose		
			Oppose	"Engage with local stakeholders and ChristchurchNZ for an outcome that benefits Christchurch."			
			Further Submission #	Further Submitter	Support or Oppose		
	FS15.7	Ricki Jones	Oppose				
S2 Centro Roydvale Limited (c/o Glen Stapley)	S2.1	Reject	Support in part	[re: references to resource consent thresholds of 1-60 nights, 61-180 nights and over 180 nights]			
				"Support the Plan change, however, the following suggestion, is with reference to the above day ranges throughout the plan change. In many other countries they state the day range is AVAILABLE FOR RENT, not rented days... an activity starts where a property is available for rent not actual rented days... Change the reference to have "Available for rent" for each day range Controlled/Discretionary and Non Complying"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.15	Airbnb Australia Pty Ltd	Oppose		
			FS11.1	Coalition for Safe Accommodation in Christchurch	Support		
			FS10.9	Bob Pringle	Support		
			FS12.9	Jeff Peters	Support		
	S2.2	Reject	Support in part	"To have as a standard condition that a log book of rented days, detail of occupants and available for rent days. This can be inspected by the Council without notice. (Also have a current address of where the Logs are held)"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.16	Airbnb Australia Pty Ltd	Support in part		
			FS11.2	Coalition for Safe Accommodation in Christchurch	Support		
			FS10.10	Bob Pringle	Support		
S2.3	Reject	Support in part	"It may save a lot of time by having a penalty embedded in the plan if there is non compliance. eg \$5000 instant fine if a resource consent is not applied for				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				and a smaller fine if there are material breaches of the conditions of a resource consent”		
			Further Submission #	Further Submitter	Support	or
			FS4.17	Airbnb Australia Pty Ltd	Oppose	
			FS11.3	Coalition for Safe Accommodation in Christchurch	Support	
			FS10.11	Bob Pringle	Support	
			FS12.11	Jeff Peters	Support	
S3 Dave King	S3.1	Accept in part	Support	“In favour of the proposed limits... Please approve it in its proposed form”		
			Further Submission #	Further Submitter	Support	or
			FS11.134	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.12	Bob Pringle	Oppose	
			FS12.12	Jeff Peters	Oppose	
S4 John Ascroft	S4.1	Reject	Oppose	[re: changes to the resource consent requirements for visitor accommodation in a house or unit in most residential, rural and papakāinga zones] “Oppose extra regulation and compliance costs being forced on Airbnb providers... Leave things as they are”		
			Further Submission #	Further Submitter	Support	or
			FS3.74	Victoria Neighbourhood Association	Oppose	
			FS11.135	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.13	Bob Pringle	Oppose	
			FS12.13	Jeff Peters	Oppose	
S5 Evgeny Fardman	S5.1	Accept in part	Support	“Support all of the above. All of the above approved”		
			Further Submission #	Further Submitter	Support	or
			FS11.136	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.14	Bob Pringle	Oppose	
			FS12.14	Jeff Peters	Oppose	
S6 Samuel Brooks	S6.1	Accept in part	Oppose in part	“Oppose for Akaroa only, Agree for other regions... what evidence suggests adding compliance costs to rental home owners in Akaroa will assist motelliers in the same township?”		
			Further Submission #	Further Submitter	Support	or
			FS4.160	Airbnb Australia Pty Ltd	Oppose in part	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.137	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.15	Bob Pringle	Oppose		
			FS12.15	Jeff Peters	Oppose		
S7 Clark Kerr	S7.1	Reject	Oppose	"It's a disaster for tourists and economy in Christchurch. Learn from other countries."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS10.16	Bob Pringle	Oppose		
			FS12.16	Jeff Peters	Oppose		
S8 Graham Paul	S8.1	Reject	Oppose	"Airbnb operators should not be restricted in what they do with their own properties, unless there is positive evidence that they have caused a problem such as noise disturbance or overparking."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.72	Victoria Neighbourhood Association	Oppose		
			FS11.138	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.17	Bob Pringle	Oppose		
		FS12.17	Jeff Peters	Oppose			
		S8.2	Out of scope	Oppose	"They should pay tax on their rental income like every other landlord, but otherwise they should not be unfairly disadvantaged as the current proposals would do."		
	Further Submission #			Further Submitter	Support	or	Oppose
	FS3.73			Victoria Neighbourhood Association	Oppose		
	FS10.18			Bob Pringle	Support		
FS12.18	Jeff Peters			Support			
S9 Catherine Webber	S9.1	Reject in part	Oppose	"Oppose having to apply for resource consent for using a residential home for visitor accommodation... Remove any and all regulations / fees surrounding private homeowners becoming accommodation providers."			
		Out of scope in part	Further Submission #	Further Submitter	Support	or	Oppose
			FS11.139	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.19	Bob Pringle	Oppose		
			FS12.19	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S10 Inner City East Neighbourhood Group (c/o Monica Reedy)	S10.1	Accept in part	Support	"The proposed change is necessary to restrict the proliferation of unhosted Air B&B type accommodation in the Inner City... Place limits on this type of accommodation"			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.58	Victoria Neighbourhood Association	Support		
			FS5.31	Michelle Lomax	Support		
			FS11.4	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.8	Ricki Jones	Support		
			FS10.20	Bob Pringle	Support		
			FS12.20	Jeff Peters	Support		
	S10.2	Accept in part Out of scope in part	Support in part	"Ensure the suggested higher standard of consent is applied and any subsequently permitted properties pay commercial rates to the Council."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.18	Airbnb Australia Pty Ltd	Oppose		
			FS5.32	Michelle Lomax	Support		
			FS11.5	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.9	Ricki Jones	Support		
			FS10.21	Bob Pringle	Support		
			FS12.21	Jeff Peters	Support		
	S10.3	Accept	Support	"Limitations to hosted accommodation are also supported."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS5.33	Michelle Lomax	Support		
			FS11.6	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.10	Ricki Jones	Support		
FS10.22			Bob Pringle	Support			
S11 A.G. Talbot	S11.1	Accept in part	Support	"Strongly support the proposed plan changes as outlined... no amendments at this stage, in fact... [strengthen] the provisions outlined."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS15.11	Ricki Jones	Support		
S12 Marcel De Wit	S12.1	Reject	Oppose	"Let the free market decide what people like to use as accommodation... oppose[d] to any changes where there's a need to apply for resource consent to provide (non) hosting accommodation."			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.23	Bob Pringle	Support in part	
S13 Michele McConnochie	S13.1	Reject	Oppose	[re: rural zones, unhosted visitor accommodation permitted for first 180 days] "Rural zones should have the same protection from unhosted visitors as everyone else; the rules should be the same"		
	S13.2	Accept in part	Oppose	[re: no need for commercial parking and vehicle access requirements for visitor accommodation for a limited number of days] "There absolutely should be the same commercial parking requirements for such accommodation to provide equity with commercial accommodation providers"		
				Further Submission #	Further Submitter	Support or Oppose
				FS10.24	Bob Pringle	Support
				FS12.24	Jeff Peters	Support
	S13.3	Reject	Oppose in part	"If you bring people into your home and ask them to pay you, you should be subject to the same rules right across the board as a motelier, for example, including health & safety expectations."		
				Further Submission #	Further Submitter	Support or Oppose
				FS11.7	Coalition for Safe Accommodation in Christchurch	Support
				FS15.12	Ricki Jones	Support
				FS10.25	Bob Pringle	Support
			FS12.25	Jeff Peters	Support	
S14 Jim Coubrough	S14.1	Accept in part	Oppose	"Firstly, Banks Peninsula and in particular the Akaroa Harbour and outer Bays area, needs to be exempt... Limiting the operation of short term, non hosted accommodation will seriously inhibit the economy and social cohesion of the area. Therefore, it should be exempt [from] any restrictive regulations."		
				Further Submission #	Further Submitter	Support or Oppose
				FS4.161	Airbnb Australia Pty Ltd	Oppose in part
				FS15.13	Ricki Jones	Support in part

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S14.2	Reject	Oppose	“The central Christchurch city area and specifically the area defined by the “four avenues” needs to be exempt... In order to attract more visitors into the central city there is a need to provide a variety of accommodation options to suit all... Limiting the operation of short term, non hosted accommodation will seriously inhibit the economy and social cohesion of the area. Therefore, the inner city should be exempt [from] any restrictive regulations.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.162	Airbnb Australia Pty Ltd	Oppose in part		
			FS11.140	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.14	Ricki Jones	Oppose		
			FS10.26	Bob Pringle	Oppose		
			FS12.26	Jeff Peters	Oppose		
S15 Alan Roberts	S15.1	Reject	Oppose	[re: all rules applicable to AirBNB] “Totally oppose all of the proposal... This is an interference in private property rights... Do not go ahead with the plan change.”			
			Further Submission #	Further Submitter	Support	or	
			FS3.75	Victoria Neighbourhood Association	Oppose		
			FS11.141	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.27	Bob Pringle	Oppose		
			FS12.27	Jeff Peters	Oppose		
S16 Steve Harris	S16.1	Accept in part	Support	“Support the proposals within the city limits of Christchurch”			
			Further Submission #	Further Submitter	Support	or	
			FS15.15	Ricki Jones	Support		
			FS10.28	Bob Pringle	Support		
	S16.2	Accept in part	Support	“Support the implementation of the proposed plan changes within the Christchurch residential area”			
			Further Submission #	Further Submitter	Support	or	
			FS15.16	Ricki Jones	Support		
			FS10.29	Bob Pringle	Support		
			FS12.29	Jeff Peters	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S16.3	Accept in part	Oppose	“Oppose the proposals for the Banks Peninsula district both rural and residential... It would be counter productive to start bringing in a requirement to obtain consents... The Banks Peninsula residential and rural areas should be exempt from any rule changes.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.163	Airbnb Australia Pty Ltd	Oppose in part	
			FS11.142	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.17	Ricki Jones	Support in part	
			FS10.30	Bob Pringle	Oppose	
			FS12.30	Jeff Peters	Oppose	
S17 Karen Phelps	S17.1	Reject	Oppose	“Keep... the current district plan rules, which allow people who live in a house to rent out rooms but do not permit unhosted short term accommodation in residential areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.55	Victoria Neighbourhood Association	Support	
			FS11.143	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.18	Ricki Jones	Support	
			FS10.31	Bob Pringle	Oppose	
			FS12.31	Jeff Peters	Oppose	
S18 Mount Pleasant Neighbourhood Watch Group (c/o Brent McConnochie)	S18.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones] “Oppose how lenient this provision is... Have all unhosted visitor accommodation for any number of days in residential areas requiring a resource consent that includes sign off by all immediate and near neighbours.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS14.1	Accommodation Association of New Zealand	Support	
			FS15.19	Ricki Jones	Support	
			FS10.32	Bob Pringle	Support	
	FS12.32	Jeff Peters	Support			
	S18.2	Reject	Oppose	“[Apply] rules fairly - same rates, same compliance and same resource consents for all accommodation providers.”		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
		Out of scope in part	Further Submission #	Further Submitter	Support or Oppose	
			FS4.19	Airbnb Australia Pty Ltd	Oppose	
			FS14.2	Accommodation Association of New Zealand	Support	
			FS15.20	Ricki Jones	Support	
			FS10.33	Bob Pringle	Support	
			FS12.33	Jeff Peters	Support	
S19 John & Rosalie Austin	S19.1	Accept in part	Oppose	“[Oppose] the proposed plan change as it relates to Akaroa... It would merely be another compliance cost imposed upon a small group of property owners.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.164	Airbnb Australia Pty Ltd	Oppose in part	
			FS11.144	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.34	Bob Pringle	Oppose	
			FS12.34	Jeff Peters	Oppose	
S20 Helen Louise Gallagher	S20.1	Reject	Oppose in part	“Support the AirBnB submission that activities of short term rental is residential activity and should not require resource consent.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.170	Airbnb Australia Pty Ltd	Support	
			FS11.145	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.21	Ricki Jones	Oppose	
			FS10.35	Bob Pringle	Oppose	
			FS12.35	Jeff Peters	Oppose	
S21 Waipapa/Papanui-Innes Community Board (c/o Emma Norrish)	S21.1	Accept in part	Support in part	“The Board supports, in general, the proposed changes to the District Plan in relation to short term accommodation, particularly with regard to un-hosted accommodation.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.61 FS3.91	Victoria Neighbourhood Association	Support	
			FS11.8	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.22	Ricki Jones	Support	
			FS10.36	Bob Pringle	Support	
				FS12.36	Jeff Peters	Support
	S21.2	Out of scope	Support in part	“The Board would however, recommend that the enforcement of the changes be consistent. In implementing the proposed District Plan changes, the Board		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				requests that the Council assign appropriate resources to carry out the enforcement of the changes.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.9	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.23	Ricki Jones	Support	
			FS10.37	Bob Pringle	Support	
			FS12.37	Jeff Peters	Support	
S22 Wendy Sealey	S22.1	Reject	Oppose	“Oppose the provisions of plan change 4, due to its restrictive nature both with night capping and cost... lack of parity with other sectors of the industry and duplication in parameters with central government.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS14.3	Accommodation Association of New Zealand	Support in part	
			FS11.146	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.24	Ricki Jones	Oppose	
			FS10.38	Bob Pringle	Oppose	
			FS12.38	Jeff Peters	Oppose	
	S22.2	Reject	Oppose	“It is essential to allow central government to come up with a plan for STRA providers and for the council to build their plan around this... It would be pertinent to push pause on the process in the interim, until central government has come up with a strategy to deal with STRA through a different avenue like increasing rates, registering properties and STRA WOF's.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS14.4	Accommodation Association of New Zealand	Support in part	
	S22.3	Reject	Oppose	“Oppose using the district plan to regulate STRA and find an alternative to better regulate STRA in order to allow it to continue in Christchurch.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.147	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.39	Bob Pringle	Oppose	
			FS12.39	Jeff Peters	Oppose	
S23	S23.1	Reject	Oppose	“Allow a property to be used for unhosted short term accommodation for up to 180 days per year in a residential zone.”		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
Martin Donnithorne			Further Submission #	Further Submitter	Support	or
			FS10.40	Bob Pringle	Oppose	
			FS12.40	Jeff Peters	Oppose	
S24 Andrew Sweet	S24.1	Reject	Oppose	"In central city residential areas visitor accommodation in a house or unit should be a permitted activity."		
			Further Submission #	Further Submitter	Support	or
			FS11.149	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.25	Ricki Jones	Oppose	
			FS10.41	Bob Pringle	Oppose	
	S24.2	Accept	Oppose	"In other residential areas [<i>outside the central city</i>] the council should provide clear rules in the Plan so everyone knows in advance where and when the activity is allowed."		
			Further Submission #	Further Submitter	Support	or
			FS4.165	Airbnb Australia Pty Ltd	Oppose in part	
			FS15.26	Ricki Jones	Oppose	
	S24.3	Reject	Oppose	"A resource consent requirement is a cop out... the resource consent process will lead to inconsistent decisions from case to case, and impose unnecessary administrative costs on all parties."		
			Further Submission #	Further Submitter	Support	or
			FS4.166	Airbnb Australia Pty Ltd	Oppose in part	
			FS15.27	Ricki Jones	Oppose	
S25 Gary Monk	S25.1	Reject	Oppose	"Reject PC4 as notified. These provisions need amending with clear simple provisions in the district plan which enable Hosted and unhosted visitor accommodation as a residential activity."		
			Further Submission #	Further Submitter	Support	or
			FS3.4	Victoria Neighbourhood Association	Oppose	
			FS4.171	Airbnb Australia Pty Ltd	Support	
			FS11.150	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.28	Ricki Jones	Oppose	
			FS10.42	Bob Pringle	Oppose	
			FS12.42	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S25.2	Reject	Oppose in part	“[<i>These provisions</i>] need to recognise the vital importance of Airbnb and other similar accommodation types to the economy and community of Christchurch.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.5	Victoria Neighbourhood Association	Oppose		
			FS4.172	Airbnb Australia Pty Ltd	Support		
			FS11.181	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.29	Ricki Jones	Oppose		
			FS10.43	Bob Pringle	Oppose		
			FS12.43	Jeff Peters	Oppose		
	S25.3	Reject	Oppose	“Treat Airbnb home sharing simply as a residential activity with no significant restrictions. Airbnb has a strict code of conduct and review feedback system which significantly assists in this regard”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.6 FS3.132	Victoria Neighbourhood Association	Oppose		
			FS4.173	Airbnb Australia Pty Ltd	Support		
			FS11.152	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.30	Ricki Jones	Oppose		
			FS10.44	Bob Pringle	Oppose		
			FS12.44	Jeff Peters	Oppose		
	S25.4	Reject	Oppose in part	“Strongly support the “Official Airbnb submission” to the Christchurch City Council which advocates for a simple clear and reasonable planning regime that would see home sharing treated as a form of residential activity which does not require costly resource consents and overly restrictive conditions.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.7 FS3.133	Victoria Neighbourhood Association	Oppose		
			FS4.174	Airbnb Australia Pty Ltd	Support		
			FS11.153	Coalition for Safe Accommodation in Christchurch	Oppose		
FS15.31			Ricki Jones	Oppose			
FS10.45			Bob Pringle	Oppose			
FS12.45			Jeff Peters	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S26 Ann-Marie Smith	S26.1	Reject	Oppose	“[Oppose] the need for costly resource consents for those situations where the host is not present on site. The tiered system of night caps is impractical and hard to enforce. Allowing 0-180 days to be a compliant activity and over 180 days to be non-compliant is illogical.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.175	Airbnb Australia Pty Ltd	Support		
			FS11.154	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.32	Ricki Jones	Oppose		
			FS10.46	Bob Pringle	Oppose		
			FS12.46	Jeff Peters	Oppose		
	S26.2	Reject	Oppose	“[Oppose] the proposed imposition of check-in and check-out time deadlines.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.176	Airbnb Australia Pty Ltd	Support		
			FS11.155	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.47	Bob Pringle	Oppose		
	S26.3	Reject	Oppose	“[Oppose] a proposed requirement to get resource consent where an owner goes away for a short period in normally "hosted" accommodation.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.177	Airbnb Australia Pty Ltd	Support		
			FS11.156	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.48	Bob Pringle	Oppose		
	S26.4	Reject	Oppose	“Oppose the restrictions being placed upon Christchurch citizens who wish to share properties they own with visitors to this city, whether they reside permanently in the property as well or if they own them as an investment.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.178	Airbnb Australia Pty Ltd	Support		
FS11.157			Coalition for Safe Accommodation in Christchurch	Oppose			
FS10.49			Bob Pringle	Oppose			
FS12.49	Jeff Peters	Oppose					
S26.5	Reject	Oppose	“Residential units should be available for accommodation of all types, whether that be to the property owner or a guest on a long or short term basis.”				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support	or	
			FS4.179	Airbnb Australia Pty Ltd	Support		
			FS11.158	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.50	Bob Pringle	Oppose		
			FS12.50	Jeff Peters	Oppose		
	S26.6	Reject	Oppose in part	"Support the submission made by Air Bnb that proposes that home sharing be treated as a form of residential activity and should be treated as such within the definition of the Christchurch District Plan."			
				Further Submission #	Further Submitter	Support	or
				FS4.180	Airbnb Australia Pty Ltd	Support	
				FS11.159	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.51	Bob Pringle	Oppose	
			FS12.51	Jeff Peters	Oppose		
S27 Amy Lawson	S27.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				"[Don't] change the current resource consent requirements... I oppose the above rule... The Airbnb, Bookabach etc systems encourage trust which our society really needs at the moment. Not everything has to be controlled by the council or regulations."			
				Further Submission #	Further Submitter	Support	or
				FS4.20	Airbnb Australia Pty Ltd	Support	
				FS11.160	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.52	Bob Pringle	Oppose	
				FS12.52	Jeff Peters	Oppose	
	S27.2	Reject	Oppose	[re: rural zones, unhosted visitor accommodation permitted for first 180 days.]			
				"[Don't] change the current resource consent requirements... I oppose the above rule... The Airbnb, Bookabach etc systems encourage trust which our society really needs at the moment. Not everything has to be controlled by the council or regulations."			
				Further Submission #	Further Submitter	Support	or

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS4.21	Airbnb Australia Pty Ltd	Support	
			FS11.161	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.53	Bob Pringle	Oppose	
			FS12.53	Jeff Peters	Oppose	
	S27.3	Accept in part	Oppose	[re: hosted visitor accommodation additional standards limiting late-night arrivals and departures and the size of functions.] “[Don’t] change the current resource consent requirements... I oppose the above rule... The Airbnb, Bookabach etc systems encourage trust which our society really needs at the moment. Not everything has to be controlled by the council or regulations.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.22	Airbnb Australia Pty Ltd	Support	
			FS11.162	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.54	Bob Pringle	Oppose	
			FS12.54	Jeff Peters	Oppose	
S28 Joan McArdle	S28.1	Reject	Oppose	“Reject PC4 as notified and insert provisions into the plan to enable visitor accommodation as a permitted activity.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.181	Airbnb Australia Pty Ltd	Support	
			FS11.163	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.33	Ricki Jones	Oppose	
			FS10.55	Bob Pringle	Oppose	
			FS12.55	Jeff Peters	Oppose	
	S28.2	Reject	Oppose in part	“Agree with the submission on this matter by Airbnb.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.182	Airbnb Australia Pty Ltd	Support	
FS11.164			Coalition for Safe Accommodation in Christchurch	Oppose		
FS15.34			Ricki Jones	Oppose		
FS10.56			Bob Pringle	Oppose		
		FS12.56	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S28.3	Accept in part	Oppose	“Understand that there is some need for regulation of short term accommodation but believe that any measures can be taken outside of the district plan through a cohesive nationwide approach.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.183	Airbnb Australia Pty Ltd	Support		
			FS11.165	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.35	Ricki Jones	Oppose		
			FS10.57	Bob Pringle	Oppose		
			FS12.57	Jeff Peters	Oppose		
S29 S29a Peter McCallum	S29.1	Reject	Oppose	[re: the resource consent requirements for visitor accommodation in a house or unit in most residential, rural and papakāinga zones, particularly where a host is not living there. In residential zones, instead of requiring a Discretionary activity resource consent for unhosted visitor accommodation in a residential dwelling, the changes would require a Controlled activity resource consent for 1-60 days, Discretionary for 61-180 and Non-complying for more than 180 days]			
				“Disagree with the above change to the resource consent and don` t think it's appropriate for the council to be limiting the ability for people to choose to have short term accommodation only when the council tells them to! Doing this kind of activity shouldn't have a resource consent to control it”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.166	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.58	Bob Pringle	Oppose		
	FS12.58	Jeff Peters	Oppose				
	S29.2	Reject	Oppose	“Don` t want this proposed resource consent to be passed at all... want the present resource consent taken away as well.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.167	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.59	Bob Pringle	Oppose		
FS12.59	Jeff Peters	Oppose					
S29.3	Reject	Oppose	“If the council wants to distinguish between this type of				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				business and ordinary households, then use the rates as the tool to do it"		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.168	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.60	Bob Pringle	Oppose	
			FS12.60	Jeff Peters	Oppose	
S30 Massimo Rinaldo	S30.1	Accept in part	Support in part	[re: <i>Unhosted Short Term Rental Accommodation, in particular Objective 14.2.9, Policy 14.2.9.1, Rule 14.6</i>] "Support the specific provisions but... would like to know in detail how the City Council plans to monitor and to police the compliance."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.169	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.36	Ricki Jones	Support	
			FS10.61	Bob Pringle	Oppose	
	FS12.61	Jeff Peters	Oppose			
	S30.2	Reject	Support in part	"Include a clear monitoring system to guarantee that the rules are respected, especially the 60 day limit per year per host. It is not explained, at this stage how this can be achieved and what are the consequences for exceeding the allowed time intervals or for breaching the rules."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.170	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.37	Ricki Jones	Support	
FS10.62			Bob Pringle	Oppose		
FS12.62	Jeff Peters	Oppose				
S31 Denise Wedlake	S31.1	Reject	Oppose	[re: <i>Air BNB Accommodation in a residential zone</i>] "Oppose the changes to the plan"		
			Further Submission #	Further Submitter	Support	or Oppose
			S11.171	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.63	Bob Pringle	Oppose	
			FS12.63	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S31.2	Reject	Oppose	[re: proposed standards for check in and check out times for hosted visitor accommodation in a residential unit in residential zones]		
				"Having a cut off time for arrivals is unrealistic"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.172	Coalition for Safe Accommodation in Christchurch	Oppose	
	FS10.64	Bob Pringle	Oppose			
	FS12.64	Jeff Peters	Oppose			
	S31.3	Reject	Oppose	"Don't feel that small – unique operators... should be penalized with resource consent charges."		
				"Don't feel that small – unique operators... should be penalized with resource consent charges."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.173	Coalition for Safe Accommodation in Christchurch	Oppose	
	FS10.65	Bob Pringle	Oppose			
	FS12.65	Jeff Peters	Oppose			
	S31.4	Out of scope	Oppose	"Don't feel that small – unique operators... should be penalized with business rates."		
				"Don't feel that small – unique operators... should be penalized with business rates."		
			Further Submission #	Further Submitter	Support or Oppose	
FS11.174			Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.66	Bob Pringle	Oppose				
FS12.66	Jeff Peters	Oppose				
S31.5	Reject	Oppose	There should not be restrictions on the number of nights			
			There should not be restrictions on the number of nights			
		Further Submission #	Further Submitter	Support or Oppose		
		FS11.175	Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.67	Bob Pringle	Oppose				
FS12.67	Jeff Peters	Oppose				
S32 Viviana Zanetti	S32.1	Accept in part	Support	[re: Unhosted Short Term Rental Accommodation, in particular Objective 14.2.9, Policy 14.2.9.1, Rules 14.6]		
				"Support the plan change."		
			Further Submission #	Further Submitter	Support or Oppose	
FS11.10	Coalition for Safe Accommodation in Christchurch	Support				
FS15.38	Ricki Jones	Support				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S32.2	Reject	FS10.68	Bob Pringle	Support		
			FS12.68	Jeff Peters	Support		
			Support in part	“Develop a paragraph about monitor[ing] and enforcement. It is fundamental that a detailed and strict monitoring system is put in place together with dedicated staff and a clear and straight set of penalties/fines for those breaching the Plan.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.11	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.39	Ricki Jones	Support		
			FS10.69	Bob Pringle	Support		
FS12.69	Jeff Peters	Support					
S33 Brian Saunders	S33.1	Accept in part	Oppose	“Council needs to consider ‘the difference’ between highly attractive popular tourist locations like Akaroa, with high basically year round occupancy rates; in comparison to lesser but environmentally quieter nature spots like Little River / Okuti Valley / Diamond Harbour / Purau / Port Levy / Okains Bay / Little Akaloa / Wainui etc. with a far lower ‘window of occupancy’ available; holiday weekends / Easter/ Christmas . If all areas are treated under one Plan Change; Christchurch residents will be restricted in places they are able to stay particularly in these 'minor' areas.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.167	Airbnb Australia Pty Ltd	Oppose in part		
			FS11.176	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.40	Ricki Jones	Support		
			FS10.70	Bob Pringle	Oppose		
			FS12.70	Jeff Peters	Oppose		
S34 Anthony Rex Anker and Judith Margaret Anker	S34.1	Reject	Oppose	“Opposed to the proposed changes and strongly believe that all home sharing should be a residential activity.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.184	Airbnb Australia Pty Ltd	Support		
			FS11.177	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.71	Bob Pringle	Oppose		
			FS12.71	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S34.2	Reject	Oppose in part	"Support the Airbnb submission completely"			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.185	Airbnb Australia Pty Ltd	Support		
			FS11.178	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.72	Bob Pringle	Oppose		
	FS12.72	Jeff Peters	Oppose				
	S34.3	Reject	Oppose	"A complicated day counting resource consent process... is totally unnecessary and... unfair."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.186	Airbnb Australia Pty Ltd	Support		
			FS11.179	Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.73			Bob Pringle	Oppose			
FS12.73	Jeff Peters	Oppose					
S35 Debbie Rehu	S35.1	Out of scope	Oppose	"The residential rates here in Rapaki are very high, over \$4k per year, so if the council decided to charge commercial rates instead of residential rates for Air BnB hosts... it would be unaffordable."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS15.41	Ricki Jones	Oppose		
			FS10.74	Bob Pringle	Oppose		
	FS12.74	Jeff Peters	Oppose				
	S35.2	Reject	Oppose	"[Reject] the Proposed PC4 and instead insert clear, simple provisions into the Christchurch District Plan which enable visitor accommodation and recognise the importance of Air BnB type accommodation for the continued growth recovery of the community of Christchurch."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.180	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.42	Ricki Jones	Oppose		
			FS10.75	Bob Pringle	Oppose		
FS12.75	Jeff Peters	Oppose					
S35.3	Reject	Oppose	"A simple, clear and reasonable planning regime that would see home sharing treated as a form of residential activity not requiring costly resource consents"				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support	or
			FS11.181	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.43	Ricki Jones	Oppose	
			FS10.76	Bob Pringle	Oppose	
			FS12.76	Jeff Peters	Oppose	
S36 Waimāero/ Fendalton- Waimairi- Harewood Community Board (c/o David Cartwright)	S36.1	Accept in part	Support in part	“The Board supports, in general, the proposed changes to the District Plan in relation to Short-term Accommodation and considers this a good start.”		
			Further Submission #	Further Submitter	Support	or
			FS11.12	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.44	Ricki Jones	Support	
			FS10.77	Bob Pringle	Support	
	S36.2	Accept	Support	“The Board supports the proposed changes in terminology that clearly differentiates between the types of short-term accommodation e.g. hosted and unhosted.”		
			Further Submission #	Further Submitter	Support	or
			FS3.84	Victoria Neighbourhood Association	Support	
			FS11.13	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.45	Ricki Jones	Support	
			FS10.78	Bob Pringle	Support	
	S36.3	Accept in part	Support	“The Board strongly supports the proposal to change the objectives and policies so larger-scale or commercial-type visitor accommodation is primarily directed to commercial areas and considers it extremely important that the residential nature of a street, suburb etc is not adversely affected by previously residential properties being converted into short-term unhosted visitor accommodation.”		
			Further Submission #	Further Submitter	Support	or
			FS3.56 FS3.85	Victoria Neighbourhood Association	Support	
FS11.14			Coalition for Safe Accommodation in Christchurch	Support		
FS15.46			Ricki Jones	Support		
FS10.79			Bob Pringle	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS12.79	Jeff Peters	Support	
	S36.4	Reject	Support in part	“The Board would like to see some form of restriction relating to the number of properties being used as unhosted visitor accommodation imposed in residential suburbs.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS6.1	J Daly	Support	
			FS4.23	Airbnb Australia Pty Ltd	Oppose	
			FS11.15	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.47	Ricki Jones	Support	
			FS10.80	Bob Pringle	Support	
			FS12.80	Jeff Peters	Support	
	S36.5	Accept	Support	“The Board supports the restrictions that limit the arrival and departure times and size of events for both hosted and unhosted visitor accommodation.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.16	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.48	Ricki Jones	Support in part	
			FS10.81	Bob Pringle	Support	
			FS12.81	Jeff Peters	Support	
	S36.6	Reject	Support in part	“While the Board also supports the tiered approach to the consent requirements of unhosted visitor accommodation dependent on the number of nights per year they are let, the Board considers that the restrictions should be more closely aligned to that of larger visitor accommodation providers. It suggests that the number of nights for a ‘Controlled Activity’ consent may need to be reviewed and possibly reduced.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.24	Airbnb Australia Pty Ltd	Oppose	
			FS11.17	Coalition for Safe Accommodation in Christchurch	Support	
			FS10.82	Bob Pringle	Support	
			FS12.82	Jeff Peters	Support	
	S36.7	Accept	Support	“The Board strongly supports the requirement for improved noise protection for visitor accommodation located within the airport noise contour.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.83	Bob Pringle	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS15.49	Ricki Jones	Support	
	S36.8	Out of scope	Amend	“While outside the scope of this consultation would recommend that [improved noise protection for visitor accommodation located within the airport noise contour] be a requirement for all new residential projects within the noise contour.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.2	Christchurch International Airport Limited	Support in part	
			FS10.84	Bob Pringle	Support	
			FS15.50	Ricki Jones	Support	
	S36.9	Reject	Support in part	“Recommend that consideration be given to: the process and restrictions relating to applications for unhosted accommodation located down a private laneway.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.25	Airbnb Australia Pty Ltd	Oppose	
			FS11.18	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.51	Ricki Jones	Support	
			FS10.85	Bob Pringle	Support	
			FS12.83	Jeff Peters	Support	
	S36.10	Reject	Support in part	“Recommend that consideration be given to: whether the consent remains with the property or becomes invalid when a property is sold.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.26	Airbnb Australia Pty Ltd	Oppose	
			FS15.52	Ricki Jones	Support	
	S36.11	Reject	Support in part	“Recommend that consideration be given to: the length of time a resource consent is valid for. The Board would prefer that a resource consent be valid for a three year period for unhosted properties i.e. Airbnbs, located in residential areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.27	Airbnb Australia Pty Ltd	Oppose	
			FS14.5	Accommodation Association of New Zealand	Support in part	
			FS11.182	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.53	Ricki Jones	Support	
			FS10.86	Bob Pringle	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS12.84	Jeff Peters	Oppose		
	S36.12	Reject	Support in part	“Recommend that consideration be given to: the requirements under the consent regarding the installation of safety features such as the number of fire alarms.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.28	Airbnb Australia Pty Ltd	Oppose		
			FS14.6	Accommodation Association of New Zealand	Support in part		
			FS11.19	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.54	Ricki Jones	Support		
			FS10.87	Bob Pringle	Support		
			FS12.85	Jeff Peters	Support		
	S36.13	Out of scope	Support in part	“Noting that there are certain requirements regarding the time for processing consents the Board would like to see that the Council process any resource consents applications within a timely manner.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.20	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.55	Ricki Jones	Support		
			FS10.88	Bob Pringle	Support		
			FS12.86	Jeff Peters	Support		
	S36.14	Reject	Support in part	“Recommend that the conditions of the policy be reviewed in two years to see whether the desired outcomes of the proposed policy are being achieved.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.183	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.56	Ricki Jones	Support		
			FS10.89	Bob Pringle	Oppose		
			FS12.87	Jeff Peters	Oppose		
S37 Odhran McCloskey	S37.1	Reject	Oppose	“[Don't] make Christchurch an anomaly in the accommodation provider sector by closing off or severely limiting an option that is beloved by so many.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.184	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.90	Bob Pringle	Oppose	
			FS12.88	Jeff Peters	Oppose		
	S38.1	Reject	Oppose	“Oppose the proposed plan change 4.”			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
S38 Ngairé Dixon			Further Submission #	Further Submitter	Support	or		
			FS4.187	Airbnb Australia Pty Ltd	Support			
			FS11.185	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.57	Ricki Jones	Oppose			
			FS10.91	Bob Pringle	Oppose			
			FS12.89	Jeff Peters	Oppose			
	S38.2	Reject	Oppose in part	"In support of AirBNB's submission... request that a simple, clear and reasonable planning regime that would see home sharing treated as a form of residential activity which does not require costly resource consent."				
				Further Submission #	Further Submitter	Support	or	
				FS4.188	Airbnb Australia Pty Ltd	Support		
				FS11.186	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS15.58	Ricki Jones	Oppose		
				FS10.92	Bob Pringle	Oppose		
FS12.90	Jeff Peters	Oppose						
S39 Claire Baker	S39.1	Reject	Oppose	[re: proposed changes to the resource consent requirements for visitor accommodation in a house or unit in most residential, rural and papakāinga zones, particularly where a host is not living there. In residential zones, instead of requiring a Discretionary activity resource consent for unhosted visitor accommodation in a residential dwelling, the changes would require a Controlled activity resource consent for 1-60 days, Discretionary for 61-180 and Non-complying for more than 180 days]				
				"Oppose"				
				Further Submission #	Further Submitter	Support	or	
	FS11.187	Coalition for Safe Accommodation in Christchurch	Oppose					
	FS10.93	Bob Pringle	Oppose					
				FS12.91	Jeff Peters	Oppose		
	S39.2	Accept in part	Oppose	[re: For hosted visitor accommodation in a residential dwelling, additional standards would also apply limiting late-night arrivals and departures and the size of functions]				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
				"Oppose... Limiting late night arrivals is absurd... There is no need to have any restrictions on guests apart from the sensible ones... which are very clearly written on the website. No restrictions at all for guests who stay with a hosted family/home."				
			Further Submission #	Further Submitter	Support	or	Oppose	
			FS11.188	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS10.94	Bob Pringle	Oppose			
				FS12.92	Jeff Peters	Oppose		
	S39.3	Reject	Oppose	[re: <i>In rural zones, unhosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.</i>] "Oppose... In rural zones there should be no restrictions."				
				Further Submission #	Further Submitter	Support	or	Oppose
				FS11.189	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.95	Bob Pringle	Oppose		
				FS12.93	Jeff Peters	Oppose		
S40 Sophie O'Sullivan	S40.1	Reject	Oppose	[re: <i>In residential zones, instead of requiring a Discretionary activity resource consent for unhosted visitor accommodation in a residential dwelling, the changes would require a Controlled activity resource consent for 1-60 days, Discretionary for 61-180 and Non-complying for more than 180 days</i>] "Strongly oppose this"				
			Further Submission #	Further Submitter	Support	or	Oppose	
			FS11.190	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS10.96	Bob Pringle	Oppose			
				FS12.99	Jeff Peters	Oppose		
	S40.2	Reject	Oppose	"No rules and resource consent to have visitors/guests in... homes, for any length of time."				
				Further Submission #	Further Submitter	Support	or	Oppose
				FS11.191	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.97	Bob Pringle	Oppose		
				FS12.95	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S41 Warwick Schaffer	S41.1	Reject	Oppose	"Small scale (fewer than 6 people in a property) visitor accommodation should not be viewed as commercial."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.48	Victoria Neighbourhood Association	Oppose		
			FS11.192	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.59	Ricki Jones	Oppose		
			FS10.98	Bob Pringle	Oppose		
			FS12.96	Jeff Peters	Oppose		
	S41.2	Reject	Oppose	"Short term visitor accommodation should be a permitted activity in residential areas in the same way that rental properties are."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.49	Victoria Neighbourhood Association	Oppose		
			FS11.193	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.60	Ricki Jones	Oppose		
			FS10.99	Bob Pringle	Oppose		
			FS12.97	Jeff Peters	Oppose		
	S41.3	Reject	Oppose	"Short term visitor accommodation to be a permitted activity in residential areas with a limit of 6 people per night per property."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.50	Victoria Neighbourhood Association	Oppose		
			FS11.194	Coalition for Safe Accommodation in Christchurch	Oppose		
FS15.61			Ricki Jones	Oppose			
FS10.100			Bob Pringle	Oppose			
FS12.98			Jeff Peters	Oppose			
S42 Sandra Aldridge	S42.1	Reject	Oppose	"Strongly oppose... Travelling around the world with family is so much easier with being able to use another person's house. Don't make Christchurch a place that can't offer this because it is too difficult for people to share their homes."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.195	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.62	Ricki Jones	Oppose		
			FS10.101	Bob Pringle	Oppose		
			FS12.99	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S42.2	Reject	Oppose	“The proposed approach by Christchurch City Council is unfair, outdated and impractical - and could damage Christchurch’s economic recovery. It Includes: 1. Costly resource consent requirements for hosts who want to share their whole home when on holiday themselves, even for just one weekend, and for hosts sharing a separate minor residential unit or self-contained space in their home”			
			Further Submission #	Further Submitter	Support	or	
			FS11.196	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.63	Ricki Jones	Oppose		
			FS10.102	Bob Pringle	Oppose		
		FS12.100	Jeff Peters	Oppose			
	S42.3	Reject	Oppose	“2. Onerous red-tape and approvals for hosts sharing their whole home for 61 days or more, which the Council can also reject if they do not meet specific conditions”			
			Further Submission #	Further Submitter	Support	or	
			FS11.197	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.64	Ricki Jones	Oppose		
			FS10.103	Bob Pringle	Oppose		
		FS12.101	Jeff Peters	Oppose			
	S42.4	Reject	Oppose	“3. Impractical rules restricting what time your guests can arrive and depart”			
			Further Submission #	Further Submitter	Support	or	
			FS11.198	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.65	Ricki Jones	Oppose		
FS10.104			Bob Pringle	Oppose			
	FS12.102	Jeff Peters	Oppose				
S42.5	Reject	Oppose	“4. Strict resource consents that may cost several thousands of dollars, putting hosting out of reach for everyday Cantabrians”				
		Further Submission #	Further Submitter	Support	or		
		FS11.199	Coalition for Safe Accommodation in Christchurch	Oppose			
		FS15.66	Ricki Jones	Oppose			
		FS10.105	Bob Pringle	Oppose			
	FS12.103	Jeff Peters	Oppose				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S43 Stacy Zhao	S43.1	Accept in part	Oppose	"CBD rebuild need[s] more accommodation inside CBD... it will influence if in resident[ial] zone. Just think need separate with different zone... consider the location"			
			Further Submission #	Further Submitter	Support	or	
			FS11.200	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.106	Bob Pringle	Oppose		
			FS12.104	Jeff Peters	Oppose		
S44 City Escape Holiday Homes (c/o Anne Wilson)	S44.1	Reject	Oppose	"Accommodation will run out in Christchurch once everything is back to normal with international travellers... SAD that the Council feels the need to control everything. Maybe they can set up some tents in Hagley Park when there is no accommodation to stay in."			
			Further Submission #	Further Submitter	Support	or	
			FS11.201	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.107	Bob Pringle	Oppose		
			FS12.105	Jeff Peters	Oppose		
S45 Georgi Waddy	S45.1	Reject	Oppose	"Home sharing seen as a form of residential activity rather than a hefty resource consent process for Airbnb hosts"			
			Further Submission #	Further Submitter	Support	or	
			FS3.96	Victoria Neighbourhood Association	Oppose		
			FS11.202	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.67	Ricki Jones	Oppose		
			FS10.108	Bob Pringle	Oppose		
	S45.2	Reject	Oppose	"Abandon the need to restrict days of hosting"			
			Further Submission #	Further Submitter	Support	or	
			FS11.203	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.68	Ricki Jones	Oppose		
			FS10.109	Bob Pringle	Oppose		
	S45.3	Reject	Oppose	"Restricted times for arrival and leaving guests is impractical and unnecessary and stressful for both host and guest. It is			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				the host's responsibility to communicate with all guests re arrival/exit times and enforce suitable times for their neighbourhood”			
			Further Submission #	Further Submitter	Support	or	
			FS11.204	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.69	Ricki Jones	Oppose		
			FS10.110	Bob Pringle	Oppose		
			FS12.108	Jeff Peters	Oppose		
S46 Tim Elley	S46.1	Reject	Oppose	[re: requirement for a resource consent in residential zones for unhosted visitor accommodation in a residential unit]			
				“Oppose the proposed change.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.189	Airbnb Australia Pty Ltd	Support		
			FS11.205	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.70	Ricki Jones	Oppose		
			FS10.111	Bob Pringle	Oppose		
			FS12.109	Jeff Peters	Oppose		
	S46.2	Reject	Oppose in part	“Support the AirBnB submission.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.190	Airbnb Australia Pty Ltd	Support		
			FS11.206	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.71	Ricki Jones	Oppose		
			FS10.112	Bob Pringle	Oppose		
			FS12.110	Jeff Peters	Oppose		
S46.3	Reject	Oppose	“Home sharing treated as a normal residential activity that does not require resource consent.”				
		Further Submission #	Further Submitter	Support	or		
		FS4.191	Airbnb Australia Pty Ltd	Support			
		FS11.207	Coalition for Safe Accommodation in Christchurch	Oppose			
		FS15.72	Ricki Jones	Oppose			
		FS10.113	Bob Pringle	Oppose			
		FS12.111	Jeff Peters	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S47 Mary Crowe	S47.1	Accept in part	Support	"Support all the proposed changes and specifically as they relate to central city short term accommodation."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.21	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.73	Ricki Jones	Support		
			FS10.114	Bob Pringle	Support		
				FS12.112	Jeff Peters	Support	
	S47.2	Out of scope	Support in part	"Support the proposed Plan Change in full, however in regard to consent fees for 60 nights or less... suggest the consent application should be waived or the fee be only a minimal amount, eg \$100 as many people renting out all or part of their home presently to not apply for a resource consent anyway."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.208	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.74	Ricki Jones	Oppose		
FS10.115			Bob Pringle	Oppose			
			FS12.113	Jeff Peters	Oppose		
S48 Carol Caldwell	S48.1	Reject	Oppose	"Replace Plan Change 4 with Option 5 Remove restrictions on whole unit listings"			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.209	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.116	Bob Pringle	Oppose		
				FS12.114	Jeff Peters	Oppose	
	S48.2	Reject	Oppose	"Delete it all... oppose the change"			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.210	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.117	Bob Pringle	Oppose		
				FS12.115	Jeff Peters	Oppose	
S48.3	Reject	Oppose	"There is a proposed nationwide investigation - suggest waiting for that to come through"				
		Further Submission #	Further Submitter	Support	or	Oppose	
		FS11.211	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS10.118	Bob Pringle	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS12.116	Jeff Peters	Oppose		
S49 Joanne George obo George Family	S49.1	Reject	Oppose	"Remain as is let market forces dictate fairness."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.212	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.119	Bob Pringle	Oppose		
			FS12.117	Jeff Peters	Oppose		
S50 Clare Williams, Tom and Steph Lee	S50.1	Reject	Oppose in part	"Support the submission of Air BnB and the Annexure B and Annexure A as outlined in their submission."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.192	Airbnb Australia Pty Ltd	Support		
			FS11.213	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.120	Bob Pringle	Oppose		
			FS12.118	Jeff Peters	Oppose		
	S50.2	Reject	Oppose	"The proposed plan rejected and replaced with a simple, clear planning regime which enables home share accommodation and recognises the significant role this plays on the regional economy."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.193	Airbnb Australia Pty Ltd	Support		
			FS11.214	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.121	Bob Pringle	Oppose		
			FS12.119	Jeff Peters	Oppose		
	S50.3	Reject	Oppose	"Air BnB offer a very comprehensive set of rules for guests regarding respect for the neighbourhood and for property owners and managers regarding safety and regulatory requirements."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.194	Airbnb Australia Pty Ltd	Support		
FS11.215			Coalition for Safe Accommodation in Christchurch	Oppose			
FS10.122			Bob Pringle	Oppose			
FS12.120			Jeff Peters	Oppose			
S51	S51.1	Reject	Oppose	"Staying for 2 or more day's and truly experiencing a location that is when holiday rental accommodation is invaluable... please don't take away the wonderful option of being able to do this."			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
Gabriella Barbara			Further Submission #	Further Submitter	Support	or		
			FS11.216	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS10.123	Bob Pringle	Oppose			
			FS12.121	Jeff Peters	Oppose			
	S51.2	Reject	Oppose	"Given... something so supportive of Christchurch and encouraging people to come and stay here and experience life and attractions here this requires a review of the former decision."				
				Further Submission #	Further Submitter	Support	or	
				FS11.217	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.124	Bob Pringle	Oppose		
				FS12.122	Jeff Peters	Oppose		
	S51.3	Reject	Oppose	"Would a rate adjustment not be a simpler approach?"				
				Further Submission #	Further Submitter	Support	or	
				FS11.218	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.125	Bob Pringle	Oppose		
FS12.123				Jeff Peters	Oppose			
S52 MAC International Property Ltd (c/o Lisa Mcfarlane)	S52.1	Reject	Oppose	"Oppose that resource consents will be required for property owners wishing to home-share – unhosted"				
				Further Submission #	Further Submitter	Support	or	
				FS4.29	Airbnb Australia Pty Ltd	Support		
				FS11.219	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS15.75	Ricki Jones	Oppose		
				FS10.126	Bob Pringle	Oppose		
	FS12.124	Jeff Peters	Oppose					
	S52.2	Reject	Oppose	"Oppose that there will be a maximum of 180 days permitted per year to share your home if desired – unhosted"				
				Further Submission #	Further Submitter	Support	or	
				FS4.30	Airbnb Australia Pty Ltd	Support		
				FS11.220	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS15.76	Ricki Jones	Oppose		
				FS10.127	Bob Pringle	Oppose		
FS12.125	Jeff Peters	Oppose						
S52.3	Reject	Oppose	"No resource consent"					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
			Further Submission #	Further Submitter	Support or Oppose			
			FS4.31	Airbnb Australia Pty Ltd	Support			
			FS11.221	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.77	Ricki Jones	Oppose			
			FS10.128	Bob Pringle	Oppose			
			FS12.126	Jeff Peters	Oppose			
	S52.4	Reject	Oppose	"No restrictions on how many nights un-hosted properties may be used"				
			Further Submission #	Further Submitter	Support or Oppose			
			FS4.32	Airbnb Australia Pty Ltd	Support			
			FS11.222	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.78	Ricki Jones	Oppose			
			FS10.129	Bob Pringle	Oppose			
	S53 Williams Corporation Limited	S53.1	Reject	Oppose	"William Corporation Limited ('WC') is supportive of the homeshare/ AirBNB market, and therefore in turn... oppose onerous regulation of these activities."			
				Further Submission #	Further Submitter	Support or Oppose		
FS3.51 FS3.97				Victoria Neighbourhood Association	Oppose			
FS4.33				Airbnb Australia Pty Ltd	Support			
FS5.34				Michelle Lomax	Oppose			
FS14.7				Accommodation Association of New Zealand	Oppose			
FS11.223				Coalition for Safe Accommodation in Christchurch	Oppose			
FS15.79				Ricki Jones	Oppose			
FS10.130				Bob Pringle	Oppose			
FS12.128		Jeff Peters	Oppose					
S53.2		Reject	Oppose	"[Williams Corporation] specifically opposes the absence of any permitted activity status for homeshare activity in the Residential Zones in the District Plan e.g. the controlled activity status for 'unhosted visitor accommodation in a residential unit' in the Central City Residential zone, Residential Suburban Density Transition zone, Residential Medium Density zone, and Central City Residential zone."				
			Further Submission #	Further Submitter	Support or Oppose			
			FS3.52 FS3.98	Victoria Neighbourhood Association	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS4.34	Airbnb Australia Pty Ltd	Support		
			FS5.35	Michelle Lomax	Oppose		
			FS14.8	Accommodation Association of New Zealand	Oppose		
			FS11.224	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.131	Bob Pringle	Oppose		
			FS12.129	Jeff Peters	Oppose		
	S53.3	Reject	Oppose	“ <i>[Williams Corporation]</i> opposes the specific requirement that all homeshare/AirBNB activities require resource consent.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.53 FS3.99	Victoria Neighbourhood Association	Oppose	
				FS4.35	Airbnb Australia Pty Ltd	Support	
				FS5.36	Michelle Lomax	Oppose	
				FS14.9	Accommodation Association of New Zealand	Oppose	
				FS11.225	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.132 FS12.130	Bob Pringle Jeff Peters	Oppose Oppose	
	S53.4	Reject	Oppose	“Amend PC4 such that it allows for permitted activity status for homeshare/AirBNB activities. This would align with Option 4: (Rely on non-District Plan methods) outlined in the section 32 evaluation to control the potential effects of these activities.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.54 FS3.100	Victoria Neighbourhood Association	Oppose	
				FS4.36	Airbnb Australia Pty Ltd	Support	
				FS5.37	Michelle Lomax	Oppose	
				FS14.10	Accommodation Association of New Zealand	Oppose	
FS11.226				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.133 FS12.131				Bob Pringle Jeff Peters	Oppose Oppose		
S54 Pauline Watson	S54.1	Reject	Oppose	“Have decided not to continue with Airbnb. Even though... loved hosting people from overseas. Oppose the changes!”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.227	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.134	Bob Pringle	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS12.132	Jeff Peters	Oppose		
S55 Brad McLeay	S55.1	Reject	Oppose	"Oppose. The proposal is for strict and onerous resource consents costing several thousands of dollars, which puts hosting visitors out of reach for everyday Cantabrians."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.228	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.135	Bob Pringle	Oppose		
			FS12.133	Jeff Peters	Oppose		
	S55.2	Reject	Oppose	"The MBIE Working Group is coming up with a national plan that needs to be taken into account for any new rules... Dismiss this plan change and wait for some national guidelines."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.229	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.136	Bob Pringle	Oppose		
			FS12.134	Jeff Peters	Oppose		
S56 Caleb Harrison	S56.1	Reject	Oppose	"Don't believe there should be red tape or costly consent [to] decide who stays in my home... strongly oppose... want to still be able to share [with] guests on Airbnb."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.230	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.137	Bob Pringle	Oppose		
			FS12.135	Jeff Peters	Oppose		
S57 David McMeekan	S57.1	Reject	Oppose	[re: proposed 60 night cap]			
				"Short term accommodation [is] a residential activity... strongly oppose the provisions."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.8	Victoria Neighbourhood Association	Oppose		
			FS11.231	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.80	Ricki Jones	Oppose		
			FS10.138	Bob Pringle	Oppose		
FS12.136	Jeff Peters	Oppose					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S57.2	Reject	Oppose	"A simple definition for 'home sharing' should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.9	Victoria Neighbourhood Association	Oppose	
			FS11.232	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.81	Ricki Jones	Oppose	
			FS10.139	Bob Pringle	Oppose	
			FS12.137	Jeff Peters	Oppose	
	S57.3	Reject	Oppose	"There is an MBIE Working Group underway for central government to come up with a plan for STRA providers and for the council to build their local plan around this, which needs to be included in the decision Councillors are making."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.233	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.82	Ricki Jones	Oppose	
			FS10.140	Bob Pringle	Oppose	
			FS12.138	Jeff Peters	Oppose	
	S57.4	Reject	Oppose	"The 60 Night cap option offered is repeating what has not served other councils well and has significantly cost their ratepayers through having to rescind decisions and readdress issues from a different angle."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.234	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.83	Ricki Jones	Oppose	
			FS10.141	Bob Pringle	Oppose	
			FS12.139	Jeff Peters	Oppose	
	S57.5	Reject	Oppose	"The proposal discriminates between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate the home as both are residential activities."		
			Further Submission #	Further Submitter	Support or Oppose	
FS3.10			Victoria Neighbourhood Association	Oppose		
FS11.235			Coalition for Safe Accommodation in Christchurch	Oppose		
FS15.84			Ricki Jones	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.142	Bob Pringle	Oppose	
			FS12.140	Jeff Peters	Oppose	
	S57.6	Accept in part	Oppose	"Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating 'winners' and 'losers' among local areas."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.236	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.85	Ricki Jones	Oppose	
			FS10.143	Bob Pringle	Oppose	
			FS12.141	Jeff Peters	Oppose	
	S57.7	Reject Accept in part	Oppose	"A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform. This will collect meaningful sector data and help inform sensible and easily understood policy."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.237	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.86	Ricki Jones	Oppose	
			FS10.144	Bob Pringle	Oppose	
			FS12.144	Jeff Peters	Oppose	
	S57.8	Reject	Oppose	"Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. The establishment of an industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.238	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.87	Ricki Jones	Oppose	
			FS10.145	Bob Pringle	Oppose	
			FS12.143	Jeff Peters	Oppose	
	S57.9	Accept in part	Oppose	"Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above."		
			Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.239	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.88	Ricki Jones	Oppose		
			FS10.146	Bob Pringle	Oppose		
			FS12.144	Jeff Peters	Oppose		
	S57.10	Reject	Oppose	“ <i>[Oppose the]</i> Proposed 60 night cap on short term accommodation which <i>[is]</i> a residential activity.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.11	Victoria Neighbourhood Association	Oppose	
				FS11.240	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.89	Ricki Jones	Oppose	
				FS10.147	Bob Pringle	Oppose	
FS12.145	Jeff Peters	Oppose					
S58 Philippa Ireland	S58.1	Reject	Oppose	“Oppose the provisions of plan change 4... we provide diversity in the accommodation sector in Christchurch... this plan will ruin us and in the event accommodation is needed in future and events happen in Christchurch there will be very little ability to house these people. The new plan makes it very limiting!”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.241	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.148	Bob Pringle	Oppose	
	FS12.146	Jeff Peters	Oppose				
	S58.2	Reject	Oppose	“Please could you reassess or pause this decision so the central government can come up with a plan for the whole country regarding warrant of fitness etc. that fits with everyone.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.242	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.149	Bob Pringle	Oppose	
	FS12.147	Jeff Peters	Oppose				
S59 Jack Sew Hoy	S59.1	Reject	Oppose	<p><i>[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]</i></p> <p>“Oppose... the above plan change provisions; specifically The proposal is for strict and onerous resource consents costing several thousands of dollars,</p>			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				which puts hosting visitors out of reach for everyday Cantabrians... Proposed plan change 4.a.i to be removed in entirety”			
			Further Submission #	Further Submitter	Support	or	
			FS11.243	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.150	Bob Pringle	Oppose		
				FS12.148	Jeff Peters	Oppose	
	S59.2	Accept in part	Oppose	[re: amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year] “Oppose... the above plan change provisions; specifically The proposal is for strict and onerous resource consents costing several thousands of dollars, which puts hosting visitors out of reach for everyday Cantabrians... Proposed plan change 4.b to be removed in entirety”			
				Further Submission #	Further Submitter	Support	or
				FS11.244	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.151	Bob Pringle	Oppose	
				FS12.149	Jeff Peters	Oppose	
S60 Lin Sew Hoy	S60.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones] “Oppose the above provisions... The proposal is for strict and onerous resource consents costing several thousands of dollars, which puts hosting visitors out of reach for everyday Cantabrians... Remove the above provisions altogether”			
				Further Submission #	Further Submitter	Support	or
				FS11.245	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.152	Bob Pringle	Oppose	
				FS12.150	Jeff Peters	Oppose	
	S60.2	Accept in part	Oppose	[re: amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year]			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
				"Oppose the above provisions... The proposal is for strict and onerous resource consents costing several thousands of dollars, which puts hosting visitors out of reach for everyday Cantabrians... Remove the above provisions altogether"				
				Further Submission #	Further Submitter	Support or Oppose		
				FS11.246	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.153	Bob Pringle	Oppose		
	FS12.151	Jeff Peters	Oppose					
	S60.3	Accept in part		Oppose	"The MBIE Working Group is coming up with a national plan that needs to be taken into account for any new rules"			
					Further Submission #	Further Submitter	Support or Oppose	
					FS10.154	Bob Pringle	Oppose	
					FS12.152	Jeff Peters	Oppose	
	S61 Ali McQueen	S61.1	Reject	Oppose in part	"Support the submission that Air BnB has made in relation to short term stays in hosted dwellings."			
Further Submission #					Further Submitter	Support or Oppose		
FS4.195					Airbnb Australia Pty Ltd	Support		
FS11.247					Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.155					Bob Pringle	Oppose		
FS12.153		Jeff Peters	Oppose					
S61.2		Reject		Oppose	"Hosted Air BnB stays should be a form of residential activity that doesn't require a resource consent."			
					Further Submission #	Further Submitter	Support or Oppose	
					FS4.196	Airbnb Australia Pty Ltd	Support	
					FS11.248	Coalition for Safe Accommodation in Christchurch	Oppose	
					FS10.156	Bob Pringle	Oppose	
FS12.154		Jeff Peters	Oppose					
S61.3		Reject		Oppose	"No requirement for Resource Consent for hosted stays"			
					Further Submission #	Further Submitter	Support or Oppose	
	FS4.197				Airbnb Australia Pty Ltd	Support		
	FS11.249				Coalition for Safe Accommodation in Christchurch	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S61.4	Accept in part	FS10.157	Bob Pringle	Oppose		
			FS12.155	Jeff Peters	Oppose		
			Oppose	"Unhosted stays less regulated"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.198	Airbnb Australia Pty Ltd	Support		
			FS11.250	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.158	Bob Pringle	Oppose		
			FS12.156	Jeff Peters	Oppose		
S62 Carolyn Oakley-Brown	S62.1	Reject	Oppose	"Oppose the provisions being put forward and... would like a reasonable planning regimen that doesn't require a lengthy and costly resource consent... do not want a costly resource consent process for home sharing."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.251	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.159	Bob Pringle	Oppose		
				FS12.157	Jeff Peters	Oppose	
	S62.2	Reject	Oppose	"Do not want... any limits on days booked."			
			Further Submission #	Further Submitter	Support or Oppose		
FS11.252			Coalition for Safe Accommodation in Christchurch	Oppose			
FS10.160			Bob Pringle	Oppose			
			FS12.158	Jeff Peters	Oppose		
S63 Mark Engelbrecht	S63.1	Accept in part	Oppose	"Just bin the proposal for Akaroa. The town needs all the visitors it can get."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.168	Airbnb Australia Pty Ltd	Oppose in part		
			FS11.253	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.161	Bob Pringle	Oppose		
			FS12.159	Jeff Peters	Oppose		
S64 Christchurch Holiday Homes (c/o Anita Jovic)	S64.1	Reject	Oppose in part	"Holiday homes are an important start for the development of tourism in new areas – utilising existing infrastructure for accommodation purposes and leading to new opportunities for local businesses that thrive on new visitors."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.2	Airbnb Australia Pty Ltd	Support		
			FS11.254	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.162	Bob Pringle	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S65 Sandra Matenga	S65.1	Reject	FS12.160	Jeff Peters	Oppose		
			Oppose in part	"Support the submission that Air BnB has made in relation to short term stays in hosted dwellings."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.199	Airbnb Australia Pty Ltd	Support		
			FS11.255	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.163	Bob Pringle	Oppose		
	S65.2	Reject	Oppose	FS12.161	Jeff Peters	Oppose	
				Oppose	"Hosted Air BnB stays should be a form of residential activity that doesn't require a resource consent."		
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.200	Airbnb Australia Pty Ltd	Support	
				FS11.256	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.164	Bob Pringle	Oppose	
	S65.3	Reject	Oppose	FS12.162	Jeff Peters	Oppose	
				Oppose	"Seek the following decision from the Council... to leave the status quo"		
				Further Submission #	Further Submitter	Support or Oppose	
FS4.201				Airbnb Australia Pty Ltd	Support		
FS11.257				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.165				Bob Pringle	Oppose		
S66 Linda Roderique	S66.1	Reject	FS12.163	Jeff Peters	Oppose		
			Oppose	"Do not support the following provisions regarding the implementation of the requirement of resource consent for Airbnb type accommodation... seek the removal of the Non-complying for more than 180 days and replace it with discretionary with limited requirement e.g. nothing greater than exists for owner occupied or tenanted (Residential)"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.258	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.166	Bob Pringle	Oppose		
S67 Mike Gaudin	S67.1	Reject	FS12.164	Jeff Peters	Oppose		
			Oppose	"Do not support the plan change."			
			Further Submission #	Further Submitter	Support or Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.259	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.167	Bob Pringle	Oppose		
			FS12.165	Jeff Peters	Oppose		
	S67.2	Reject	Oppose	“A simple definition for ‘home sharing’ should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.260	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.168	Bob Pringle	Oppose	
				FS12.166	Jeff Peters	Oppose	
	S67.3	Reject	Oppose	“There is an MBIE Working Group underway for central government to come up with a plan for STRA providers and for the council to build their local plan around this, which needs to be included in the decision Councillors are making.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.261	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.169	Bob Pringle	Oppose	
				FS12.167	Jeff Peters	Oppose	
	S67.4	Reject	Oppose	“The 60 Night cap option offered is repeating what has not served other councils well and has significantly cost their ratepayers through having to rescind decisions and readdress issues from a different angle.”			
				Further Submission #	Further Submitter	Support or Oppose	
FS11.262				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.170				Bob Pringle	Oppose		
FS12.168				Jeff Peters	Oppose		
S67.5	Reject	Oppose	“The proposal discriminates between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate the home as both are residential activities.”				
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.263	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.171	Bob Pringle	Oppose		
			FS12.169	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S67.6	Reject	Oppose	“With 10 years of experience in guest and home management Christchurch Holiday Homes and other local managers should be more included in the decision making process. We have not been invited to provide statistics and look forward to working with CCC constructively to assist creating a register and code of conduct that benefits our community... support registration of homes, with a suitable code of conduct for owners, managers and guests.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.264	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.172	Bob Pringle	Oppose	
		FS12.170	Jeff Peters	Oppose		
	S67.7	Accept in part	Oppose	“Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating ‘winners’ and ‘losers’ among local areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.265	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.173	Bob Pringle	Oppose	
		FS12.171	Jeff Peters	Oppose		
	S67.8	Reject Accept in part	Oppose	“A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.266	Coalition for Safe Accommodation in Christchurch	Oppose	
FS10.174			Bob Pringle	Oppose		
	FS12.172	Jeff Peters	Oppose			
S67.9	Reject	Oppose	“Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. • The establishment of an industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties.”			
		Further Submission #	Further Submitter	Support or Oppose		
		FS11.267	Coalition for Safe Accommodation in Christchurch	Oppose		
		FS10.175	Bob Pringle	Oppose		
	FS12.173	Jeff Peters	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S67.10	Accept in part	Oppose	"Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.268	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.176	Bob Pringle	Oppose		
			FS12.174	Jeff Peters	Oppose		
S68 S68a Wendy Fergusson	S68.1	Accept in part	Support	"Support the proposed plan changes for 'visitor accommodation in residential zones'."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.269	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.90	Ricki Jones	Support		
			FS10.177	Bob Pringle	Oppose		
	FS12.175	Jeff Peters	Oppose				
	S68.2	Accept in part	Support in part	"Seek the following decision from the Council... To pass and implement the changes listed out in plan change 4 for 'visitor accommodation in residential zones' and for the Council to enforce these."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.270	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.178	Bob Pringle	Oppose		
FS12.176			Jeff Peters	Oppose			
S69 Christchurch Holiday Homes (c/o Dave Mason)	S69.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones] "Strongly oppose the plan changes put forward."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.3	Airbnb Australia Pty Ltd	Support		
			FS11.271	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.91	Ricki Jones	Oppose		
			FS10.179	Bob Pringle	Oppose		
			FS12.177	Jeff Peters	Oppose		
	S69.2	Accept in part	Oppose	"Encourage NZ wide approach to STRA regulation."			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support	or	
			FS11.272	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.92	Ricki Jones	Oppose		
			FS10.180	Bob Pringle	Oppose		
			FS12.178	Jeff Peters	Oppose		
	S69.3	Reject Accept in part	Oppose	"A compulsory and simple registration system for all properties listed on a STRA platform."			
				Further Submission #	Further Submitter	Support	or
				FS4.6	Airbnb Australia Pty Ltd	Support	
				FS10.181	Bb Pringle	Oppose	
				FS15.93	Ricki Jones	Oppose	
	S69.4	Reject	Oppose	"Create a mandatory short term rental code of conduct for owners, managers and guests which may include an enforceable three strikes rule for those who do not meet the standards. The establishment of an industry funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short term rental accommodation properties."			
				Further Submission #	Further Submitter	Support	or
				FS4.9	Airbnb Australia Pty Ltd	Support	
				FS11.273	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.182	Bob Pringle	Oppose	
				FS12.179	Jeff Peters	Oppose	
	S69.5	Accept in part	Oppose	"Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above."			
			Further Submission #	Further Submitter	Support	or	
			FS4.12	Airbnb Australia Pty Ltd	Support		
			FS11.274	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.183	Bob Pringle	Oppose		
			FS12.180	Jeff Peters	Oppose		
S70	S70.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
Fraser Taylor				<p>“Oppose this change but would support more control over UNHOSTED residential Air BnB dwellings in general because they unfairly compete with commercial business although... would like to see this based on "visitor capacity per property" (e.g. 10 people or 5 rooms). Sometimes a property is unhosted simply because the owner is travelling. The real intention of this change should be to limit free activity of large unhosted venues that unfairly compete with motels.”</p>		
				<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>
				<p>FS11.22</p>	<p>Coalition for Safe Accommodation in Christchurch</p>	<p>Support</p>
				<p>FS10.184</p>	<p>Bob Pringle</p>	<p>Support</p>
				<p>FS12.181</p>	<p>Jeff Peters</p>	<p>Oppose</p>
	<p>S70.2</p>	<p>Accept</p>	<p>Support</p>	<p>[re: night caps for unhosted visitor accommodation in a residential unit in rural zones]</p> <p>“Support this change.”</p>		
	<p>S70.3</p>	<p>Reject</p>	<p>Oppose</p>	<p>[re: additional standards for hosted visitor accommodation in a residential dwelling]</p> <p>“Oppose this change as it stands... This change should be restricted to large capacity (e.g. 10 people or 5 rooms) UNHOSTED venues ONLY.”</p>		
				<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>
				<p>FS11.275</p>	<p>Coalition for Safe Accommodation in Christchurch</p>	<p>Oppose</p>
				<p>FS10.185</p>	<p>Bob Pringle</p>	<p>Oppose</p>
			<p>FS12.182</p>	<p>Jeff Peters</p>	<p>Oppose</p>	
<p>S70.4</p>	<p>Accept in part</p>	<p>Oppose in part</p>	<p>[re: amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year]</p> <p>“Oppose any change that would introduce a trigger for commercial parking and vehicle access requirements on hosted residential venues when there is no impact on parking and where off street parking is available... Council should</p>			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				direct their attention to the university making their parking competitive with free street parking rather than concerning themselves with the occasional AirBnB visitor to my house which can only take one visitor or couple at a time. This change would be better directed towards large capacity venues.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.276	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.186	Bob Pringle	Oppose	
			FS12.183	Jeff Peters	Oppose	
	S70.5	Reject	Support in part	[re: objectives and policies for residential zones directing commercial activities to centres] “Support this change IF "commercial-type visitor accommodation" is properly defines as large capacity venues and NOT regular hosted residential venues.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.277	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.187	Bob Pringle	Oppose	
			FS12.184	Jeff Peters	Oppose	
	S70.6	Reject	Oppose in part	[re: changes to the definition of ‘residential activity’] “Oppose any change to this that affects low capacity hosted residential venues e.g. my home with one room for Air BnB activity.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.278	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.188	Bob Pringle	Oppose	
			FS12.185	Jeff Peters	Oppose	
	S70.7	Accept	Support	[re: changes to standards for visitor accommodation accessory to farming, conservation and recreation activities] “Support this change.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.279	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.189	Bob Pringle	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S70.8	Accept	FS12.186	Jeff Peters	Oppose		
			Support	[re: changes to provisions for visitor accommodation in heritage buildings]			
				"Support this change in principle."			
			Further Submission #	Further Submitter	Support	or	
			FS11.280	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.190	Bob Pringle	Oppose		
		FS12.187	Jeff Peters	Oppose			
	S70.9	Reject	Oppose	"Seek the following decision from the Council... Limitations on large capacity and UNHOSTED venues ONLY."			
			Further Submission #	Further Submitter	Support	or	
			FS11.281	Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.191			Bob Pringle	Oppose			
	FS12.188	Jeff Peters	Oppose				
S71 Jocelyn Grant	S71.1	Reject	Oppose	"Strongly oppose PC4 proposal... seek that the drafting proposed in PC4 as notified is rejected and replaced with a simple, clear and reasonable planning regime which enables home share accommodation and recognises the significant role which this type of accommodation plays in the local and regional economy. There is a clear need to achieve the right policy settings and remove inappropriate consenting regulation to enable the local visitor economy to grow, protect consumer choice, and empower local residents to secure their financial future through home sharing."			
			Further Submission #	Further Submitter	Support	or	
			FS11.282	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.192	Bob Pringle	Oppose		
	FS12.189	Jeff Peters	Oppose				
S72 Arielle Atman	S72.1	Reject	Oppose	"Oppose the changes suggested... keep things as they are."			
			Further Submission #	Further Submitter	Support	or	
			FS11.283	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.193	Bob Pringle	Oppose		
	FS12.190	Jeff Peters	Oppose				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S73 Norm Hartwell	S73.1	Accept in part	Oppose	[re: changing the resource consent requirements for visitor accommodation in a house or unit in most residential, rural and papakāinga zones; changes to the residential objectives and policies; objectives and policies for residential zones directing commercial activities to centres]			
				"No change is necessary. Already the council has powers to control nuisances such as parking, noise, litter and offensive behaviour... don't need new rules and... certainly don't want more fees."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.77	Victoria Neighbourhood Association	Oppose	
				FS11.284	Coalition for Safe Accommodation in Christchurch	Oppose	
	S73.2	Reject	Oppose	"The Council should reject any idea of restricting home hosting, be it for 180 days, 60 days, or even one day."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.78	Victoria Neighbourhood Association	Oppose	
				FS11.285	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.195	Bob Pringle	Oppose	
S74 Tracey MacArthur	S74.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones; additional standards for hosted visitor accommodation in a residential dwelling]			
				"Clearly oppose the specific provisions"			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.286	Coalition for Safe Accommodation in Christchurch	Oppose	
	FS10.196	Bob Pringle	Oppose				
	FS12.193	Jeff Peters	Oppose				
	S74.2	Reject	Oppose	"Scrap the Controlled Activity Resource Consent for 1 - 60 days and scrap the discretionary Resource Consent for 61 - 180 days... If a host is providing			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				accommodation for over 180 days their activity is more in accordance with a commercial venture and should be treated accordingly.”		
			Further Submission #	Further Submitter	Support	or
			FS11.287	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.197	Bob Pringle	Oppose	
			FS12.194	Jeff Peters	Oppose	
	S74.3	Accept in part	Oppose	“Perhaps the CCC could create a register, with the help of the associated platforms such as Book-A-Bach, NZ Holiday Homes, Bachcare, AirBnB etc. to gain an understanding of the types of accommodation offered, the specifics of guests (group sizes?, where they are coming from) the locations of accommodation, the level of occupancy if any of this would help with associated planning and infrastructure requirements.”		
			Further Submission #	Further Submitter	Support	or
			FS11.288	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.198	Bob Pringle	Oppose	
			FS12.195	Jeff Peters	Oppose	
	S74.4	Reject	Oppose	“Most people are considerate travellers and this window where check-in and check-out is not allowed seems ludicrous and forces them to check in to motel/hotel type accommodation.”		
			Further Submission #	Further Submitter	Support	or
			FS11.289	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.199	Bob Pringle	Oppose	
			FS12.196	Jeff Peters	Oppose	
	S74.5	Accept in part	Oppose	[re: activity specific standards that: “Guest shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.”]		
				“Another unnecessary restriction.”		
			Further Submission #	Further Submitter	Support	or
			FS11.290	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.200	Bob Pringle	Oppose	
			FS12.197	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S74.6	Reject	Oppose	“If [a] home is considered safe and suitable for [residents] to inhabit and host family and friends surely it is considered safe and suitable to host a maximum of two guests without restrictions and conditions being imposed by our council.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.291	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.201	Bob Pringle	Oppose		
			FS12.198	Jeff Peters	Oppose		
	S74.7	Reject	Oppose	“These proposed changes may have some benefits and do acknowledge the changing accommodation market place but overall they are heavy handed and unnecessary... reject PC4 as notified.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.292	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.202	Bob Pringle	Oppose		
					FS12.199	Jeff Peters	Oppose
S75 Inner City East Revitalisation Project Working Group (c/o Jane Higgins)	S75.1	Accept	Support in part	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				“Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.57	Victoria Neighbourhood Association	Support		
			FS4.37	Airbnb Australia Pty Ltd	Oppose		
			FS11.23	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.94	Ricki Jones	Support		
			FS10.203	Bob Pringle	Support		
			FS12.200	Jeff Peters	Support		
		S75.2	Accept	Support in part	[re: additional standards for hosted visitor accommodation in a residential dwelling]		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				"Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.38	Airbnb Australia Pty Ltd	Oppose	
			FS11.24	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.95	Ricki Jones	Support	
			FS10.204	Bob Pringle	Support	
			FS12.201	Jeff Peters	Support	
	S75.3	Accept in part	Support in part	[re: amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year]		
				"Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.39	Airbnb Australia Pty Ltd	Oppose	
			FS11.25	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.96	Ricki Jones	Support	
			FS10.205	Bob Pringle	Support	
			FS12.202	Jeff Peters	Support	
	S75.4	Reject	Support in part	[re: objectives and policies for residential zones directing commercial activities to centres]		
				"Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.40	Airbnb Australia Pty Ltd	Oppose	
			FS11.26	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.97	Ricki Jones	Support	
			FS10.206	Bob Pringle	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS12.203	Jeff Peters	Support	
	S75.5	Accept in part	Support in part	[re: <i>changes to the definition of 'residential activity'</i>] "Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.41	Airbnb Australia Pty Ltd	Oppose	
			FS11.27	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.98	Ricki Jones	Support	
			FS10.207	Bob Pringle	Support	
			FS12.204	Jeff Peters	Support	
	S75.6	Accept	Support in part	[re: <i>changes to the provisions for ancillary activities in the ACF overlay</i>] "Support these aspects of the proposed plan change in so far as they restrict and regulate the rapid expansion of units being built for commercial purposes (namely, AirBnB) in our community."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.42	Airbnb Australia Pty Ltd	Oppose	
			FS11.28	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.99	Ricki Jones	Support	
			FS10.208	Bob Pringle	Support	
			FS12.205	Jeff Peters	Support	
	S75.7	Accept in part	Support in part	"Support the general direction of this Plan Change in that it is moving towards recognising and regulating the commercial nature of these units which is destructive to the residential nature of our community."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.76	Victoria Neighbourhood Association	Support	
			FS4.43	Airbnb Australia Pty Ltd	Oppose	
			FS11.29	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.100	Ricki Jones	Support	
			FS10.209	Bob Pringle	Support	
			FS12.206	Jeff Peters	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S75.8	Accept in part	Support	“Strongly support the placement of commercial activity in commercial areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.87	Victoria Neighbourhood Association	Support	
			FS4.44	Airbnb Australia Pty Ltd	Oppose	
			FS11.30	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.101	Ricki Jones	Support	
			FS10.210	Bob Pringle	Support	
		FS12.207	Jeff Peters	Support		
	S75.9	Out of scope	Support in part	“Would like to stress how vital it is that these new regulations are policed well and that the consequences for breaches are substantial enough to deter owners from breaking the rules.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.93	Victoria Neighbourhood Association	Support	
			FS4.45	Airbnb Australia Pty Ltd	Oppose	
			FS11.31	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.102	Ricki Jones	Support	
			FS10.211	Bob Pringle	Support	
		FS12.208	Jeff Peters	Support		
	S75.10	Accept in part	Support	“Support this Plan Change... not proposing amendments to the Plan Change.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.32	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.103	Ricki Jones	Support	
			FS10.212	Bob Pringle	Support	
	FS12.209	Jeff Peters	Support			
S76 Hayley Hall	S76.1	Reject	Oppose	“Strongly oppose the current recommendations and feel they are very difficult for people to understand and comply with and will provide a significant barrier to the majority of current Airbnb providers to the detriment of the entire community... People should have the choice as to what type of accommodation they wish to stay in... the proposed plan is at placing this at risk.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.293	Coalition for Safe Accommodation in Christchurch	Oppose	
	FS15.104	Ricki Jones	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
			FS10.213	Bob Pringle	Oppose			
			FS12.210	Jeff Peters	Oppose			
	S76.2	Reject	Oppose	"Do not believe you need to put restrictions on late night or early morning arrivals as this also would only occur infrequently."				
				Further Submission #	Further Submitter	Support	or	
				FS11.294	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS15.105	Ricki Jones	Oppose		
				FS10.214	Bob Pringle	Oppose		
				FS12.211	Jeff Peters	Oppose		
				S76.3	Accept in part	Oppose	"Don't support the need for Airbnb's to require parking spaces."	
	Further Submission #	Further Submitter	Support	or				
	FS11.295	Coalition for Safe Accommodation in Christchurch	Oppose					
	FS15.106	Ricki Jones	Oppose					
	FS10.215	Bob Pringle	Oppose					
	FS12.212	Jeff Peters	Oppose					
	S76.4	Reject	Oppose	"Seek the council to reject plan four and instead provide a platform that is clear and simple for people to follow and comply with. Something that encourages and recognises the importance of Airbnb in Christchurch and the surrounding district not just on the providers but all businesses and community as a whole."				
Further Submission #				Further Submitter	Support	or		
FS11.296				Coalition for Safe Accommodation in Christchurch	Oppose			
FS15.107				Ricki Jones	Oppose			
FS10.216				Bob Pringle	Oppose			
FS12.213				Jeff Peters	Oppose			
S77 Damian Ross- Murphy	S77.1	Reject	Oppose	"Do not place restrictions on the number of nights a holiday home can be let for."				
				Further Submission #	Further Submitter	Support	or	
				FS11.297	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS10.217	Bob Pringle	Oppose		
	FS12.214	Jeff Peters	Oppose					
S77.2	Reject	Oppose	"Do not increase any costs to the holiday home owner."					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support	or
			FS11.298	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.218	Bob Pringle	Oppose	
			FS12.215	Jeff Peters	Oppose	
S78 Susan Linklater	S78.1	Accept in part	Oppose	"The proposal to differentiate between hosted and unhosted accommodation will have unintended consequences. For example property owners could build self contained accommodation on the property to house a host."		
			Further Submission #	Further Submitter	Support	or
			FS11.299	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.108	Ricki Jones	Oppose	
			FS10.219	Bob Pringle	Oppose	
			FS12.216	Jeff Peters	Oppose	
	S78.2	Reject	Oppose	"If the concern in about a level playing field, then there are better ways of addressing this, than putting in place a night cap... Investigate other ways of "levelling the playing field"		
			Further Submission #	Further Submitter	Support	or
			FS11.300	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.109	Ricki Jones	Oppose	
			FS10.220	Bob Pringle	Oppose	
			FS12.217	Jeff Peters	Oppose	
	S78.3	Accept in part	Oppose	"Encourage a central government regulation of short term rental accommodation"		
			Further Submission #	Further Submitter	Support	or
			FS11.300A	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.110	Ricki Jones	Oppose	
FS10.221			Bob Pringle	Oppose		
FS12.218			Jeff Peters	Oppose		
S78.4	Accept in part	Oppose	"Consider a register of short term rental accommodation"			
		Further Submission #	Further Submitter	Support	or	
		FS11.301	Coalition for Safe Accommodation in Christchurch	Oppose		
		FS10.222	Bob Pringle	Oppose		
		FS12.219	Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
S79 Maria Jackson	S79.1	Reject	Oppose	[re: <i>night caps for unhosted visitor accommodation in a residential unit in residential zones</i>]		
				“[Prefer] a simpler and more reasonable planning approach that does not incur additional costs as a property owner.”		
				Further Submission #	Further Submitter	Support or Oppose
				FS11.302	Coalition for Safe Accommodation in Christchurch	Oppose
		FS10.223	Bob Pringle	Oppose		
		FS12.220	Jeff Peters	Oppose		
	S79.2	Accept in part	Oppose	[re: <i>amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year</i>]		
				“[Prefer] a simpler and more reasonable planning approach that does not incur additional costs as a property owner.”		
				Further Submission #	Further Submitter	Support or Oppose
				FS11.303	Coalition for Safe Accommodation in Christchurch	Oppose
FS10.224				Bob Pringle	Oppose	
	FS12.221	Jeff Peters	Oppose			
S80 Frances Anne Phelps	S80.1	Reject	Oppose	“Keep the current district plan rules, which allow people who live in a house , to rent out rooms in moderation but do not permit unhosted short term accommodation in residential areas.”		
				Further Submission #	Further Submitter	Support or Oppose
				FS3.59	Victoria Neighbourhood Association	Support
				FS11.33	Coalition for Safe Accommodation in Christchurch	Support
				FS15.111	Ricki Jones	Support
				FS10.225	Bob Pringle	Support
				FS12.222	Jeff Peters	Support
S81 William Stanley Phelps	S81.1	Reject	Oppose	“Keep the current district plan rules, which allow people who live in a house , to rent out rooms in moderation but do not permit unhosted short term accommodation in residential areas.”		
				Further Submission #	Further Submitter	Support or Oppose

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
			FS3.60	Victoria Neighbourhood Association	Support
			FS11.34	Coalition for Safe Accommodation in Christchurch	Support
			FS10.226	Bob Pringle	Support
			FS12.223	Jeff Peters	Support
S82 Carter Group Limited c/o J Phillips	S82.1	Accept in part	Support in part	“[Carter Group]’s submission is generally supportive of the Proposal as notified”	
	S82.2	Reject	Support in part	<p>[re: underlining of ‘visitor accommodation’ as a defined term throughout the proposed change.]</p> <p>“Where the term ‘visitor accommodation’ is proposed as a replacement for the operative and defined term ‘guest accommodation’, replace this with ‘visitor accommodation’ (i.e. green, bold and underlined) such that the term refers to the corresponding definition in Chapter 2.”</p>	
	S82.3	Accept in part	Support in part	<p>“[Carter Group] is concerned to ensure that the deletion of the operative definition for ‘guest accommodation’ and its replacement with a new definition for ‘visitor accommodation’ does not inadvertently reduce the scope for activities referenced in the operative definition to establish within accommodation facilities in the city’s Commercial zones or Residential Visitor Accommodation zones...</p> <p>Amend the definition of ‘visitor accommodation’ to match the operative definition of ‘guest accommodation’ as follows:</p> <p><i>Visitor accommodation</i> <u>For all zones except the Residential Guest Accommodation zone and Commercial Central City Business zone means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</u> <u>For the Residential Guest Accommodation zone and Commercial Central City Business zone, visitor accommodation means the use of land and/or buildings for transient residential accommodation offered at a tariff, which may involve</u></p>	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p><u>the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. It may include the following ancillary activities:</u></p> <p><u>a. offices;</u></p> <p><u>b. meeting and conference facilities;</u></p> <p><u>c. fitness facilities; and</u></p> <p><u>d. the provision of goods and services primarily for the convenience of guests.</u></p> <p><u>Guest accommodation in the Residential Guest Accommodation zone and Commercial Central City Business zone includes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels and camping grounds. Guest accommodation excludes bed and breakfasts and farm stays.</u></p> <p>As alternative relief to the above, the proposed definition could be retained if permitted activity standards for the RGA and CCCB zones are amended to explicitly recognise and permit the sale of alcohol and/or food and the establishment of specific ancillary activities as referred to in the operative definition of 'guest accommodation'."</p>		
				<p>Further Submission #</p> <p>FS4.46</p>	<p>Further Submitter</p> <p>Airbnb Australia Pty Ltd</p>	<p>Support or Oppose</p> <p>Neutral</p>
	<p>S82.4</p>	<p>Accept in part</p>	<p>Support in part</p>	<p>"Retain the proposed amendments to chapter 2 as notified (other than as addressed submission point 2 [S82.3 above])."</p>		
	<p>S82.5</p>	<p>Accept in part</p>	<p>Support</p>	<p>[re: All proposed amendments to Chapter 5 Natural Hazards; Chapter 6 General Rules and Procedures; Chapter 7 Transport; Chapter 8 Subdivision, Development and Earthworks; and Chapter 9 Natural and Cultural Heritage]</p> <p>"Retain the proposed amendments in these chapters, as notified."</p>		
	<p>S82.6</p>	<p>Accept in part</p>	<p>Support</p>	<p>[re: All proposed amendments to Chapter 12 Pāpakainga/ Kāinga Nohoanga Zone; Chapter 13 Specific Purpose Zones; Chapter 16 Industrial; and Chapter 17 Rural]</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				"Retain the proposed amendments in these chapters, as notified."		
	S82.7	Accept in part	Support	<p>[re: All proposed amendments to Chapter 14 Residential]</p> <p>"Subject to the relief sought in submission point 2 [S82.3] above, [Carter Group] seeks that the proposed amendments to these provisions be retained, as notified. In particular, [Carter Group] supports:</p> <ul style="list-style-type: none"> • A tiered approach to managing visitor accommodation activity, including discouraging such activity for >180 nights per year • Limits on ancillary activities to guest accommodation in the Accommodation and Community Facilities Overlay (noting such limits currently apply to RGA zone). • The inclusion of an assessment matter addressing impacts on commercial centres in rule 14.15.5. • Retention of the status quo, in terms of provisions relating to the RGA zone (notwithstanding the change in terminology to 'visitor accommodation' within these provisions)." 		
			Further Submission #	Further Submitter	Support	or
			FS11.304	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.227	Bob Pringle	Oppose	
			FS12.224	Jeff Peters	Oppose	
	S82.8	Accept in part	Support	<p>[re: All proposed amendments to Chapter 15 Commercial]</p> <p>"Subject to the relief sought in submission point 2 [S82.3] above, [Carter Group] seeks that the proposed amendments to these provisions be retained, as notified.</p> <p>In particular, [Carter Group] supports the retention of the status quo, in terms of the objectives, policies and rules relating to visitor accommodation in Commercial zones (notwithstanding the change in terminology to 'visitor accommodation' within these provisions)."</p>		
			Further Submission #	Further Submitter	Support	or
					Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.305	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.228	Bob Pringle	Oppose		
			FS12.225	Jeff Peters	Oppose		
S83 Nicola Auld	S83.1	Accept in part	Oppose	"People must have a choice as to the type of accommodation experience the wish."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.306	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.113	Ricki Jones	Oppose		
			FS10.229	Bob Pringle	Oppose		
				FS12.226	Jeff Peters	Oppose	
	S83.2a	Reject	Oppose	"Not sure how the bookings will adapt with Covid 19 ever present. The council must decline this application and wait a few years for business to bounce back. This sector needs to be helped instead of putting too many costly restrictions in place"			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.307	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.114	Ricki Jones	Oppose		
			FS10.230	Bob Pringle	Oppose		
				FS12.227	Jeff Peters	Oppose	
	S83.2b	Reject	Oppose	"A simple definition for 'home sharing' should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS11.308	Coalition for Safe Accommodation in Christchurch	Oppose		
FS15.115			Ricki Jones	Oppose			
FS10.231			Bob Pringle	Oppose			
			FS12.228	Jeff Peters	Oppose		
S83.3	Reject	Oppose	"There is an MBIE Working Group underway for central government to come up with a plan for STRA providers and for the council to build their local plan around this, which needs to be included in the decision Councillors are making."				
		Further Submission #	Further Submitter	Support	or	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.309	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.116	Ricki Jones	Oppose		
			FS10.232	Bob Pringle	Oppose		
			FS12.229	Jeff Peters	Oppose		
	S83.4	Reject	Oppose	"The 60 Night cap option offered is repeating what has not served other councils well and has significantly cost their ratepayers through having to rescind decisions and readdress issues from a different angle."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.310	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.117	Ricki Jones	Oppose	
				FS10.233	Bob Pringle	Oppose	
				FS12.230	Jeff Peters	Oppose	
	S83.5	Reject	Oppose	"The proposal discriminates between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate the home as both are residential activities."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.12	Victoria Neighbourhood Association	Oppose	
				FS11.311	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.118	Ricki Jones	Oppose	
				FS10.234	Bob Pringle	Oppose	
				FS12.231	Jeff Peters	Oppose	
	S83.6	Reject	Oppose	"With 10 years of experience in guest and home management Christchurch Holiday Homes and other local managers should be more included in the decision making process. We have not been invited to provide statistics and look forward to working with CCC constructively to assist creating a register and code of conduct that benefits our community... support registration of homes, with a suitable code of conduct for owners, managers and guests."			
				Further Submission #	Further Submitter	Support or Oppose	
				F11.312	Coalition for Safe Accommodation in Christchurch	Oppose	
FS15.119				Ricki Jones	Oppose		
FS10.235				Bob Pringle	Oppose		
FS12.232				Jeff Peters	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S83.7	Accept in part	Oppose	“Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating ‘winners’ and ‘losers’ among local areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.313	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.120	Ricki Jones	Oppose	
			FS10.236	Bob Pringle	Oppose	
		FS12.233	Jeff Peters	Oppose		
	S83.8	Reject Accept in part	Oppose	“A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.314	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.121	Ricki Jones	Oppose	
			FS10.237	Bob Pringle	Oppose	
		FS12.234	Jeff Peters	Oppose		
	S83.9	Reject	Oppose	“Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. The establishment of an industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.315	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.122	Ricki Jones	Oppose	
FS10.238			Bob Pringle	Oppose		
	FS12.235	Jeff Peters	Oppose			
S83.10	Accept in part	Oppose	“Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above.”			
		Further Submission #	Further Submitter	Support or Oppose		
		FS11.316	Coalition for Safe Accommodation in Christchurch	Oppose		
		FS15.123	Ricki Jones	Oppose		
		FS10.239	Bob Pringle	Oppose		
	FS12.236	Jeff Peters	Oppose			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S83.11	Reject	Oppose	"The proposal is for strict and onerous resource consents costing several thousands of dollars, which puts hosting visitors out of reach for everyday Cantabrians."			
			Further Submission #	Further Submitter	Support	or	
			FS11.317	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.123A	Ricki Jones	Oppose		
			FS10.240	Bob Pringle	Oppose		
			FS12.237	Jeff Peters	Oppose		
S84 Christchurch Holiday Homes (c/o Jo Greensmith)	S84.1	Reject	Oppose	"A simple definition for 'home sharing' should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts."			
			Further Submission #	Further Submitter	Support	or	
			FS4.4	Airbnb Australia Pty Ltd	Support		
			FS11.318	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.124	Ricki Jones	Oppose		
			FS10.241	Bob Pringle	Oppose		
	S84.2	Reject	Oppose	"There is an MBIE Working Group underway for central government to come up with a plan for STRA providers and for the council to build their local plan around this, which needs to be included in the decision Councillors are making."			
			Further Submission #	Further Submitter	Support	or	
			FS11.319	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.125	Ricki Jones	Oppose		
			FS10.242	Bob Pringle	Oppose		
			FS12.239	Jeff Peters	Oppose		
S84.3	Reject	Oppose	"The 60 Night cap option offered is repeating what has not served other councils well and has significantly cost their ratepayers through having to rescind decisions and readdress issues from a different angle."				
		Further Submission #	Further Submitter	Support	or		
		FS4.7	Airbnb Australia Pty Ltd	Support			
		FS11.320	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.126	Ricki Jones	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.243	Bob Pringle	Oppose	
			FS12.240	Jeff Peters	Oppose	
	S84.4	Reject	Oppose	"The proposal discriminates between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate the home as both are residential activities."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.13	Victoria Neighbourhood Association	Oppose	
			FS4.10	Airbnb Australia Pty Ltd	Support	
			FS11.321	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.127	Ricki Jones	Oppose	
			FS10.244	Bob Pringle	Oppose	
			FS12.241	Jeff Peters	Oppose	
	S84.5	Reject	Oppose	"With 10 years of experience in guest and home management Christchurch Holiday Homes and other local managers should be more included in the decision making process. We have not been invited to provide statistics and look forward to working with CCC constructively to assist creating a register and code of conduct that benefits our community... support registration of homes, with a suitable code of conduct for owners, managers and guests."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.13	Airbnb Australia Pty Ltd	Support	
			FS11.322	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.128	Ricki Jones	Oppose	
			FS10.245	Bob Pringle	Oppose	
			FS12.242	Jeff Peters	Oppose	
	S84.6	Accept in part	Oppose	"Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating 'winners' and 'losers' among local areas."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.323	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.129	Ricki Jones	Oppose	
			FS10.246	Bob Pringle	Oppose	
			FS12.243	Jeff Peters	Oppose	
	S84.7	Reject Accept in part	Oppose	"A compulsory and simple registration system for all properties listed on a short-term rental accommodation platform."		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support	or	
			FS15.130	Ricki Jones	Oppose		
			FS10.247	Bob Pringle	Oppose		
			FS12.244	Jeff Peters	Oppose		
	S84.8	Reject	Oppose	“Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. The establishment of an industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties.”			
				Further Submission #	Further Submitter	Support	or
				FS11.324	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.131	Ricki Jones	Oppose	
				FS10.248	Bob Pringle	Oppose	
	S84.9	Accept in part	Oppose	“Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above.”			
				Further Submission #	Further Submitter	Support	or
				FS11.325	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.132	Ricki Jones	Oppose	
				FS10.249	Bob Pringle	Oppose	
S85 Waikura/ Linwood- Central- Heathcote Community Board (c/o	S85.1	Reject	Oppose in part	“ <i>In residential zones, instead of requiring a Discretionary activity resource consent the changes require a Controlled activity resource consent for 1-60 days, and is a prohibited activity for stays of more than sixty (60) days</i> ”			
			Further Submission #	Further Submitter	Support	or	
			FS3.88	Victoria Neighbourhood Association	Support		
			FS4.47	Airbnb Australia Pty Ltd	Oppose		
			FS5.1	Michelle Lomax	Support		
			FS11.35	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.133	Ricki Jones	Support		
FS10.250	Bob Pringle	Support					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
Alexandra Davids)	S85.2	Reject	FS12.247	Jeff Peters	Support	
			Oppose in part	"Amend the objectives and policies for residential zones so commercial type visitor accommodation is primarily directed to commercial areas; and <i>complies with commercial accommodation requirements</i> "		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.89	Victoria Neighbourhood Association	Support	
			FS4.48	Airbnb Australia Pty Ltd	Oppose	
			FS5.2	Michelle Lomax	Support	
			FS11.36	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.134	Ricki Jones	Support	
			FS10.251	Bob Pringle	Support	
	FS12.248	Jeff Peters	Support			
	S85.3	Reject	Oppose in part	"There is a problem of safety of guests and residents when entire properties are used for unhosted accommodation. Currently entire properties are used for short-term accommodation and they do not need to [<i>comply with</i>] the strict regulations for fire, security and safety that commercial accommodation providers have to adhere to."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.49	Airbnb Australia Pty Ltd	Oppose	
			FS5.3	Michelle Lomax	Support	
			FS14.11	Accommodation Association of New Zealand	Support in part	
FS11.37			Coalition for Safe Accommodation in Christchurch	Support		
FS15.135			Ricki Jones	Support		
FS10.252			Bob Pringle	Support		
FS12.249	Jeff Peters	Support				
S86 Lisa Plato	S86.1	Reject	Oppose	"Oppose the provisions... seek the following decision from the Council... Up to 90 days requiring no resource consent."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.326	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.253	Bob Pringle	Oppose	
			FS12.250	Jeff Peters	Oppose	
S87	S87.1	Accept	Support	"Urge CCC to ensure regulations reflect the importance of the distinction between hosted and unhosted accommodation... Make clear the difference between hosted and unhosted STRA in all documents."		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
Inner City West Neighbourhood Association (ICON) (c/o Jill Nuthall)			Further Submission #	Further Submitter	Support	or		
			FS3.62	Victoria Neighbourhood Association	Support			
			FS4.50	Airbnb Australia Pty Ltd	Oppose			
			FS5.22	Michelle Lomax	Support			
			FS11.38	Coalition for Safe Accommodation in Christchurch	Support			
			FS15.136	Ricki Jones	Support			
			FS10.254	Bob Pringle	Support			
			FS12.251	Jeff Peters	Support			
	FS16.1	Inner City West Neighbourhood Association (ICON)	Support					
	S87.2	Reject	Oppose in part	"Support a 60 day limit, alternately a 30 day limit, either one non complying after that."				
				Further Submission #	Further Submitter	Support	or	
				FS4.51	Airbnb Australia Pty Ltd	Oppose		
				FS5.23	Michelle Lomax	Oppose in part		
				FS11.39	Coalition for Safe Accommodation in Christchurch	Support		
				FS15.137	Ricki Jones	Support		
				FS10.255	Bob Pringle	Support		
	FS12.252	Jeff Peters	Support					
	S87.3	Reject Out of scope	Support in part	"Consent should be followed by an increase in rates and commercial conditions such as those imposed on motels."				
				Further Submission #	Further Submitter	Support	or	
				FS4.52	Airbnb Australia Pty Ltd	Oppose		
				FS5.24	Michelle Lomax	Support		
				FS11.40	Coalition for Safe Accommodation in Christchurch	Support		
				FS15.138	Ricki Jones	Support		
				FS10.256	Bob Pringle	Support		
				FS12.253	Jeff Peters	Support		
	FS16.2	Inner City West Neighbourhood Association (ICON)	Support					
	S87.4	Accept in part	Support in part	"Push for national registration of all STRA, meanwhile set up one for CCC district"				
				Further Submission #	Further Submitter	Support	or	
FS4.53				Airbnb Australia Pty Ltd	Oppose			
FS5.25				Michelle Lomax	Support			
FS11.41				Coalition for Safe Accommodation in Christchurch	Support			
FS15.139	Ricki Jones	Support						

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.257	Bob Pringle	Support	
			FS12.254	Jeff Peters	Support	
			FS16.3	Inner City West Neighbourhood Association (ICON)	Support	
	S87.5	Out of scope	Support in part	"Once a register is in place use technology across many platforms to monitor compliance as with New York, Barcelona etc. This can work eg when a potential visitor checks the website and if after the 60 th day, they cannot place a booking... Set up monitoring systems eg using multiple social media platforms... Monitor and research the effects of registration and new regulations and report findings to CCC and the public."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.54	Airbnb Australia Pty Ltd	Oppose	
			FS5.26	Michelle Lomax	Support	
			FS11.42	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.140	Ricki Jones	Support	
			FS10.258	Bob Pringle	Support	
			FS12.255	Jeff Peters	Support	
			FS16.4	Inner City West Neighbourhood Association (ICON)	Support	
	S87.6	Reject	Support in part	"There must be adequate fines, financial and/or rating penalties for breaching the rules... (In 2019 London's Mayor called for substantial fines for non compliance eg up to 20,000 pounds for not applying for consent... Establish penalties for breaching the rules using various financial means such as increased rates and penalty fees, stand down periods before reinstatement."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.92	Victoria Neighbourhood Association	Support	
		FS4.55	Airbnb Australia Pty Ltd	Oppose		
		FS5.27	Michelle Lomax	Support		
		FS11.43	Coalition for Safe Accommodation in Christchurch	Support		
		FS15.141	Ricki Jones	Support		
		FS10.259	Bob Pringle	Support		
		FS12.256	Jeff Peters	Support		
		FS16.5	Inner City West Neighbourhood Association (ICON)	Support		
S87.7	Accept	Support in part	"Use very clear definitions and language in the regulations strictly limiting discretionary permissions."			
		Further Submission #	Further Submitter	Support or Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS4.56	Airbnb Australia Pty Ltd	Oppose		
			FS5.28	Michelle Lomax	Support		
			FS11.44	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.142	Ricki Jones	Support		
			FS10.260	Bob Pringle	Support		
			FS12.257	Jeff Peters	Support		
			FS16.6	Inner City West Neighbourhood Association (ICON)	Support		
	S87.8	Out of scope	Support in part	"Appoint specialised staff to monitor and enforce the regulations."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.57	Airbnb Australia Pty Ltd	Oppose	
				FS5.29	Michelle Lomax	Support	
				FS11.45	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.143	Ricki Jones	Support	
				FS10.261	Bob Pringle	Support	
				FS12.258	Jeff Peters	Support	
	S87.9	Reject	Support in part	"Research and publish the effects of unhosted STRAs in the Central City on the supply and quality of housing for permanent/long term residents."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.58	Airbnb Australia Pty Ltd	Oppose	
				FS5.30	Michelle Lomax	Support	
				FS11.46	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.144	Ricki Jones	Support	
FS10.262				Bob Pringle	Support		
FS12.259				Jeff Peters	Support		
S88 Robert Manthei	S88.1	Reject	Oppose	"Oppose consent as a Controlled Activity for 60 days/year: Amend to maximum 30 days/year in Central City Residential Zone (... submission does not cover what happens outside the Central City)"			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.63 FS3.134	Victoria Neighbourhood Association	Support	
				FS4.59	Airbnb Australia Pty Ltd	Oppose	
				FS11.47	Coalition for Safe Accommodation in Christchurch	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS15.145	Ricki Jones	Support		
			FS10.263	Bob Pringle	Support		
			FS12.260	Jeff Peters	Support		
	S88.2	Reject	Oppose	"Oppose consent as a Discretionary Activity for 61 - 180 days/year: Delete this provision altogether--a three-tier system is too complicated and would allow too many unhosted short-term rentals to sneak in"			
				Further Submission #	Further Submitter	Support	or Oppose
				FS3.64	Victoria Neighbourhood Association	Support	
				FS15.146	Ricki Jones	Support	
				FS10.264	Bob Pringle	Support	
				FS12.261	Jeff Peters	Support	
	S88.3	Reject	Oppose	"Oppose consent as Non-complying Activity for 181 or more days/year: Amend so that any days over 61 is a Prohibited Activity in Central City Residential Zones"			
				Further Submission #	Further Submitter	Support	or Oppose
				FS3.65	Victoria Neighbourhood Association	Support	
				FS4.60	Airbnb Australia Pty Ltd	Oppose	
				FS15.147	Ricki Jones	Support	
				FS10.265	Bob Pringle	Support	
	S88.4	Reject	Support in part	"Support amendments that make it clear that unhosted (visitor) accommodation is directed to commercial areas, provided the wording is strong enough that this includes ALL unhosted short term rentals and that they would be PROHIBITED in the RCCZs."			
				Further Submission #	Further Submitter	Support	or Oppose
				FS3.66 FS3.90	Victoria Neighbourhood Association	Support	
				FS4.61	Airbnb Australia Pty Ltd	Oppose	
FS11.51				Coalition for Safe Accommodation in Christchurch	Support		
FS15.148				Ricki Jones	Support		
FS10.266				Bob Pringle	Support		
FS12.263	Jeff Peters	Support					
S88.5	Reject	Oppose in part	"Strengthen all objectives, policies and rules re short term (visitor) rental accommodation so it is clear that they are NOT likely to be approved within				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
				the Central City Residential Zones... the only way to control the proliferation of these defacto motels is to prohibit them altogether within central city residential areas.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.67 FS3.91 FS3.94	Victoria Neighbourhood Association	Support
			FS4.62	Airbnb Australia Pty Ltd	Oppose
			FS11.51	Coalition for Safe Accommodation in Christchurch	Support
			FS15.149	Ricki Jones	Support
			FS10.267	Bob Pringle	Support
			FS12.264	Jeff Peters	Support
S89 Spires Development Ltd (Brooke McKenzie and Lesley McKenzie)	S89.1	Reject	Oppose	<p><i>[re: the provisions for visitor accommodation within the Rural Urban Fringe Zone with respect to 602 Yaldhurst Road]</i></p> <p>“The submitters own a parcel of land which is currently zoned as Rural Urban Fringe under the Operative Christchurch District Plan and within the 55dB Ldn Air Noise Contour... the proposed Rural Urban Fringe Permitted Activities P20- Hosted visitor accommodation in a residential unit and P21 - Unhosted visitor accommodation in a residential unit the activity specific standards relating to guest numbers is too restrictive and opposes the four guest threshold... It is considered by the submitters, with regard to the above, that a balance can be struck in the provision of guest accommodation utilising an established resource and an arrangement that meets the needs of visitors without requiring the onerous, costly and time consuming exercise of addressing such requirements in the future...</p> <p>The submitters seek the following decisions from Council on the provisions proposed:</p> <ul style="list-style-type: none"> that the submitters property being; Lot 2 DP 24943 – 602 Yaldhurst Road be identified by the District Plan as permitting no more than 15 guests at any one time. 	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<ul style="list-style-type: none"> such further relief as may be appropriate to give effect to this submission.” 		
			Further Submission #	Further Submitter	Support	or
			FS8.1	Christchurch International Airport Limited	Oppose	
			FS11.327	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.268	Bob Pringle	Oppose	
			FS12.265	Jeff Peters	Oppose	
S90 Victoria Neighbourhood Association Inc (VNA) (c/o Marjorie Manthei)	S90.1	Reject	Oppose	“Support changing the District Plan so that UNHOSTED short-term (visitor) accommodation are ONLY allowed in Mixed Use or Business Zones within the CENTRAL CITY.”		
			Further Submission #	Further Submitter	Support	or
			FS4.63	Airbnb Australia Pty Ltd	Oppose	
			FS5.4	Michelle Lomax	Support	
			FS11.52	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.150	Ricki Jones	Support	
	S90.2	Reject	Oppose	“ Do not support a three-tiered system , as proposed by the CCC (Controlled – Discretionary – Non-complying)... The VNA favours a two-tiered system—preferably Controlled for the number of days specified below and Prohibited in all other instances. This relates only to the RCCZ. We acknowledge that there are few Prohibited activities in the current District Plan, but are advocating this because Discretionary or Restricted Discretionary status requires (a) notification, if residents are to have any say (b) time and resources from residents if each consent application requires a response and (c) in our experience, cumulative effects and impact on residential amenity / coherence are often considered ‘minor’ or ‘less than minor’ by CCC planners. If this shortcoming can be addressed, the VNA would accept Non-complying status as the second tier. ”		
			Further Submission #	Further Submitter	Support	or
			FS4.64	Airbnb Australia Pty Ltd	Oppose	
			FS5.5	Michelle Lomax	Support	
			FS11.53	Coalition for Safe Accommodation in Christchurch	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS15.151	Ricki Jones	Support		
			FS10.270	Bob Pringle	Support		
			FS12.267	Jeff Peters	Support		
	S90.3	Reject		Oppose	"Do not agree that a restriction on arrival & departure times is needed, provided only hosted rentals are allowed in RCCZs."		
				Further Submission #	Further Submitter	Support or Oppose	
				FS5.6	Michelle Lomax	Support	
				FS11.54	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.152	Ricki Jones	Support	
				FS10.271	Bob Pringle	Support	
				FS12.268	Jeff Peters	Support	
	S90.4	Reject		Support in part	"All unhosted visitor accommodation and any other commercial-type accommodation be directed to commercial areas"		
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.65	Airbnb Australia Pty Ltd	Oppose	
				FS5.7	Michelle Lomax	Support	
				FS11.55	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.153	Ricki Jones	Support	
				FS10.272	Bob Pringle	Support	
	S90.5	Reject		Oppose	"60 days/s maximum for unhosted rentals (as controlled activity) in Residential Central City Zone 61 days onwards a Prohibited activity in RCCZ unless very strict rules are put in place, in which case Non-complying status would be acceptable"		
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.66	Airbnb Australia Pty Ltd	Oppose	
				FS5.8	Michelle Lomax	Support	
FS11.56				Coalition for Safe Accommodation in Christchurch	Support		
FS15.154				Ricki Jones	Support		
FS10.273				Bob Pringle	Support		
S90.6	Reject		Oppose	"Although we prefer a maximum of 30 days/year as a Controlled activity for unhosted STRA within the RCCZ, we can support a compromise of 45 days/year."			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
			Further Submission #	Further Submitter	Support	or		
			FS4.67	Airbnb Australia Pty Ltd	Oppose			
			FS5.9	Michelle Lomax	Oppose in part			
			FS11.57	Coalition for Safe Accommodation in Christchurch	Support			
			FS15.155	Ricki Jones	Support			
			FS10.274	Bob Pringle	Support			
			FS12.271	Jeff Peters	Support			
	S90.7	Reject	Oppose	“From 31 (or 46) days onwards, unhosted STRA should be a Prohibited activity within RCCZs... acknowledge that Non-complying status would be more appropriate for most other residential zones.”				
				Further Submission #	Further Submitter	Support	or	
				FS4.68	Airbnb Australia Pty Ltd	Oppose		
				FS5.10	Michelle Lomax	Oppose in part		
				FS11.58	Coalition for Safe Accommodation in Christchurch	Support		
				FS15.156	Ricki Jones	Support		
				FS10.275	Bob Pringle	Support		
				FS12.272	Jeff Peters	Support		
	S90.8	Reject	Oppose	“Reject any provisions that enable, encourage or allow (by default) unhosted STRA within the RCCZ; e.g. the wording in clause (c) of [the public notice for] Plan Change 4... Clause (c) proposes to ‘amend the objectives and policies for residential zones so commercial-type visitor accommodation is primarily directed to commercial areas’ (emphasis added). The clause is not strong enough—the word ‘primarily’ should be deleted.”				
				Further Submission #	Further Submitter	Support	or	
				FS4.69	Airbnb Australia Pty Ltd	Oppose		
				FS5.11	Michelle Lomax	Support		
				FS11.59	Coalition for Safe Accommodation in Christchurch	Support		
				FS15.157	Ricki Jones	Support		
FS10.276				Bob Pringle	Support			
FS12.273				Jeff Peters	Support			
S90.9	Accept in part	Oppose in part	“Reject... the Airbnb Australia Pty Ltd submission in its entirety.”					
			Further Submission #	Further Submitter	Support	or		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS4.70	Airbnb Australia Pty Ltd	Oppose	
			FS5.12	Michelle Lomax	Support	
			FS11.60	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.158	Ricki Jones	Support	
			FS10.277	Bob Pringle	Support	
			FS12.274	Jeff Peters	Support	
	S90.10	Accept in part	Support in part	“ Agree there also should be some restrictions on <u>hosted and unhosted accommodation in other residential zones</u>, but... have not consulted in any depth about this.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS5.13	Michelle Lomax	Support	
			FS11.61	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.159	Ricki Jones	Support	
			FS10.278	Bob Pringle	Support	
			FS12.275	Jeff Peters	Support	
	S90.11	Reject	Oppose in part	“The VNA wants strongly worded, unambiguous objectives, policies and rules that make it clear that <u>unhosted</u> short-term (visitor) rental accommodation of more than 31 (or 46) days per year are <u>not</u> to be located in the Residential Central City Zone.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.71	Airbnb Australia Pty Ltd	Oppose	
			FS5.14	Michelle Lomax	Support	
			FS11.62	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.160	Ricki Jones	Support	
			FS10.279	Bob Pringle	Support	
			FS12.276	Jeff Peters	Support	
	S90.12	Accept	Support	“The Plan Change <u>must</u> : differentiate between hosted and unhosted STRA.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.72	Airbnb Australia Pty Ltd	Oppose	
			FS5.15	Michelle Lomax	Support	
			FS11.63	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.161	Ricki Jones	Support	
			FS10.280	Bob Pringle	Support	
			FS12.277	Jeff Peters	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S90.13	Reject	Oppose	“The Plan Change <u>must</u> : prohibit (or severely limit) unhosted STRA in Central City residential zones.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.73	Airbnb Australia Pty Ltd	Oppose		
			FS5.16	Michelle Lomax	Support		
			FS11.64	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.162	Ricki Jones	Support		
			FS10.281	Bob Pringle	Support		
			FS12.278	Jeff Peters	Support		
	S90.14	Accept	Support in part	“The Plan Change <u>must</u> : ensure that effects on residential amenity and coherence are considered when resource unhosted STRA consents are applied for—and that the negative effects are not fobbed off as ‘less than minor’”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS5.17	Michelle Lomax	Support		
			FS11.65	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.163	Ricki Jones	Support		
			FS10.282	Bob Pringle	Support		
			FS12.279	Jeff Peters	Support		
	S90.15	Reject	Oppose	“The Plan Change <u>must</u> : ensure that <u>none</u> of the provisions in the District Plan support unhosted STRA in the Central City residential zones”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.74	Airbnb Australia Pty Ltd	Oppose		
			FS5.18	Michelle Lomax	Support		
			FS11.66	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.164	Ricki Jones	Support		
FS10.283			Bob Pringle	Support			
FS12.280			Jeff Peters	Support			
S90.16	Reject	Oppose	“The Plan Change <u>must</u> : require standard health and safety provisions for all STRA units/dwellings”				
		Further Submission #	Further Submitter	Support	or	Oppose	
		FS4.75	Airbnb Australia Pty Ltd	Oppose			
		FS5.19	Michelle Lomax	Support			
		FS11.67	Coalition for Safe Accommodation in Christchurch	Support			
		FS15.165	Ricki Jones	Support			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS10.284	Bob Pringle	Support		
			FS12.281	Jeff Peters	Support		
	S90.17	Reject	Oppose	“The Plan Change <u>must</u> : <u>not</u> provide any grandparenting for existing STRAs in Central City residential zones”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.76	Airbnb Australia Pty Ltd	Oppose	
				FS5.20	Michelle Lomax	Support	
				FS11.68	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.166	Ricki Jones	Support	
				FS10.285	Bob Pringle	Support	
				FS12.282	Jeff Peters	Support	
	S90.18	Accept in part	Oppose in part	“The VNA supports the submissions made by the Inner City West Neighbourhood Association (ICON) and the Accommodation Sector of the Hospitality Association.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS5.21	Michelle Lomax	Support	
				FS11.69	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.167	Ricki Jones	Support	
FS10.286				Bob Pringle	Support		
FS12.283				Jeff Peters	Support		
S91 Mark Tasker	S91.1	Reject	Support in part	[re: objectives and policies for residential zones directing commercial activities to centres]			
				“Support moving "commercial-type visitor accommodation" to commercial areas, not residential areas (especially Airbnb)...”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.68 FS3.82	Victoria Neighbourhood Association	Support	
				FS4.77	Airbnb Australia Pty Ltd	Oppose	
				FS11.70	Coalition for Safe Accommodation in Christchurch	Support	
				FS10.287	Bob Pringle	Support	
	FS12.284	Jeff Peters	Support				
	S91.2	Reject	Oppose	“Seek that there is no Airbnb or similar commercial-type money-making accommodation businesses allowed in our or other residential areas but are			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				permitted in commercial zones... "conditional permission" is hard or almost impossible to police as there invariably is a slippery slope of behaviour."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.69 FS3.83	Victoria Neighbourhood Association	Support	
			FS4.78	Airbnb Australia Pty Ltd	Oppose	
			FS11.71	Coalition for Safe Accommodation in Christchurch	Support	
			FS10.288	Bob Pringle	Support	
			FS12.285	Jeff Peters	Support	
S92 Scott Nelson	S92.1	Reject	Oppose	<p>"In relation to the nights per year limits for the three types of resource consent requirements that are proposed... these should be replaced with limits that are more targeted towards the number of guests staying at a property over a weekly/ monthly period rather than a collective number of nights per year. The issue with nights per year is that long term stays (28 nights or more) would be included in these limits where any impact on nearby residents would be no different than if they signed a 1-3 month lease agreement. The second issue is properties being solely listed for short term rental over the peak season (for as little as two months) and subsequently becoming a "non-complying" activity...</p> <p>An effective way of solving both issues above is to put in place limits that will control the number of bookings a property can have over any given week and month and will apply on a per property basis not per room basis for example; Controlled Activity: 1 booking per week up to 3 per month (2 and 5 during summer) Discretionary: 2 bookings per week up to 5 per month (4 and 7 during summer) Non Complying: no restrictions – deemed a commercial operation full consent needed"</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.79	Airbnb Australia Pty Ltd	Oppose	
			FS11.328	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.289	Bob Pringle	Oppose	
			FS12.286	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S92.2	Reject	Oppose	“In addition to this, automatic resource consent (at a reduced rate) should be given to both controlled and discretionary on the basis their property is registered with the council and listed with an approved short term booking platform (where the above limits and other conditions imposed by council can be controlled).”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.80	Airbnb Australia Pty Ltd	Oppose	
				FS11.329	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.290	Bob Pringle	Oppose	
			FS12.287	Jeff Peters	Oppose		
S93 Breeze Robertson	S93.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				“Do not support this amendment. Do not approve Proposed Plan Change 4, amendment a, i.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.330	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.291	Bob Pringle	Oppose	
			FS12.288	Jeff Peters	Oppose		
S94 Orion New Zealand (c/o Melanie Foote)	S94.1	Accept	Support in part	<p>“Two new definitions are proposed relating to “<i>hosted visitor accommodation in a residential unit</i>” and “<i>unhosted visitor accommodation in a residential unit</i>”. Orion support both proposed definitions on the assumption that both definitions are a subset of the definition of “<i>Visitor accommodation</i>”. These definitions link to the definition of sensitive activities which form a subset. Orion wish to ensure this is the case, as it is important to ensure the corridor protection rules across the District Plan Chapters continue to cover all sensitive activities.</p> <p>1. If the above assumption is not correct, then Orion seek that the wording of the definition of “Sensitive activities” be amended to include the both hosted and unhosted visitor accommodation to ensure the corridor protection rules continue to cover sensitive activities</p>			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S94.2	Accept	Further Submission #	Further Submitter	Support	or
			FS4.81	Airbnb Australia Pty Ltd	Neutral	
			FS8.16	Christchurch International Airport Limited	Support	
			Support in part	"2. Orion seek that any consequential amendments to the District Plan are also made in relation to all Corridor Protection rules contained in the District Plan given the proposed plan change proposes to amend the definitions used under the application of the existing corridor protection rules."		
			Further Submission #	Further Submitter	Support	or
			FS4.82	Airbnb Australia Pty Ltd	Neutral	
FS8.17	Christchurch International Airport Limited	Support				
S95 Cassia Jackson	S95.1	Accept in part	Oppose in part	"There should be a level of regulation for Airbnbs, particularly in the central city, but... if it is too prohibitive... visitors to Christchurch... may choose to visit another region instead"		
			Further Submission #	Further Submitter	Support	or
			FS11.331	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.292	Bob Pringle	Oppose	
	FS12.289	Jeff Peters	Oppose			
	S95.2	Accept	Support	"Hosted visitor accommodation nights to be uncapped."		
			Further Submission #	Further Submitter	Support	or
			FS11.332	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.293	Bob Pringle	Oppose	
	FS12.290	Jeff Peters	Oppose			
	S95.3	Reject	Oppose	"Unhosted to be allowed outside of the Four Avenues, for over 180 nights per year, unless complaints have been made."		
			Further Submission #	Further Submitter	Support	or
FS11.333			Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.294			Bob Pringle	Oppose		
FS12.291	Jeff Peters	Oppose				
S96 Sasha Stollman	S96.1	Reject	Oppose	"Oppose the specific provisions of the plan change and wish to have them amended."		
			Further Submission #	Further Submitter	Support	or

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.334	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.295	Bob Pringle	Oppose		
			FS12.292	Jeff Peters	Oppose		
	S96.2	Reject	Oppose	[re: additional standards for hosted visitor accommodation in a residential dwelling] "Delete the limitations on late-night arrivals and departures"			
			Further Submission #	Further Submitter	Support	or	
			FS11.335	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.296	Bob Pringle	Oppose		
			FS12.293	Jeff Peters	Oppose		
	S96.3	Reject	Oppose	"Delete the limitations... on number of days per year the residential dwelling can be used for visitor accommodation."			
			Further Submission #	Further Submitter	Support	or	
			FS11.336	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.297	Bob Pringle	Oppose		
			FS12.294	Jeff Peters	Oppose		
	S96.4	Accept in part	Oppose in part	[re: amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year] "Commercial parking and vehicle access should not be an issue when already limiting the number of guests."			
			Further Submission #	Further Submitter	Support	or	
		FS11.337	Coalition for Safe Accommodation in Christchurch	Oppose			
		FS10.298	Bob Pringle	Oppose			
		FS12.295	Jeff Peters	Oppose			
S97 Zin South	S97.1	Reject	Oppose	"Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. • The establishment of an industry-funded and administered body to address problems and adjudicate questions about			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				amenity, noise and overcrowding at short-term rental accommodation properties.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.338	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.299	Bob Pringle	Oppose	
			FS12.296	Jeff Peters	Oppose	
S98 Paul Crooks	S98.1	Reject	Oppose	“Oppose the change to controlled activity resource consent for 1-60 days. A Discretionary resource consent should be required for 0-180 days... Given the high number of people on waiting lists for government and council housing, the focus should be on severely restricting conversion of homes into hotels to prevent evictions of long term city residents and stopping homelessness in Christchurch.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.72	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.168	Ricki Jones	Support	
			FS10.300	Bob Pringle	Support	
			FS12.297	Jeff Peters	Support	
S99 Jesse Holmes	S99.1	Reject	Oppose	“Oppose.... Should not have a say on who and when I have people in my own home... seek the following decision from the Council - withdraw submission.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS11.339	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.301	Bob Pringle	Oppose	
			FS12.298	Jeff Peters	Oppose	
S100 Bachcare Holiday Homes (c/o Shaun Fitzmaurice)	S100.1	Accept in part	Support in part	“Bachcare supports council in its aspiration to provide a reasonable framework in which short term rentals operate.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.202	Airbnb Australia Pty Ltd	Support	
			FS11.340	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.169	Ricki Jones	Oppose	
			FS10.302	Bob Pringle	Oppose	
			FS12.299	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S100.2	Accept in part	Support in part	"Bachcare is in support of a clear, simple addition to the District Plan which recognises the critical role short term rental plays in the economy and community."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.203	Airbnb Australia Pty Ltd	Support	
			FS11.341	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.303	Bob Pringle	Oppose	
			FS12.300	Jeff Peters	Oppose	
	S100.3	Accept in part	Oppose in part	"Bachcare supports the detailed submission made by Airbnb Australia Pty Ltd"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.204	Airbnb Australia Pty Ltd	Support	
			FS11.342	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.304	Bob Pringle	Oppose	
	S100.4	Reject	Oppose	"There is no justification in a distinction between hosted or non-hosted accommodation. This should be removed and replaced with a clear definition for short term rental accommodation."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.14	Victoria Neighbourhood Association	Oppose	
			FS4.205	Airbnb Australia Pty Ltd	Support	
FS11.343			Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.305			Bob Pringle	Oppose		
S100.5	Accept in part	Oppose	"The proposal judges the requirement for control in urban centres and rural towns to be the same. Rural towns such as Akaroa in the Banks Peninsula, an area with a reliance on tourism and a need for short term rentals, has the same controls as central Christchurch residential zones. The recommendation fails to identify the needs of the communities with a significant dependency on short term rentals to the local economy."			
		Further Submission #	Further Submitter	Support or Oppose		
		FS2.1	Fiona Temple	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS4.206	Airbnb Australia Pty Ltd	Support		
			FS11.344	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.306	Bob Pringle	Oppose		
			FS12.303	Jeff Peters	Oppose		
	S100.6	Reject	Oppose	"The proposal as drafted is confusing, complex, and costly for hosts."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.207	Airbnb Australia Pty Ltd	Support	
				FS11.345	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.307	Bob Pringle	Oppose	
				FS12.304	Jeff Peters	Oppose	
	S100.7	Reject	Oppose	"As drafted, the proposal does not recognise the important role short term rentals contribute to the local economy."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.208	Airbnb Australia Pty Ltd	Support	
				FS11.346	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.308	Bob Pringle	Oppose	
				FS12.305	Jeff Peters	Oppose	
	S100.8	Reject	Oppose	"The night thresholds would be unique to this style of accommodation and provide competitive advantage to other forms of accommodation."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.209	Airbnb Australia Pty Ltd	Support	
FS11.347				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.309				Bob Pringle	Oppose		
FS12.306				Jeff Peters	Oppose		
S101 Christchurch International Airport Limited (CIAL)	S101.1	Accept in part	Support in part	"Overall, CIAL seeks that PC4 be approved with amendments, as set out in Appendix B, or other similar relief that would address CIAL's concerns set out in this submission."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.348	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.170	Ricki Jones	Oppose in part		
			FS10.310	Bob Pringle	Oppose		
			FS12.307	Jeff Peters	Oppose		
			FS1.1	David Lawry	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S101.2	Accept	Oppose in part	“Ensure that any potential reverse sensitivity effects on the safe and efficient operation of Christchurch International Airport will be avoided. Notwithstanding this, CIAL wishes to emphasise that visitor accommodation is a key part of the Christchurch visitor economy and CIAL supports enablement of a broad range of visitor accommodation types across the district.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.91	Airbnb Australia Pty Ltd	Neutral	
				FS11.349	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.311	Bob Pringle	Oppose	
				FS12.308	Jeff Peters	Oppose	
	S101.3	Reject	Oppose in part	“CIAL does not believe it is necessary to constrain choice by differentiating between particular types of visitor accommodation, imposing complicated regulation, or taking an overly directive approach in respect of certain types of guest accommodation in Christchurch.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.115	Airbnb Australia Pty Ltd	Support	
				FS11.350	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.312	Bob Pringle	Oppose	
				FS12.309	Jeff Peters	Oppose	
	S101.4		Oppose in part	“CIAL is concerned that the outcome of this plan change will be that people will be discouraged from participating in the sharing economy and ultimately accommodation options in Christchurch will decrease.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.116	Airbnb Australia Pty Ltd	Support	
				FS11.351	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.313	Bob Pringle	Oppose	
FS12.310				Jeff Peters	Oppose		
S101.5	Accept	Oppose in part	“It is critical that proper consideration is given to how visitor accommodation activities are integrated into the Plan’s regime for managing sensitive activities... CIAL’s main concern with respect to PC4 is to ensure that the				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				proposal is consistent with the RPS, particularly with RPS Policy 6.3.5(4) and 6.3.9(5)(a), Strategic Objective 3.3.12, and associated objectives and policies in the Christchurch District Plan.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.92	Airbnb Australia Pty Ltd	Neutral	
			FS10.314	Bob Pringle	Oppose	
			FS12.311	Jeff Peters	Oppose	
			FS1.5	David Lawry	Oppose	
	S101.6	Accept	Support	“Visitor accommodation in existing residential units is not of concern to CIAL as long as this type of land use will not create an increase in residential density under the Contours. Provided the residential unit (including any new residential unit constructed for the purpose of being used for hosted or unhosted visitor accommodation) is still required to comply with the various residential density rules which are already in the Plan, CIAL is not concerned with whether a residential unit is occupied by a household or by home share guests... PC4 does not propose to remove or amend existing residential density controls or other requirements such as minimum lot sizes in the relevant residential and rural zones which lie within the Noise Contours. CIAL supports this approach.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.93	Airbnb Australia Pty Ltd	Neutral	
			FS10.315	Bob Pringle	Oppose	
			FS12.312	Jeff Peters	Oppose	
			FS1.6	David Lawry	Oppose	
	S101.7	Accept	Support	“CIAL also notes that, within the 50dB Ldn Air Noise Contour and the 50dB Ldn Engine Testing Contour in the Rural Waimakariri and Rural Urban Fringe Zone, minor residential units are only permitted in the Plan where they are used for a family flat. CIAL is pleased to note that no amendment is proposed to those rules”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.316	Bob Pringle	Oppose	
			FS12.316	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS1.7	David Lawry	Oppose	
	S101.8	Accept	Support in part	“CIAL’s position with regard to traditional visitor accommodation such as hotels, motels, hostels etc – is that, provided those activities take place in buildings that are designed, constructed and operated to a standard that mitigates the effects of aircraft noise on occupants, reverse sensitivity effects on the Airport can be avoided. However if visitor accommodation does not take place in buildings which meet those acoustic standards, it is by definition a sensitive activity and must be avoided within the Noise Contours.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.317	Bob Pringle	Oppose	
			FS12.314	Jeff Peters	Oppose	
			FS1.8	David Lawry	Oppose	
	S101.9	Reject	Oppose in part	“CIAL considers bed and breakfasts are residential in nature and should be regulated as such.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.117	Airbnb Australia Pty Ltd	Support	
			FS10.318	Bob Pringle	Oppose	
			FS12.315	Jeff Peters	Oppose	
			FS1.9	David Lawry	Oppose	
	S101.10	Accept	Support	“It is essential that PC4 does not inadvertently or otherwise result in a situation that enables residential activity associated with commercial film or video production activities to establish as of right, particularly not within the Noise Contours.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS1.10	David Lawry	Oppose	
	S101.11	Accept in part	Support in part	[re: definition of “hosted visitor accommodation in a residential unit”] “Provided both hosted visitor accommodation in a residential unit is recognised as sensitive activities, CIAL is not concerned with the inclusion of this new definition. CIAL supports the exclusion of camping grounds from this definition. CIAL also supports the restriction on use of a family flat for visitor accommodation,		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				given that by definition family flats must be used by dependent members of the same household. However CIAL does note that the proposed definition and planning provisions which apply to this activity are complicated and will be difficult for hosts to understand and apply.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.94	Airbnb Australia Pty Ltd	Neutral	
			FS10.319	Bob Pringle	Oppose	
			FS12.316	Jeff Peters	Oppose	
			FS1.11	David Lawry	Oppose	
	S101.1 2	Accept in part	Support in part	[re: definition of “unhosted visitor accommodation in a residential unit”] “As above [see S101.11]”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.95	Airbnb Australia Pty Ltd	Neutral	
			FS10.320	Bob Pringle	Oppose	
			FS12.317	Jeff Peters	Oppose	
			FS1.12	David Lawry	Oppose	
	S101.1 3	Reject Out of scope in part	Oppose	[re: definition of “residential activity”] “In CIAL’s view, use of a residential unit for home share visitor accommodation is closer in character to a residential activity and is certainly a sensitive activity. For that reason, it should be treated as a residential activity in the Plan. CIAL supports classification of individual bookings for rented accommodation and serviced apartments over a certain number of days as “residential”. Resort hotels in the Specific Purpose (Golf Resort) Zone are presently occupied for up to three months at a time by the same owner / occupier. They should therefore be included in the definition of residential activities.		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p>Amend this definition as follows:</p> <p>means the use of land and/or buildings for the purpose of living accommodation. It includes:</p> <ul style="list-style-type: none"> a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings); b. emergency and refuge accommodation; <u>c. hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit;</u> c. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged; d. house-sitting and direct home exchanges where a tariff is not charged; e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone) <u>f. Resort hotels</u>; and f. sheltered housing; but <p>excludes:</p> <ul style="list-style-type: none"> g. guest visitor accommodation, including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit; h. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and i. accommodation associated with a fire station.” 		
			<p>Further Submission # FS4.96</p>	<p>Further Submitter Airbnb Australia Pty Ltd</p>	<p>Support or Oppose Neutral</p>	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS7.2	Clearwater Land Holdings Limited	Oppose	
			FS9.2	Clearwater Projects Limited	Oppose	
			FS11.352	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS13.1	Clearwater Developers	Oppose	
			FS10.321	Bob Pringle	Oppose	
			FS12.318	Jeff Peters	Oppose	
			FS1.13	David Lawry	Oppose	
	S101.1 4	Accept	Amend	<p>[re: definition of “residential unit”]</p> <p>“It is not clear what the council has in mind when it refers to “visitor accommodation accessory to a residential activity”.</p> <p>CIAL seeks clarification as to how this concept fits with the proposed new definitions of hosted and unhosted “visitor accommodation in a residential unit”.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS1.14	David Lawry	Oppose	
	S101.1 5	Accept in part	Support in part	<p>[re: definition of “sensitive activity”]</p> <p>“CIAL supports the recognition that “hosted visitor accommodation in a residential unit” and “unhosted visitor accommodation in a residential unit” in the definition of “sensitive activities”. CIAL seeks that this classification as a sensitive activity is retained.</p> <p>However the definition as drafted (with hosted / unhosted visitor accommodation in a residential unit being an exception to an exception) is unnecessarily complicated and may cause confusion. CIAL seeks that the drafting of this definition be amended to provide for visitor accommodation in a residential unit in a clearer way. If this type of activity is nested under the definition of “residential activity” it would be captured by the reference at a. Alternatively, the drafting adjacent could be adopted.</p> <p>means:</p> <p>a. residential activities, unless specified below;</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p>b. care facilities; c. education activities and preschools, unless specified below; d. guest visitor accommodation, unless specified below; e. health care facilities which include accommodation for overnight care; f. hospitals; and g. custodial and/or supervised living accommodation where the residents are detained on the site; <u>h. hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit</u> but excludes in relation to airport noise: h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008; i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and j. guest visitor accommodation (except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit) which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.97	Airbnb Australia Pty Ltd	Neutral	
			FS10.323	Bob Pringle	Oppose	
			FS12.319	Jeff Peters	Oppose	
			FS1.15	David Lawry	Oppose	
	S101.1 6	Accept	Support	<p>[re: definition of “visitor accommodation”] “CIAL acknowledges replacement of the definition of “guest accommodation” with this definition is required for consistency with the National Planning Standards.”</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission # FS1.16	Further Submitter David Lawry	Support or Oppose Oppose	
	S101.1 7	Accept in part Out of scope in part	Support in part	<p data-bbox="972 272 1854 304">[Noise provisions - Rule 6.1.7.2.2 Activities near Christchurch Airport]</p> <p data-bbox="972 352 2018 504">“CIAL supports the amendments which confirm that the relevant acoustic insulation standards for residential units apply to any new buildings or additions to existing buildings that will be used for visitor accommodation in a residential unit.</p> <p data-bbox="972 552 1984 663">In addition, CIAL seeks that a standard for other habitable spaces is inserted for other forms of visitor accommodation to align with the standards for residential activity.</p> <p data-bbox="972 711 1854 743">Retain proposed amendments to rule 6.1.7.2.2 and amend further.</p> <p data-bbox="972 791 1559 823">6.1.7.2.2 Activities near Christchurch Airport</p> <p data-bbox="972 871 1995 983">a. The following activity standards apply to new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour shown on the planning maps:</p> <p data-bbox="972 999 1984 1110">i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:</p> <p data-bbox="972 1158 1984 1230">A. Residential units, including hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit:</p> <p data-bbox="972 1238 1491 1270">I. Sleeping areas – 65 dB LAE/40 dB Ldn</p> <p data-bbox="972 1278 1603 1310">II. Other habitable areas – 75 dB LAE /50 dB Ldn</p> <p data-bbox="972 1358 1939 1430">B. Guest <u>Visitor</u> accommodation, resort hotels, hospitals and health care facilities:</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			I. Relaxing or sleeping - 65 dB LAE /40 dB Ldn II. Conference meeting rooms - 65 dB LAE / 40 dB Ldn III. Service activities – 75 dB LAE /60 dB Ldn <u>IV. Other habitable areas – 75 dB LAE /50 dB Ldn”</u>			
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.98	Airbnb Australia Pty Ltd	Neutral	
			FS7.3	Clearwater Land Holdings Limited	Oppose	
			FS9.3	Clearwater Projects Limited	Oppose	
			FS1.17	David Lawry	Oppose	
	S101.1 8	Accept in part	Oppose in part	[<i>Transport chapter - Rules 7.4.3.1, 7.4.3.5, 7.4.3.6, 7.5 appendices</i>] “CIAL is generally neutral as to the proposed amendments, however it queries the necessity for parking-related requirements for hosted and unhosted accommodation in a residential unit in excess of the usual requirements imposed on residential units.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS1.18	David Lawry	Oppose	
	S101.1 9	Accept	Support	[<i>Specific Purpose (Airport) Zone - Rule 13.3.4.1 P6</i>] “Retain. CIAL is neutral as to this amendment, noting it is confined to making the change deleting “guest accommodation” and replacing with “visitor accommodation” but otherwise does not alter the provisions in the Specific Purpose (Airport) Zone.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.99	Airbnb Australia Pty Ltd	Neutral	
			FS1.19	David Lawry	Oppose	
	S101.2 0	Accept	Support	[<i>Specific Purpose (Airport) Zone - Rule 13.3.7.6</i>] “Retain. CIAL is neutral as to this amendment for the same reasons as explained above [<i>in S101.19</i>].”		
			Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested					
			FS4.100	Airbnb Australia Pty Ltd	Neutral				
			FS1.20	David Lawry	Oppose				
	S101.2 1	Out of scope	Amend	<p data-bbox="969 240 1783 271">[Specific Purpose (Golf Resort) Zone - Rules 13.9.4 and 13.9.4.1]</p> <p data-bbox="969 320 2022 395">“CIAL strongly opposes the omission of the Specific Purpose (Golf Resort) Zone from plan change 4...</p> <p data-bbox="969 440 1962 515">The total number of days' occupancy threshold determined by the Council should apply equally to this zone...</p> <p data-bbox="969 560 2000 676">Amend the provisions in the Specific Purpose (Golf Resort) Zone to align with the regulations proposed for visitor accommodation in the rest of the district. Including the following:</p> <p data-bbox="969 721 1742 751">Amend the Specific Purpose (Golf Resort) Zone as follows:</p> <table border="1" data-bbox="969 759 1854 1126"> <tr> <td data-bbox="969 759 1055 1126">P9</td> <td data-bbox="1055 759 1301 1126">Resort hotel bedrooms and associated activities.</td> <td data-bbox="1301 759 1854 1126"> <p data-bbox="1312 767 1816 959">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1312 967 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p> </td> </tr> </table> <p data-bbox="969 1171 1025 1201">And</p> <p data-bbox="969 1254 2022 1445">Insert rules related to “hosted visitor accommodation in a residential unit” and “unhosted visitor accommodation in a residential unit” into these zone rules. Insert rules which are consistent with the rules proposed for accommodation activities which occur in residential units in other zones and which appropriately manage those sensitive activities within the Noise Contours.”</p>			P9	Resort hotel bedrooms and associated activities.	<p data-bbox="1312 767 1816 959">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1312 967 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p>
P9	Resort hotel bedrooms and associated activities.	<p data-bbox="1312 767 1816 959">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1312 967 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p>							

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			Further Submission #	Further Submitter	Support or Oppose	
			FS7.1	Clearwater Land Holdings Limited	Oppose	
			FS9.1	Clearwater Projects Limited	Oppose	
			FS13.2	Clearwater Developers	Oppose	
			FS1.21	David Lawry	Oppose	
	S101.2 2	Accept	Support	<p><i>[Residential chapter - Objective 14.2.9 and Policy 14.2.9.1]</i></p> <p>“CIAL supports the references to protection of strategic infrastructure from reverse sensitivity effects in proposed objective 14.2.9(b)(iv) and Policy 14.2.9.1(c) and seeks that these references are retained.</p> <p>CIAL is otherwise neutral as to the proposed drafting related to supply of housing, commercial centres, and neighbourhood amenity.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.101	Airbnb Australia Pty Ltd	Neutral	
			FS1.22	David Lawry	Oppose	
	S101.2 3	Accept	Support	<p><i>[Residential chapter - Policy 14.2.9.2 and Policy 14.2.9.3]</i></p> <p>“Retain new policy 14.2.9.2... CIAL is neutral as to the new policies 14.2.9.2, and 14.2.9.3”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS1.23	David Lawry	Oppose	
	S101.2 4	Accept	Support	<p><i>[Residential chapter - Policy 14.2.9.4]</i></p> <p>“Retain policy... CIAL is neutral as to the establishment of visitor accommodation outside of the Noise Contours. However this policy is supported to the extent that CIAL agrees any visitor accommodation not provided for via the other proposed policies (which could include accommodation likely to give rise to reverse sensitivity effects on</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				strategic infrastructure) should be avoided in residential zones under the Noise Contours.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.102	Airbnb Australia Pty Ltd	Neutral	
			FS1.24	David Lawry	Oppose	
	S101.2 5	Reject	Oppose	[re: suite of rules proposed for all Residential Zones]		
				“Amend to provide for a more workable and simple approach which facilitates a wide range of accommodation options to promote and attract visitors to Christchurch and support the visitor economy, while giving effect to the Canterbury Regional Policy Statement and Strategic Objective 3.3.12.		
				Delete rules applicable to “hosted” and “unhosted” “visitor accommodation in a residential unit” and replace with rules which regulate these activities in the same way as residential activities are regulated in the residential zones.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.118	Airbnb Australia Pty Ltd	Support	
			FS1.25	David Lawry	Oppose	
	S101.2 6	Accept	Oppose in part	[re: suite of rules proposed for all Residential Zones]		
				“CIAL is neutral as to the rules applicable to accommodation in a heritage item, though notes that where this takes place within the Noise Contours the same requirements regarding design, construction and operation to mitigate the effects of noise on occupants apply and a heritage building may not meet this standard, resulting in that type of guest accommodation being a sensitive activity.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS1.26	David Lawry	Oppose	
	S101.2 7	Accept	Support	[Residential Visitor Accommodation Zone - Rule 14.11.1 P1]		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested					
				<p>“CIAL supports the amendments to update references to “visitor accommodation” and retention of the requirement for visitor accommodation located within the 50dB Ldn Air Noise Contour to be designed and constructed in order to meet appropriate indoor design sound levels as an activity specific standard in Rule 14.11.1 P1.”</p>					
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>				
			<p>FS4.103</p>	<p>Airbnb Australia Pty Ltd</p>	<p>Neutral</p>				
			<p>FS1.27</p>	<p>David Lawry</p>	<p>Oppose</p>				
	<p>S101.2 8</p>	<p>Accept in part</p>	<p>Oppose in part</p>	<p>[re: Residential Suburban Zone, Residential Suburban Density Zone, and Residential New Neighbourhood Zone rules]</p> <p>“With regard to residentially zoned land that falls within the Noise Contours, CIAL seeks that the rules apply the same standards to hosted / unhosted visitor accommodation in a residential unit as apply presently to residential activities and residential units within the Noise Contours.</p> <p>Make further amendments to the zone rules as follows:</p> <p>14.4.1.3 - Residential Suburban Zone, Residential Suburban Density Zone rules</p> <table border="1" data-bbox="972 1024 1845 1428"> <tr> <td data-bbox="972 1024 1093 1428"> <p>RD34</p> </td> <td data-bbox="1093 1024 1529 1428"> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); </td> <td data-bbox="1529 1024 1845 1428"> <p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be</p> </td> </tr> </table>			<p>RD34</p>	<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); 	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be</p>
<p>RD34</p>	<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); 	<p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be</p>							

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18);</p> <p><u>v. Hosted visitor accommodation in a residential unit which is not provided for as a permitted or controlled activity;</u></p> <p><u>vi. Unhosted visitor accommodation in a residential unit which is not provided for as a permitted or controlled activity;</u></p> <p><u>vii. Visitor accommodation in a heritage item which is not provided for as a permitted or controlled activity.</u></p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</p>	<p>managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p> <p>b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.</p>	
14.12.1.3 Residential New Neighbourhood Zone Rules				RD26	a. The following activities and facilities located within the 50	a. The extent to which effects, as a

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p>dB Ldn Air Noise Contour as shown on the planning maps:</p> <ul style="list-style-type: none"> i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.12.1.1 P8); iii. Preschools (Rule 14.12.1.1 P9); or iv. Health care facilities (Rule 14.12.1.1 P10); <u>v. Hosted visitor accommodation in a residential unit which is not provided for as a permitted or controlled activity;</u> <u>vi. Unhosted visitor accommodation in a residential unit which is not provided for as a permitted or controlled activity;</u> <u>vii. Visitor accommodation in a heritage item which is not provided for as a permitted or controlled activity.</u> <p>b. Any application arising from this rule shall not be</p>	<p>result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.</p>	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested																
				publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).																
			<p>”</p> <p>Further Submission #</p> <p>FS1.28</p> <p>FS4.104</p>	<p>Further Submitter</p> <p>David Lawry</p> <p>Airbnb Australia Pty Ltd</p>	<p>Support or Oppose</p> <p>Oppose</p> <p>Neutral</p>															
	<p>S101.2</p> <p>9</p>	<p>Accept in part</p>	<p>Oppose in part</p>	<p>[Residential chapter - Appendix 14.16.4]</p> <p>“CIAL supports the amendments to the Appendix to update references to “guest accommodation” to “visitor accommodation”.</p> <p>CIAL also seeks amendment to this appendix to clarify the standards applicable to the council’s proposed new categories of hosted and unhosted visitor accommodation in a residential unit.</p> <p>Support and amend further:</p> <table border="1" data-bbox="974 986 1854 1398"> <thead> <tr> <th data-bbox="974 986 1563 1114" rowspan="2">Building type and activity</th> <th colspan="2" data-bbox="1563 986 1854 1066">Indoor design and sound levels</th> </tr> <tr> <th data-bbox="1563 1066 1713 1114">SEL dB</th> <th data-bbox="1713 1066 1854 1114">dB Ldn</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 1114 1563 1316">Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing</td> <td data-bbox="1563 1114 1713 1316"></td> <td data-bbox="1713 1114 1854 1316"></td> </tr> <tr> <td data-bbox="974 1316 1563 1356">Sleeping areas</td> <td data-bbox="1563 1316 1713 1356">65</td> <td data-bbox="1713 1316 1854 1356">40</td> </tr> <tr> <td data-bbox="974 1356 1563 1398">Other habitable areas</td> <td data-bbox="1563 1356 1713 1398">75</td> <td data-bbox="1713 1356 1854 1398">50</td> </tr> </tbody> </table>			Building type and activity	Indoor design and sound levels		SEL dB	dB Ldn	Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing			Sleeping areas	65	40	Other habitable areas	75	50
Building type and activity	Indoor design and sound levels																			
	SEL dB	dB Ldn																		
Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing																				
Sleeping areas	65	40																		
Other habitable areas	75	50																		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				Guest visitor accommodation, resort hotels, hospitals and health care facilities		
				Relaxing or sleeping	65	40
				Conference meeting rooms	65	40
				Service activities	75	60
				<u>Other habitable areas</u>	<u>75</u>	<u>50</u>
				”		
			Further Submission #	Further Submitter	Support	or
			FS4.105	Airbnb Australia Pty Ltd	Neutral	
			FS1.29	David Lawry	Oppose	
	S101.30	Reject	Support in part	[re: Commercial Core Zone, Commercial Office Zone, Commercial Local Zone]		
				<p>“CIAL notes that, although residential activities and visitor accommodation activities are provided for in these zones, there is presently no amendments proposed to insert rules related to hosted or unhosted visitor accommodation in a residential unit. There is some commercially zoned land within the noise contours. Should rules be inserted to provide for any specific noise sensitive activities in these zone rules, CIAL seeks that there is also corresponding standards to give effect to the RPS requirement to avoid noise sensitive activities within the noise contours.</p> <p>Should any additional activity rules be inserted into the Commercial zone rules which apply to land with commercial zoning located within the noise contours, ensure that the following standard applies (as presently applies to residential activities in these zones):</p> <p><u>“x. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps”</u>”</p>		
			Further Submission #	Further Submitter	Support	or
					Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS4.106	Airbnb Australia Pty Ltd	Neutral	
			FS1.30	David Lawry	Oppose	
	S101.3 1	Accept in part	Support in part	[<i>Industrial General Zone (Waterloo Park) - Rule 16.4.3.1.1 P6</i>]		
				<p>“CIAL supports this drafting to the extent that it ensures no new sensitive activities are enabled within the 50dB Ldn Air Noise Contour. Should new provisions be inserted into the rules for this zone, it is important they reflect the fact that home sharing is a noise sensitive activity and should be treated the same way that residential activities are treated in this zone.</p> <p>However, regarding the area outside of the noise contours, CIAL considers the regime proposed is unnecessarily complicated and will have the effect of unduly restricting home sharing to the detriment of the district’s economic and social wellbeing.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.107	Airbnb Australia Pty Ltd	Neutral	
			FS1.31	David Lawry	Oppose	
	S101.3 2	Accept	Support in part	[<i>Industrial General Zone (Waterloo Park) - Rule 16.4.3.1.2 C1</i>]		
				<p>“CIAL supports this drafting to the extent that it ensures no new sensitive activities are enabled within the 50dB Ldn Air Noise Contour. Should new provisions be inserted into the rules for this zone, it is important they reflect the fact that home sharing is a noise sensitive activity and should be treated the same way that residential activities are treated in this zone.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.108	Airbnb Australia Pty Ltd	Neutral	
			FS1.32	David Lawry	Oppose	
	S101.3 3	Accept	Support	[<i>Industrial Park Zone (Memorial Avenue) - Rules 16.6.6.1.1, 16.6.6.2.1, 16.6.6.2.3, 16.7.3.14, 16.7.3.14.1, 16.8.15</i>]		
				<p>“CIAL supports the amendments to update references to “guest accommodation” to “visitor accommodation”.”</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
			Further Submission #	Further Submitter	Support or Oppose
			FS1.33	David Lawry	Oppose
	S101.3 4	Accept in part	Oppose in part	<p data-bbox="972 272 1675 304"><i>[Rural Urban Fringe Zone - Rules 17.5.1.1 P20 and P21]</i></p> <p data-bbox="972 352 1944 464">“CIAL is neutral as to the establishment of visitor accommodation or residential activities in rurally zoned areas which are outside of the Noise Contours.</p> <p data-bbox="972 512 2018 743">With regard to rurally zoned land that does fall within the Noise Contours, CIAL seeks that the rules apply the same standards to hosted / unhosted visitor accommodation in a residential unit as apply presently to residential activities and residential units within the Noise Contours. PC4 must not enable any additional development or establishment of residential units in excess of that currently permitted in the Plan.</p> <p data-bbox="972 791 2002 903">CIAL considers that a simpler and easier to understand suite of rules could be established if these activities were clearly classified as residential activities and regulated as such.</p> <p data-bbox="972 951 2002 1062">Provided that these activities are only enabled as of right to the same extent that residential activity is presently enabled within the Noise Contour, CIAL is not otherwise concerned about imposing a bespoke regulatory regime.</p> <p data-bbox="972 1110 2018 1422">CIAL notes that tents, caravans etc are included in the definition of “building” and may ordinarily be used as a residential unit. To the extent that this is currently enabled within the Noise Contours through the existing rules in the Plan, CIAL is neutral as to whether a tent or caravan is utilised for a residential unit being used for hosted or unhosted visitor accommodation, provided the unit complies with the various rules applicable to residential activities and residential density in the Plan. Should buildings of this type be established for guest accommodation which is not within a residential unit, that would</p>	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
				<p>constitute a noise sensitive activity and must be avoided within the Noise Contours.</p> <p>The proposed text “or any more restrictive air noise or engine testing contour” is unnecessary and will introduce inconsistency into the plan provisions... CIAL seeks that consistent language is kept throughout the Plan.</p> <p>Make further amendments to the drafting as follows:</p> <p>17.5.1.1</p> <table border="1" data-bbox="972 616 1852 1425"> <tr> <td data-bbox="972 616 1072 1425"><u>P20</u></td> <td data-bbox="1072 616 1339 1425"><u>Hosted visitor accommodation in a residential unit</u></td> <td data-bbox="1339 616 1852 1425"> <p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p> </td> </tr> </table>		<u>P20</u>	<u>Hosted visitor accommodation in a residential unit</u>	<p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p>
<u>P20</u>	<u>Hosted visitor accommodation in a residential unit</u>	<p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p>						

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
					<p>permitted activity building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</p>
				<p>P21</p>	<p><u>Unhosted visitor accommodation in a residential unit</u></p> <p>a. The total number of nights per year that guests may be accommodated on any one site is 180.</p> <p>b. A maximum of six guests shall be accommodated at any one time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</p> <p>c. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</p> <p>d. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a permitted activity building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</u></p>

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
						<p>e. <u>The owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u></p> <p>f. <u>The owner of the unit must provide the Council with a copy of the listing and any unique identification number, keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on an annual basis.</u></p>
				<p>”</p> <p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>
				<p>FS4.109</p>	<p>Airbnb Australia Pty Ltd</p>	<p>Neutral</p>
				<p>FS1.34</p>	<p>David Lawry</p>	<p>Oppose</p>
	<p>S101.3 5</p>	<p>Accept in part</p>	<p>Oppose in part</p>	<p>[<i>Rural Urban Fringe Zone - Rule 17.5.1.1 P22</i>]</p> <p>“CIAL is neutral as to the establishment of visitor accommodation accessory to farming, conservation or rural tourism in rurally zoned areas which are outside of the Noise Contours.</p> <p>With regard to rurally zoned land that <i>does</i> fall within the Noise Contours, reverse sensitivity effects on the Airport as regionally significant and strategic infrastructure must be avoided. CIAL seeks that PC4 does not introduce any provisions that would have the effect of enabling increased development or intensification of sensitive activities within the 50dB Ldn Air Noise Contour and 50dB Ldn Engine Testing Contour.</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				<p>However, CIAL considers these new activity classifications are confusing. It is not clear to what extent these activities will also be captured by definitions of “hosted” or “unhosted” “visitor accommodation in a residential unit” or the definition of “visitor accommodation”.</p> <table border="1" data-bbox="972 371 1854 1425"> <tr> <td data-bbox="972 371 1070 1425">P22</td> <td data-bbox="1070 371 1339 1425"> <u>Visitor accommodation accessory to farming</u> </td> <td data-bbox="1339 371 1854 1425"> <p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u></p> <p>d. <u>Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time;</u></p> <p>ii. <u>Guests must be accommodated</u></p> </td> </tr> </table>	P22	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u></p> <p>d. <u>Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time;</u></p> <p>ii. <u>Guests must be accommodated</u></p>
P22	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u></p> <p>d. <u>Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time;</u></p> <p>ii. <u>Guests must be accommodated</u></p>					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
					<p><u>in an existing residential unit;</u> iii. Visitors may <u>only not be accommodated in campgrounds consisting of tents or no more than three heavy vehicles in parts of the zone that are not within the 50 dB Ldn Air Noise Contour, the 50dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p>		
					”		
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.110	Airbnb Australia Pty Ltd	Neutral	
				FS1.35	David Lawry	Oppose	
	S101.3 6	Accept	Support	<p>[Rural Urban Fringe Zone - Rule 17.5.1.1 P22]</p> <p>“CIAL supports activity standard P22 c. requiring that no campground associated with these visitor accommodation activities is enabled within the 50dB Ldn Air Noise Contour. Visitor accommodation is a sensitive activity where it is not in a building that is designed and constructed to mitigate the effects of aircraft noise on occupants. Tents, caravans, etc are not so constructed and accordingly should be avoided within the Noise Contours if they are to be used for Visitor Accommodation. However, CIAL notes that the first sentence of standard c. excludes accommodation within tents, trailers, caravans etc anyhow so this does not appear to provide for campgrounds in any part of the district regardless of where they are located.”</p>			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.111	Airbnb Australia Pty Ltd	Neutral	
				FS1.36	David Lawry	Oppose	
	S101.3 7	Accept in part	Support in part	<p>[Rural Urban Fringe Zone - Rule 17.5.1.1 P23]</p>			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested				
			<p>“CIAL supports P23 f. requiring that visitor accommodation accessory to conservation activities or rural tourism is excluded within the Noise Contours if it takes place in a tent, caravan, trailer etc...</p> <p>A family flat is used specifically by occupants dependent on the main household on the site and so it is also appropriate to exclude that type of accommodation, given it cannot be used for residential accommodation associated with a rural tourism or conservation activity by definition.”</p>	<table border="1" data-bbox="972 576 1854 1425"> <tr> <td data-bbox="972 576 1070 1425">P23</td> <td data-bbox="1070 576 1339 1425"> <u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u> </td> <td data-bbox="1339 576 1854 1425"> <u>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u> <u>f. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u> <u>i. No more than four guests may be accommodated at the same time;</u> <u>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing</u> </td> </tr> </table>		P23	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<u>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u> <u>f. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u> <u>i. No more than four guests may be accommodated at the same time;</u> <u>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing</u>
P23	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<u>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u> <u>f. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u> <u>i. No more than four guests may be accommodated at the same time;</u> <u>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing</u>						

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
						<u>Contour or any more restrictive air noise or engine testing contours must be within an existing buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u>
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.112	Airbnb Australia Pty Ltd	Neutral	
			FS1.37	David Lawry	Oppose	
	S101.38	Accept	Support	[Rural Urban Fringe Zone - Rule 17.5.1.5 NC5]		
				"CIAL supports provisions that will ensure any new noise sensitive activity within the Noise Contours which cannot comply with activity-specific standards is a non-complying activity."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.113	Airbnb Australia Pty Ltd	Neutral	
			FS1.38	David Lawry	Oppose	
	S101.39	Accept in part	Oppose in part	[Rules proposed for the Rural Waimakariri Zone]		
				"CIAL seeks the same relief as that related to the same new rules proposed in the Rural Urban Fringe Zone and discussed above."		
			Further Submission #	Further Submitter	Support	or Oppose
			FS1.39	David Lawry	Oppose	
			FS4.114	Airbnb Australia Pty Ltd	Neutral	
S102 Halswell/ Hornby/	S102.1	Accept	Support	"The Board understands the distinction in the plan and the Change between hosted and unhosted accommodation and agrees that this recognises that those staying short term at a property in the company of its regular occupants, whether paying a tariff or not are likely to behave as guests and conform to the normal patterns of the household and neighbourhood."		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
Riccarton Community Board (c/o Faye Collins)			Further Submission #	Further Submitter	Support or Oppose		
			FS4.119	Airbnb Australia Pty Ltd	Oppose		
			FS10.324	Bob Pringle	Support in part		
			FS12.320	Jeff Peters	Support in part		
			FS15.171	Ricki Jones	Oppose		
	S102.2	Accept	Support	"The Board supports the proposal in the Change to introduce new standards for hosted visitor accommodation in a residential unit to qualify as a permitted activity including limits on late night arrivals and departures (between 10pm and 6am) and sizes of functions (up to five guests)."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.120	Airbnb Australia Pty Ltd	Oppose		
			FS10.325	Bob Pringle	Support in part		
			FS12.321	Jeff Peters	Support in part		
			FS15.172	Ricki Jones	Support		
	S102.3	Accept in part	Support	"The Board considers it is extremely important that residential amenity does not suffer by the intrusion of visitor accommodation and it therefore supports the proposed changes to objectives and policies aimed at directing larger-scale or commercial-type visitor accommodation to commercial areas."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.121	Airbnb Australia Pty Ltd	Oppose		
			FS15.173	Ricki Jones	Support		
S102.4	Accept	Support	"The Change proposes that it be a Controlled Activity for premises to be used for visitor accommodation for up to 60 nights per year, a discretionary activity for premises to be used for visitor accommodation between 61-180 nights per year and a non-complying activity for premises to be used for visitor accommodation for more than 180 nights per year. The Board is generally supportive of this proposal and is mindful that there is an opportunity in each of these scenarios for proposals to be considered on a case by case basis and for appropriate conditions to be imposed or (in the case of more than 60 nights per year) for the necessary resource consent to be denied."				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support	or
			FS4.122	Airbnb Australia Pty Ltd	Oppose	
			FS15.174	Ricki Jones	Support	
	S102.5	Accept	Support	“The Board reiterates that the potential for residential unit use for visitor accommodation to disrupt neighbourhood amenity is a significant concern. It is reassured therefore that consideration of proposals via the resource consent process is likely to take into account not only the effects of a single unit use but also the cumulative effects of a number of units in the same area being used for visitor accommodation.”		
			Further Submission #	Further Submitter	Support	or
			FS4.123	Airbnb Australia Pty Ltd	Oppose	
			FS10.326	Bob Pringle	Support in part	
			FS12.322	Jeff Peters	Support in part	
			FS15.175	Ricki Jones	Support	
	S102.6	Accept	Support	“The Board supports the different approach proposed in rural and papakāinga zones providing unhosted visitor accommodation for up to 180 nights per year would be considered a ‘Permitted activity’ with no resource consent required provided records are maintained and provided to the Council.”		
			Further Submission #	Further Submitter	Support	or
			FS4.124	Airbnb Australia Pty Ltd	Oppose	
			FS15.176	Ricki Jones	Support	
	S102.7	Accept	Support	“The Board agrees with the proposal to support the ongoing use of heritage items by enabling them to be used for visitor accommodation in residential zones for a larger number of guests and a greater number of nights per year than other residential units. The Board agrees with the approach of up to 10 guests being allowed to stay hosted in heritage buildings without the requirement for a resource consent if hosted and as a controlled activity without night limits if unhosted.”		
			Further Submission #	Further Submitter	Support	or
			FS4.125	Airbnb Australia Pty Ltd	Oppose	
			FS15.177	Ricki Jones	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S102.8	Accept	Support	“The Board supports changing the “residential activity” and “residential unit” definitions to clarify the difference between living and transient accommodation in situations like home exchanges, house-sits and serviced apartments.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.126	Airbnb Australia Pty Ltd	Oppose		
			FS15.178	Ricki Jones	Support		
	S102.9	Accept	Support	“The Board also supports introducing the National Planning Standard’s definition of “visitor accommodation” into the definitions in the Plan to provide clarity and consistency.”			
			Further Submission #	Further Submitter	Support	or	
			FS15.179	Ricki Jones	Support		
	S102.10	Reject	Oppose in part	“The Board understands the reasons for the proposed restrictions on the type of structures that can be used for visitor accommodation within the airport noise areas but considers that the rules proposed may be too inflexible. For example the Board thinks that there could be a future possible demand in Ruapuna and similar areas for very short term accommodation in items such as caravans and campervans, perhaps for the duration of a motorsport event. The Board therefore requests that the restrictions on the type of structures that can be used for visitor accommodation within the airport noise areas include allowance for the type of temporary visitor accommodation contemplated above.”			
			Further Submission #	Further Submitter	Support	or	
			FS8.3	Christchurch International Airport Limited	Oppose		
			FS10.327	Bob Pringle	Support in part		
			FS12.323	Jeff Peters	Support in part		
			FS15.180	Ricki Jones	Support		
S103 Te Pātaka o Rākaihautū/ Banks	S103.1	Accept	Support	“The Board supports the following existing change: <ul style="list-style-type: none"> <i>In rural zones, un-hosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.”</i> 			
			Further Submission #	Further Submitter	Support	or	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
Peninsula Community Board (c/o Adrianna Hess)	S103.2	Accept in part	FS10.328	Bob Pringle	Oppose		
			FS11.353	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.324	Jeff Peters	Oppose		
			FS15.181	Ricki Jones	Support		
			Oppose	<p>“In many parts of the peninsula, motels and hotels are unavailable, and therefore home-stay type accommodation may be the only feasible option. The Board supports the following additional change:</p> <ul style="list-style-type: none"> <i>In the Banks Peninsula Ward, un-hosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.”</i> 			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.329	Bob Pringle	Oppose		
FS11.354	Coalition for Safe Accommodation in Christchurch	Oppose					
FS12.325	Jeff Peters	Oppose					
FS15.182	Ricki Jones	Support					
S104 Gary Cross	S104.1	Accept	Oppose	<p>[re: proposed additional standards for hosted visitor accommodation in a residential dwelling]</p> <p>“Oppose the above plan changes without further clarification on time limits on hosted accommodation. In residential areas... Clarification of likely time limits placed on hosted accommodation for residential dwellings”</p>			
S105 Rae James	S105.1	Reject	Oppose	<p>“Oppose the CCC proposal for Plan Change 4 as it relates to unhosted short term visitor accommodation in the Residential Central City Zone/s.”</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.330	Bob Pringle	Support		
			FS11.73	Coalition for Safe Accommodation in Christchurch	Support		
	FS12.326	Jeff Peters	Support				
S105.2	Reject	Oppose in part	<p>“Please refer to the submission on this matter from the Victoria Neighbourhood Association... support the amendments sought as expressed in that submission.”</p>				
Further Submission #	Further Submitter	Support or Oppose					
FS10.331	Bob Pringle	Support					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS11.74	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.327	Jeff Peters	Support	
S106 Coalition for Safe Accommodation in Christchurch (c/o Callum Ross)	S106.1	Accept in part	Support in part	“The Coalition is generally supportive of PC4 where it places further controls on visitor accommodation and its effects in residential zones throughout the district. The Coalition considers that PC4 has a fundamental need as a response to issues in the district, and supports with the ‘Reasons for the Plan Change’ as outlined in the section 32 report.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.332	Bob Pringle	Support	
			FS11.75	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.328	Jeff Peters	Support	
	FS15.183	Ricki Jones	Support			
	S106.2	Reject	Oppose	<p>“However, the Coalition opposes the proposed plan change in part, being the controlled activity classification for unhosted visitor accommodation, and the corresponding matters of control, which will be located in the controlled activity tables in each residential zone chapter, and are summarised as follows:</p> <p>Unhosted visitor accommodation in a residential unit:</p> <ul style="list-style-type: none"> • For a total per site of 60 nights or fewer per year; • For a maximum of six guests at any one time; <p>Where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</p> <ul style="list-style-type: none"> • Where guests do not hold function or events on the site where the number of additional attendees exceed the number of paying guests staying overnight. <p>being a controlled activity in the following zones:</p> <ul style="list-style-type: none"> • Residential Suburban Zone and Residential Suburban Density Transition Zone; • Residential Medium Density Zone; • Residential Central City Zone; • Residential Hills Zone; 		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			<ul style="list-style-type: none"> • Residential Banks Peninsula Zone; • Residential Large Lot Zone; • Residential Small Settlement Zone; and • Residential New Neighbourhood Zone. <p>The Coalition for Safe Accommodation in Christchurch seeks the following relief:</p> <p>a) Unhosted visitor accommodation be classed as a minimum restricted discretionary in all of the above zones; and</p> <p>b) The proposed matters of control become matters of discretion accordingly”</p>			
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.127	Airbnb Australia Pty Ltd	Oppose	
			FS10.333	Bob Pringle	Support	
			FS11.76	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.329	Jeff Peters	Support	
			FS15.184	Ricki Jones	Support	
	S106.3	Reject	Oppose	<p>“Additional matters of discretion are included, as follows:</p> <ul style="list-style-type: none"> • Cumulative effects on residential amenity and social cohesion; and • Cumulative effects on housing supply.” 		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.79	Victoria Neighbourhood Association	Support	
			FS4.128	Airbnb Australia Pty Ltd	Oppose	
			FS10.334	Bob Pringle	Support	
			FS11.77	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.330	Jeff Peters	Support	
			FS15.185	Ricki Jones	Support	
	S106.4	Reject	Support in part	<p>“The Coalition requests the following relief: That PC4 is approved with amendments to further control visitor accommodation in residential zones and to discourage unhosted visitor accommodation in residential zones”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.129	Airbnb Australia Pty Ltd	Oppose	
			FS10.335	Bob Pringle	Support	
			FS11.78	Coalition for Safe Accommodation in Christchurch	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS12.331	Jeff Peters	Support	
			FS15.186	Ricki Jones	Support	
	S106.5	Reject	Oppose in part	"The Coalition requests the following relief: Consideration is given to a threshold as to when a residential unit is no longer a residential unit by virtue of the principle activity being visitor accommodation"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.130	Airbnb Australia Pty Ltd	Oppose	
			FS10.336	Bob Pringle	Support	
			FS11.79	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.332	Jeff Peters	Support	
			FS15.187	Ricki Jones	Support	
	S106.6	Reject	Oppose	"The Coalition requests the following relief: A minimum restricted discretionary activity status is imposed on unhosted visitor accommodation in residential units"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.131	Airbnb Australia Pty Ltd	Oppose	
			FS10.337	Bob Pringle	Support	
			FS11.80	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.333	Jeff Peters	Support	
			FS15.188	Ricki Jones	Support	
	S106.7	Reject	Oppose in part	"The Coalition requests the following relief: Any other additional or consequential relief to the CDP, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.338	Bob Pringle	Support	
			FS11.81	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.334	Jeff Peters	Support	
			FS15.189	Ricki Jones	Support	
	S106.8	Reject	Oppose in part	"The current objectives and policies in the District Plan seek to support the vitality and viability of commercial centres and the utilisation of existing business land. The impact on centre vitality and amenity from the loss of an		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				offering of visitor accommodation in or near centres has not been fully assessed and there appears to be a lack of evidence in this regard.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS10.339	Bob Pringle	Support		
			FS11.82	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.335	Jeff Peters	Support		
	FS15.190	Ricki Jones	Support				
	S106.9	Reject	Oppose in part	“It is stated on page 4 of the section 32 report that “provisions in the District Plan should not conflict with or duplicate the functions of provisions in the Building Act, Building Code or fire safety regulations that sit at the national level”. The Coalition does not seek that these documents are conflicted with or duplicated, rather it seeks that they are directed to within the District Plan provisions.”			
	Further Submission #	Further Submitter	Support	or	Oppose		
	FS10.340	Bob Pringle	Support				
	FS11.83	Coalition for Safe Accommodation in Christchurch	Support				
FS12.336	Jeff Peters	Support					
FS15.191	Ricki Jones	Support					
S107 Didi South	S107.1	Reject	Oppose	“A clear and reasonable planning regime that would see holiday homes treated as a form of residential activity, which does not require costly resource consent.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.15	Victoria Neighbourhood Association	Oppose		
			FS10.341	Bob Pringle	Oppose		
			FS11.355	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.337	Jeff Peters	Oppose		
	FS15.192	Ricki Jones	Oppose				
	S107.2	Reject	Oppose	“A simple definition for ‘home sharing’ should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS10.342	Bob Pringle	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS11.356	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.338	Jeff Peters	Oppose	
			FS15.193	Ricki Jones	Oppose	
	S107.3	Reject	Oppose	"There is an MBIE Working Group underway for central government to come up with a plan for STRA providers and for the council to build their local plan around this, which needs to be included in the decision Councillors are making."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.343	Bob Pringle	Oppose	
			FS11.357	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.339	Jeff Peters	Oppose	
			FS15.194	Ricki Jones	Oppose	
	S107.4	Reject	Oppose	"The 60 Night cap option offered is repeating what has not served other councils well and has significantly cost their ratepayers through having to rescind decisions and readdress issues from a different angle."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.344	Bob Pringle	Oppose	
			FS11.358	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.340	Jeff Peters	Oppose	
			FS15.195	Ricki Jones	Oppose	
	S107.5	Reject	Oppose	"The proposal discriminates between hosted and unhosted short-term rentals. Whether a host is present or not at the rented property does not form a sound basis on which to regulate the home as both are residential activities."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.16	Victoria Neighbourhood Association	Oppose	
			FS10.345	Bob Pringle	Oppose	
			FS11.359	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.341	Jeff Peters	Oppose	
			FS15.196	Ricki Jones	Oppose	
	S107.6	Reject	Oppose	"With 10 years of experience in guest and home management Christchurch Holiday Homes and other local managers should be more included in the decision making process. We have not been invited to provide statistics and		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				look forward to working with CCC constructively to assist creating a register and code of conduct that benefits our community.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS10.346	Bob Pringle	Oppose	
			FS11.360	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.342	Jeff Peters	Oppose	
			FS15.197	Ricki Jones	Oppose	
S108 Victoria Riddiford	S108.1	Reject	Oppose	[re: night limits for unhosted visitor accommodation in a residential unit in residential zones] “That there is no requirement for resource consent for unhosted visitor accommodation of 1-60 days... Only require discretionary resource consent for accommodation of more than 61 days and delete the requirement for a controlled activity resource consent for 1-60 days”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS10.347	Bob Pringle	Oppose	
			FS11.361	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.343	Jeff Peters	Oppose	
S109 Karen Gilby	S109.1	Reject	Oppose	[re: night limits for unhosted visitor accommodation in a residential unit] “Oppose the 60 day policy recommendation, it will difficult to monitor and will mean the demand will be way out of balance from supply as the properties currently in this market would no longer be available as it would not be viable. Currently many properties have 1 week, 28 day, 3 month bookings with short term guest accommodation slotted in the gaps.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS10.348	Bob Pringle	Oppose	
			FS11.362	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.344	Jeff Peters	Oppose	
			FS15.198	Ricki Jones	Oppose	
	S109.2	Reject	Oppose	“To allow residential guests to stay for short term purposes 365 days per year with the same type of resource consent the council is currently recommending		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				for the 60 day term. This will mean the properties are tracked in the council system and they will have to adhere to the guidelines and requirements.”			
			Further Submission #	Further Submitter	Support	or	
			FS10.349	Bob Pringle	Oppose		
			FS11.363	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.345	Jeff Peters	Oppose		
			FS15.199	Ricki Jones	Oppose		
S110 Spreydon-Cashmere Community Board (c/o Karolin Potter)	S110.1	Accept in part	Support	“The Board supports the proposed plan change as it enables more housing to remain available for owner/renter occupiers by introducing more restrictive rules for unhosted, commercial-type visitor accommodation in residential zones and primarily directing this accommodation to commercial areas.”			
	S110.2	Accept	Support	“The Board also supports the retention of more permissive rules for hosted visitor accommodation in residential dwellings and the introduction of minor changes, such as restricting late check-ins, to mitigate negative impacts on neighbours.”			
S111 Margaret Flanagan	S111.1	Accept in part	Oppose in part	“Support the submission made by AirBNB.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.210	Airbnb Australia Pty Ltd	Support		
			FS10.350	Bob Pringle	Oppose		
			FS11.364	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS12.346	Jeff Peters	Oppose	
	S111.2	Reject	Oppose	“Owner-occupied AirBNB homes should not have restrictions on arrival and departure.”			
			Further Submission #	Further Submitter	Support	or	
			FS4.211	Airbnb Australia Pty Ltd	Support		
			FS10.351	Bob Pringle	Oppose		
FS11.365			Coalition for Safe Accommodation in Christchurch	Oppose			
			FS12.347	Jeff Peters	Oppose		
S111.3	Reject	Oppose	“Limitations on days per year would affect my ability to pay my rates... cannot afford resource consent fees.”				
		Further Submission #	Further Submitter	Support	or		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS4.212	Airbnb Australia Pty Ltd	Support	
			FS10.352	Bob Pringle	Oppose	
			FS11.366	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.348	Jeff Peters	Oppose	
	S111.4	Accept in part	Support in part	"See no problem in regulating apartments that are not owner-occupied that compete via location with hotels etc, as they are a conscious business operation."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.213	Airbnb Australia Pty Ltd	Support	
			FS10.353	Bob Pringle	Oppose	
			FS11.367	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.349	Jeff Peters	Oppose	
S112 Airbnb Australia Pty Ltd (Airbnb)	S112.1	Reject	Oppose	"Reject PC4 as notified"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.17 FS3.102	Victoria Neighbourhood Association	Oppose	
			FS10.354	Bob Pringle	Oppose	
			FS11.368	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.350	Jeff Peters	Oppose	
			FS14.12	Accommodation Association of New Zealand	Oppose	
			FS15.200	Ricki Jones	Oppose	
	S112.2	Accept in part	Oppose	"Insert clear, simple provisions into the Christchurch District Plan which enable visitor accommodation and recognise the importance of Airbnb and other similar accommodation types to the economy and community of Christchurch, as per the relief set out in Annexure B; and Any other similar relief that would deal with Airbnb's concerns set out in this submission... The drafting suggested in this annexure is not comprehensive, but reflects the key changes Airbnb seeks. Consequential amendment would also be necessary to other parts of the proposed PC4 amendments."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.18 FS3.103	Victoria Neighbourhood Association	Oppose	
			FS10.355	Bob Pringle	Oppose	
			FS11.369	Coalition for Safe Accommodation in Christchurch	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS12.351	Jeff Peters	Oppose	
			FS14.13	Accommodation Association of New Zealand	Oppose	
			FS15.201	Ricki Jones	Oppose	
	S112.3	Reject	Oppose in part	"There is a clear need to achieve the right policy settings and remove inappropriate consenting regulation to enable the local visitor economy to grow, protect consumer choice, and empower local residents to secure their financial future through home sharing."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.19 FS3.104	Victoria Neighbourhood Association	Oppose	
			FS10.356	Bob Pringle	Oppose	
			FS11.370	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.352	Jeff Peters	Oppose	
			FS14.14	Accommodation Association of New Zealand	Oppose	
			FS15.202	Ricki Jones	Oppose	
	S112.4	Reject	Support in part	"Airbnb supports reform of the planning framework for home sharing in Christchurch to remove overly burdensome and unwarranted restrictions on whole unit listings and treat home-share accommodation as a form of residential activity... The operative rule regime in the Christchurch District Plan is not fit for purpose and would benefit greatly from improved clarity."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.20 FS3.105	Victoria Neighbourhood Association	Oppose	
			FS10.357	Bob Pringle	Oppose	
			FS11.371	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.353	Jeff Peters	Oppose	
			FS14.15	Accommodation Association of New Zealand	Oppose	
			FS15.203	Ricki Jones	Oppose	
	S112.5	Accept in part	Oppose	"The District Plan does not need to attempt to replicate the policies and standards that already apply to hosts and guests on Airbnb, which are already operating effectively to manage residential amenity and character issues."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.21 FS3.106	Victoria Neighbourhood Association	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS10.358	Bob Pringle	Oppose		
			FS11.372	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.354	Jeff Peters	Oppose		
			FS14.16	Accommodation Association of New Zealand	Oppose		
			FS15.204	Ricki Jones	Oppose		
	S112.6	Accept in part	Oppose	<p>“In the event that the relief sought in this submission is not accepted, if resource consent is to be required for any home sharing activity (whether hosted or un-hosted), notification (either public or limited) of any resource consent application should be precluded. The only exception to this approach should be for the existing specifically-defined situations where limited notification is required with respect to rules related to strategic infrastructure.”</p>			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.22 FS3.107	Victoria Neighbourhood Association	Oppose	
				FS8.12	Christchurch International Airport Limited	Support	
				FS10.359	Bob Pringle	Oppose	
				FS11.373	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.355	Jeff Peters	Oppose	
				FS14.17	Accommodation Association of New Zealand	Oppose	
				FS15.205	Ricki Jones	Oppose	
	S112.7	Reject	Oppose	<p>“Airbnb seeks that PC4 is rejected and replaced with effects-based, simple, and understandable provisions which enable responsible Airbnb hosting in Christchurch and recognise the significant contribution that Airbnb and similar platforms make to the visitor economy and community.”</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.23 FS3.108	Victoria Neighbourhood Association	Oppose		
			FS10.360	Bob Pringle	Oppose		
			FS11.374	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.356	Jeff Peters	Oppose		
			FS15.206	Ricki Jones	Oppose		
S112.8	Reject	Oppose	<p>[re: definition of “hosted visitor accommodation in a residential unit”]</p>				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				"Delete this definition... There is no justification for distinguishing between "hosted" and "unhosted" accommodation in a residential unit."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.24 FS3.109	Victoria Neighbourhood Association	Oppose	
			FS10.361	Bob Pringle	Oppose	
			FS11.375	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.357	Jeff Peters	Oppose	
			FS15.207	Ricki Jones	Oppose	
	S112.9	Reject	Oppose	[re: definition of "unhosted visitor accommodation in a residential unit"] "Delete this definition... There is no justification for distinguishing between "hosted" and "unhosted" accommodation in a residential unit."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.25 FS3.110	Victoria Neighbourhood Association	Oppose	
			FS10.362	Bob Pringle	Oppose	
			FS11.376	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.358	Jeff Peters	Oppose	
			FS15.208	Ricki Jones	Oppose	
	S112.10	Reject	Oppose	"Insert a new definition as follows: <u>Home sharing: means the use of a residential unit for visitor accommodation where individual bookings are for less than 21 consecutive days in length each.</u> A simple definition for 'home sharing' should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts. Individual stays that are greater than 21 days in length should fall within the standard definition of 'residential activity'."		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.26 FS3.111	Victoria Neighbourhood Association	Oppose	
			FS10.363	Bob Pringle	Oppose	
			FS11.377	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.359	Jeff Peters	Oppose	
			FS15.209	Ricki Jones	Oppose	
	S112.1 1	Reject	Oppose	<p data-bbox="969 427 1462 459"><i>[re: definition of “residential activity”]</i></p> <p data-bbox="969 507 1989 579">“Home sharing is a form of residential activity and should be treated as such within the definitions of the plan.</p> <p data-bbox="969 627 1742 659">Amend the definition of “residential activities” as follows:</p> <p data-bbox="969 707 1821 778">means the use of land and/or buildings for the purpose of living accommodation. It includes:</p> <ul style="list-style-type: none"> <li data-bbox="969 786 2000 858">a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings); <li data-bbox="969 866 1541 898">b. emergency and refuge accommodation; <li data-bbox="969 906 1193 938">c. <u>home sharing</u> <li data-bbox="969 946 1854 1018">ed. <u>use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged;</u> <li data-bbox="969 1026 1843 1098">de. <u>house-sitting and direct home exchanges where a tariff is not charged;</u> <li data-bbox="969 1106 2011 1225">ef. <u>rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and</u> <li data-bbox="969 1233 1261 1265">fg. <u>sheltered housing;</u> <p data-bbox="969 1281 1160 1313">but excludes:</p> <ul style="list-style-type: none"> <li data-bbox="969 1321 1753 1393">gh. <u>guest visitor accommodation other than home sharing, including hotels, resorts, motels, motor and tourist</u> 		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p>lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit; hi. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and ij. accommodation associated with a fire station.”</p>		
				Further Submission #	Further Submitter	Support or Oppose
				FS3.27 FS3.112	Victoria Neighbourhood Association	Oppose
				FS8.10	Christchurch International Airport Limited	Support
				FS10.364	Bob Pringle	Oppose
				FS11.378	Coalition for Safe Accommodation in Christchurch	Oppose
				FS12.360	Jeff Peters	Oppose
				FS15.210	Ricki Jones	Oppose
	S112.1 2	Reject	Support in part	<p>[re: definition of “residential unit”]</p> <p>“Support this drafting provided that home sharing is included within the definition of a “residential activity”... Retain the amendments proposed, provided Airbnb’s other relief is accepted.”</p>		
				Further Submission #	Further Submitter	Support or Oppose
				FS3.28 FS3.113	Victoria Neighbourhood Association	Oppose
				FS10.365	Bob Pringle	Oppose
				FS11.379	Coalition for Safe Accommodation in Christchurch	Oppose
				FS12.361	Jeff Peters	Oppose
				FS15.211	Ricki Jones	Oppose
	S112.1 3	Reject	Support in part	<p>[re: definition of “sensitive activity”]</p> <p>“If home sharing is treated as a residential activity as requested above it will be captured by this definition under a) in the list adjacent.</p> <p>Amend the definition of “sensitive activities” as follows:</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			<p>means:</p> <ul style="list-style-type: none"> a. residential activities, unless specified below; b. care facilities; c. education activities and preschools, unless specified below; d. <u>guest visitor</u> accommodation, unless specified below; e. health care facilities which include accommodation for overnight care; f. hospitals; and g. custodial and/or supervised living accommodation where the residents are detained on the site; but excludes in relation to airport noise: h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008; i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and j. <u>guest visitor</u> accommodation (except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit) which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.” 			
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>	
			<p>FS3.29 FS3.114</p>	<p>Victoria Neighbourhood Association</p>	<p>Oppose</p>	
			<p>FS8.11</p>	<p>Christchurch International Airport Limited</p>	<p>Support</p>	
			<p>FS10.366</p>	<p>Bob Pringle</p>	<p>Oppose</p>	
			<p>FS11.380</p>	<p>Coalition for Safe Accommodation in Christchurch</p>	<p>Oppose</p>	
			<p>FS12.362</p>	<p>Jeff Peters</p>	<p>Oppose</p>	
			<p>FS15.212</p>	<p>Ricki Jones</p>	<p>Oppose</p>	
		<p>Reject</p>	<p>Oppose in part</p>	<p>[Chapter 6 General Rules]</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S112.1 4			<p>“Home sharing of all types should be treated as a residential activity for the purposes of application of the general district-wide rules.</p> <p>Delete the proposed drafting amendments in the General chapter or amend further to treat home sharing of all scales the same way as residential activities.”</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.30 FS3.115	Victoria Neighbourhood Association	Oppose		
			FS10.367	Bob Pringle	Oppose		
			FS11.381	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.363	Jeff Peters	Oppose		
			FS15.213	Ricki Jones	Oppose		
	S112.1 5	Accept in part	<p>Oppose in part</p>	<p>[<i>Chapter 7 Transport</i>]</p> <p>“Home sharing of all types should be treated as a residential activity for the purposes of application of the transport rules.</p> <p>The amendments applying particular transport and parking rules to “unhosted visitor accommodation in a residential unit” for more than 60 days per year in a residential zone, “hosted accommodation in a residential unit” with more than 6 guests, and “visitor accommodation for up to ten guests in a rural zone” are unnecessary and should be deleted. The same rules should apply to a residential unit regardless of whether it is being utilised for a home share or being used by the owners as their dwelling.</p> <p>Delete the proposed drafting amendments in the Transport chapter or amend further to treat home sharing of all scales the same way as residential activities.”</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.31 FS3.116	Victoria Neighbourhood Association	Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested													
			FS10.368	Bob Pringle	Oppose												
			FS11.382	Coalition for Safe Accommodation in Christchurch	Oppose												
			FS12.364	Jeff Peters	Oppose												
			FS15.214	Ricki Jones	Oppose												
	S112.1 6	Reject	Oppose	<p data-bbox="972 304 1816 336"><i>[Chapter 12 Papakāinga / Kāinga Nohoanga Zone - Rule 12.4.1.1]</i></p> <p data-bbox="972 384 2018 496">“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p data-bbox="972 544 1839 616">Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”. Insert the following rules:</p> <p data-bbox="972 663 1234 695">Permitted activities</p> <table border="1" data-bbox="972 700 1850 987"> <thead> <tr> <th data-bbox="972 700 1111 740">Activity</th> <th colspan="2" data-bbox="1111 700 1850 740">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 740 1111 987"><u>PXX</u></td> <td data-bbox="1111 740 1335 987"><u>Home sharing</u></td> <td data-bbox="1335 740 1850 987"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p data-bbox="972 1035 1245 1067">Controlled activities</p> <table border="1" data-bbox="972 1072 1850 1433"> <thead> <tr> <th data-bbox="972 1072 1111 1112">Activity</th> <th colspan="2" data-bbox="1111 1072 1850 1112">The matters over which Council reserves its control</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 1112 1111 1433"><u>CXX</u></td> <td data-bbox="1111 1112 1335 1433"><u>Home sharing which does not comply with the activity specific standards in</u></td> <td data-bbox="1335 1112 1850 1433"><u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u></td> </tr> </tbody> </table>		Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	<u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>	Activity	The matters over which Council reserves its control		<u>CXX</u>	<u>Home sharing which does not comply with the activity specific standards in</u>	<u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u>
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Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
				PXX	
				”	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.32 FS3.117	Victoria Neighbourhood Association	Oppose
			FS10.369	Bob Pringle	Oppose
			FS11.383	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.365	Jeff Peters	Oppose
			FS15.215	Ricki Jones	Oppose
	S112.1 7	Reject	Oppose	<p>[Chapter 12 Papakāinga / Kāinga Nohoanga Zone Rule 12.4.1.1 new activity rules for “visitor accommodation accessory to farming” and “visitor accommodation accessory to a conservation activity or rural tourism activity”]</p> <p>“To the extent that these new activity rules would apply to short term home share accommodation, delete and adopt the rules sought above [in S112.16].”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.33 FS3.118	Victoria Neighbourhood Association	Oppose
			FS10.370	Bob Pringle	Oppose
			FS11.384	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.366	Jeff Peters	Oppose
			FS15.216	Ricki Jones	Oppose
	S112.1 8	Reject	Oppose	<p>[Chapter 13 Specific Purpose (Flat Land Recovery) Zone Rule 13.11.4.1]</p> <p>“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”. Insert the following rules:</p> <p>Permitted activities</p>	

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				”					
			Further Submission #	Further Submitter	Support or Oppose				
			FS3.34 FS3.119	Victoria Neighbourhood Association	Oppose				
			FS10.371	Bob Pringle	Oppose				
			FS11.385	Coalition for Safe Accommodation in Christchurch	Oppose				
			FS12.367	Jeff Peters	Oppose				
			FS15.217	Ricki Jones	Oppose				
	S112.1 9	Accept	Support in part	<p>[Residential chapter - Objective 14.2.6]</p> <p>“Support proposed drafting...</p> <p>Provided the other relief sought by Airbnb is accepted, it is neutral as to the amendments to this objective. Airbnb considers home sharing should be</p>					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				provided for as a residential activity. Airbnb also considers it is appropriate for this objective to provide for visitor accommodation in residential zones.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.35 FS3.120	Victoria Neighbourhood Association	Oppose	
			FS10.372	Bob Pringle	Oppose	
			FS11.386	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.368	Jeff Peters	Oppose	
			FS15.218	Ricki Jones	Oppose	
	S112.20	Accept	Support in part	[Residential chapter - Policies 14.2.6.3] “ Support proposed drafting... Airbnb seeks that home sharing is treated as a residential activity and therefore that it is not captured by the policies relating to “non-residential” activities.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.36 FS3.121	Victoria Neighbourhood Association	Oppose	
			FS10.373	Bob Pringle	Oppose	
			FS11.387	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.369	Jeff Peters	Oppose	
			FS15.219	Ricki Jones	Oppose	
	S112.21	Accept	Support in part	[Residential chapter - Policies 14.2.6.4] “ Support proposed drafting... Airbnb seeks that home sharing is treated as a residential activity and therefore that it is not captured by the policies relating to “non-residential” activities.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.37 FS3.122	Victoria Neighbourhood Association	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
	S112.2 2	Accept in part	FS15.220 Support in part	Ricki Jones	Oppose
<p data-bbox="972 209 1480 240"><i>[Residential chapter – Objective 14.2.9]</i></p> <p data-bbox="972 288 2018 564">“As explained in Appendix A, home sharing is a residential activity and should be regulated as such. If a residential unit complies with the relevant restrictions for residential activities and land use then the owners/occupiers should be free to use it accordingly. The relevant residential zone objectives and policies should reflect this principle and recognise the importance of home sharing to the district’s economy and social fabric.</p> <p data-bbox="972 612 1518 644">Amend the proposed drafting as follows:</p> <p data-bbox="972 692 1850 724"><u>14.2.9 Objective – Visitor Accommodation in Residential Zones</u></p> <p data-bbox="972 735 1749 847"><u>a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:</u></p> <p data-bbox="972 855 1630 927"><u>i. this is compatible with the function and level of amenity intended for the zone; and</u></p> <p data-bbox="972 935 1570 1046"><u>ii. the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained.</u></p> <p data-bbox="972 1054 1749 1286"><u>b. Visitor accommodation such as hotels, resorts, motels, motor and tourist lodges, backpackers, hostels is only established in residential zones (except for the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay) where it of a scale and character that is consistent with meeting objectives for:</u></p> <p data-bbox="972 1294 1671 1445"><u>i. a sufficient supply of housing, including affordable housing, with a choice of locations including an increase in the number of households within the Four Avenues;</u></p>					

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p><u>ii. a revitalised Central City with a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region;</u> <u>iii. enabling the revitalising of commercial centres;</u> <u>iv. protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and</u> <u>v. high quality residential neighbourhoods with a high level of amenity.</u></p> <p><u>c. Home sharing is enabled in residential zones and recognised as an activity which makes a significant contribution to economic and social wellbeing in the district.</u></p> <p><u>d. e. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.”</u></p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.38 FS3.123	Victoria Neighbourhood Association	Oppose	
			FS15.221	Ricki Jones	Oppose	
	S112.2 3	Accept in part	Support in part	<p>[Residential chapter – Policy 14.2.9.1]</p> <p>“As explained in Appendix A, home sharing is a residential activity and should be regulated as such. If a residential unit complies with the relevant restrictions for residential activities and land use then the owners/occupiers should be free to use it accordingly. The relevant residential zone objectives and policies should</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested
				<p>reflect this principle and recognise the importance of home sharing to the district's economy and social fabric.</p> <p>Amend the proposed drafting as follows:</p> <p><u>14.2.9.1 Policy - Visitor Accommodation in a Residential Unit</u> Home sharing</p> <p><u>a. Permit Enable home sharing in residential zones and recognise the importance of this activity to economic and social wellbeing in the district.</u></p> <p><u>b. Provide for home sharing as a valid and appropriate use of a residential unit. Where home sharing is carried out in a residential unit which is fit for existing residential use and complies with other residential scale and density requirements, no additional restrictions will be imposed.</u></p> <p><u>visitor accommodation in a residential unit where:</u></p> <p><u>i. at least one permanent resident of the site is in residence for the duration of the stay;</u></p> <p><u>ii. the number of visitors, including additional guests not spending the night, is comparable to use by a residential household; and</u></p> <p><u>iii. disturbance to neighbours is minimal.</u></p> <p><u>b. Manage visitor accommodation in a residential unit while the permanent resident(s) are not in residence to minimise adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings including through:</u></p> <p><u>i. restrictions on the scale, duration and frequency of use to ensure that the residential unit is still predominantly used for a residential activity; and</u></p> <p><u>ii. management of operations to minimise</u></p>

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested											
				<p><u>disturbance of neighbours, including providing contact and site management information to guests and neighbours.</u></p> <p><u>c. Avoid home sharing visitor accommodation in a residential unit at a scale, duration and/or frequency that cannot be managed in a way that minimises adverse effects on commercial centres or the residential character, coherence and amenity of the site and its immediate surroundings; or that would be likely to give rise to reverse sensitivity effects on strategic infrastructure.</u></p>											
			<table border="1"> <thead> <tr> <th data-bbox="775 576 965 639">Further Submission #</th> <th data-bbox="965 576 1529 639">Further Submitter</th> <th data-bbox="1529 576 1749 639">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 639 965 699">FS3.39 FS3.124</td> <td data-bbox="965 639 1529 699">Victoria Neighbourhood Association</td> <td data-bbox="1529 639 1749 699">Oppose</td> </tr> <tr> <td data-bbox="775 699 965 730">FS15.222</td> <td data-bbox="965 699 1529 730">Ricki Jones</td> <td data-bbox="1529 699 1749 730">Oppose</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS3.39 FS3.124	Victoria Neighbourhood Association	Oppose	FS15.222	Ricki Jones	Oppose			
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	<p>S112.2 4</p>	<p>Reject</p>	<p>Oppose</p>	<p>[Residential chapter - All residential activity status tables]</p> <p>“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit” in all of the various residential zones. Insert the following rules throughout:</p> <p>Permitted activities</p> <table border="1"> <thead> <tr> <th data-bbox="965 1177 1077 1217">Activity</th> <th colspan="2" data-bbox="1077 1177 1854 1217">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="965 1217 1077 1380"><u>PXX</u></td> <td data-bbox="1077 1217 1301 1380"><u>Home sharing</u></td> <td data-bbox="1301 1217 1854 1380"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and</u></td> </tr> </tbody> </table>			Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	<u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and</u>			
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	<p>S112.2 5</p>	<p>Reject</p>	<p>Support in part</p>	<p>[Chapter 15 Commercial Objective 15.2.5 and Policy 15.2.6.1]</p> <p>“Airbnb supports recognition that a range of activities, including residential activities and visitor accommodation is supported in the central city to enhance vitality. Airbnb seeks that specific mention is made of home sharing activity in this objective.</p> <p>Amend as follows:</p>																						

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			<p>15.2.5 Objective - Diversity and distribution of activities in the Central City a. A range of commercial activities, community activities, cultural activities, residential activities (<u>including home sharing</u>) and guest visitor accommodation are supported in the Central City to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:</p> <ul style="list-style-type: none"> i. Defining the Commercial Central City Business Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone; ii. Limiting the extent to which retail activity and offices occur outside the Commercial Central City Business Zone; iii. Providing for key anchor projects within and around the Commercial Central City Business Zone; iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities (<u>except for visitor accommodation</u>) occur outside the precincts.” 																					
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FS3.41 FS3.126	Victoria Neighbourhood Association	Oppose																						
FS10.375	Bob Pringle	Oppose																						
FS11.389	Coalition for Safe Accommodation in Christchurch	Oppose																						
FS12.371	Jeff Peters	Oppose																						
FS15.224	Ricki Jones	Oppose																						
	<p>S112.2 6</p>	<p>Reject</p>	<p>Oppose in part</p>	<p>[Chapter 15 Commercial rules for the Commercial Core, Commercial Local, Commercial Banks Peninsula, Commercial Central City Business, Commercial Central City Mixed Use, and Commercial Central City (South Frame) Mixed Use zones]</p> <p>“As discussed above, Airbnb seeks that home sharing falls within the definition of residential activities.</p>																				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested												
				<p>Airbnb is supportive of the fact that the Council has not sought to impose complex rules related to “hosted” and “unhosted” visitor accommodation in a residential unit in the commercial zone rules.</p> <p>However, given this activity is to be singled out through PC4 and provided for in other chapters of the plan, Airbnb seeks specific recognition for home sharing in the commercial zone rules as a permitted activity, for clarity and to avoid any future unintended consequences which may arise from failure to specifically provide for home sharing.</p> <p>Alternatively, provided Airbnb’s requested relief is accepted and home sharing is included in the definition of “residential activities” then no amendment is needed as home sharing will be captured by the existing rules applying to residential activities in commercial zones.</p> <p>Permitted activities</p> <table border="1" data-bbox="974 815 1852 1145"> <thead> <tr> <th data-bbox="974 815 1093 858">Activity</th> <th colspan="2" data-bbox="1093 815 1852 858">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 858 1093 1145"><u>PXX</u></td> <td data-bbox="1093 858 1339 1145"><u>Home sharing</u></td> <td data-bbox="1339 858 1852 1145"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p>Controlled activities</p> <table border="1" data-bbox="974 1225 1852 1430"> <thead> <tr> <th data-bbox="974 1225 1093 1305">Activity</th> <th colspan="2" data-bbox="1093 1225 1852 1305">The matters over which Council reserves its control</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 1305 1093 1430"><u>CXX</u></td> <td data-bbox="1093 1305 1339 1430"><u>Home sharing which does not comply</u></td> <td data-bbox="1339 1305 1852 1430"><u>a. Record keeping and provision of information to the Council b. Host’s plan to manage</u></td> </tr> </tbody> </table>	Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	<u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>	Activity	The matters over which Council reserves its control		<u>CXX</u>	<u>Home sharing which does not comply</u>	<u>a. Record keeping and provision of information to the Council b. Host’s plan to manage</u>
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				with the activity specific standards in PXX	outdoor recreation and entertainment
			Further Submission #	Further Submitter	Support or Oppose
			FS3.42 FS3.127	Victoria Neighbourhood Association	Oppose
			FS10.376	Bob Pringle	Oppose
			FS11.390	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.372	Jeff Peters	Oppose
			FS15.225	Ricki Jones	Oppose
	S112.2 7	Reject	Oppose	<p>[Chapter 16 Industrial General Zone (Waterloo Park) Rule 16.4.3.1]</p> <p>“Airbnb seeks that Home sharing is treated the same as residential activity.</p> <p>Rule 16.4.3.1.1 P2 relates to residential activity outside the 50dB Ldn Air Noise Contour line should apply to home sharing in the same way that it applies to other forms of residential activity.</p> <p>No additional rules are necessary.</p> <p>In the alternative, if a separate rule is deemed necessary, it should be a simple, clear regime which relates back to the same standards as are applicable to residential activities.</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”.</p> <p>Alternatively, insert a new permitted activity rule relating to home sharing and ament rule 16.4.3.1.5 NC1 as follows:</p>	

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				<p>“As explained in Appendix A, a number of Airbnb hosts are located in rural areas, particularly Banks Peninsula. Airbnb seeks that home sharing is treated the same way as a residential activity in the plan...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”.</p> <p>Insert the following rules:</p> <p>Permitted activities</p> <table border="1" data-bbox="974 534 1854 821"> <thead> <tr> <th data-bbox="974 534 1093 574">Activity</th> <th colspan="2" data-bbox="1093 534 1854 574">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 574 1093 821"><u>PXX</u></td> <td data-bbox="1093 574 1339 821"><u>Home sharing</u></td> <td data-bbox="1339 574 1854 821"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p>Controlled activities</p> <table border="1" data-bbox="974 901 1854 1268"> <thead> <tr> <th data-bbox="974 901 1093 981">Activity</th> <th colspan="2" data-bbox="1093 901 1854 981">The matters over which Council reserves its control</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 981 1093 1268"><u>CXX</u></td> <td data-bbox="1093 981 1339 1268"><u>Home sharing which does not comply with the activity specific standards in PXX</u></td> <td data-bbox="1339 981 1854 1268"><u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u></td> </tr> </tbody> </table> <p>”</p>			Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	<u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>	Activity	The matters over which Council reserves its control		<u>CXX</u>	<u>Home sharing which does not comply with the activity specific standards in PXX</u>	<u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u>
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			<p>Further Submission # FS3.44 FS3.129</p>	<p>Further Submitter Victoria Neighbourhood Association</p>	<p>Support or Oppose Oppose</p>													

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			FS10.378	Bob Pringle	Oppose						
			FS11.392	Coalition for Safe Accommodation in Christchurch	Oppose						
			FS12.374	Jeff Peters	Oppose						
			FS15.227	Ricki Jones	Oppose						
	S112.29	Accept in part	Oppose	<p data-bbox="972 304 2020 336"><i>[Chapter 17 Rural rules for Rural Urban Fringe Zone and Rural Waimakariri Zone]</i></p> <p data-bbox="972 384 2020 619">“Airbnb seeks that home sharing is treated the same way as a residential activity in the plan, and accordingly home sharing would fall to be regulated through those existing rules. The amendments proposed seek to retain the status quo, allowing home sharing as a residential activity in existing residential units or in new residential units where those new units are permitted...</p> <p data-bbox="972 667 1662 738">Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”.</p> <p data-bbox="972 746 1312 778">Insert the following rules:</p> <p data-bbox="972 826 1361 858"><u>17.5 Rural Urban Fringe Zone</u></p> <p data-bbox="972 906 1236 938">Permitted activities</p> <table border="1" data-bbox="972 943 1854 1430"> <thead> <tr> <th data-bbox="972 943 1093 986">Activity</th> <th colspan="2" data-bbox="1093 943 1854 986">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 986 1093 1430"><u>PXX</u></td> <td data-bbox="1093 986 1339 1430"><u>Home sharing</u></td> <td data-bbox="1339 986 1854 1430"> <p data-bbox="1352 991 1832 1225"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></p> <p data-bbox="1352 1233 1832 1430"><u>b. where located within the 50 dB Ldn Air Noise Contour or 50 dB Ldn Engine Testing Contour as shown on the planning maps, must occur in an existing residential unit or a new</u></p> </td> </tr> </tbody> </table>		Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	<p data-bbox="1352 991 1832 1225"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></p> <p data-bbox="1352 1233 1832 1430"><u>b. where located within the 50 dB Ldn Air Noise Contour or 50 dB Ldn Engine Testing Contour as shown on the planning maps, must occur in an existing residential unit or a new</u></p>
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					residential unit that is provided for as a permitted activity
				Controlled activities	
				Activity	The matters over which Council reserves its control
				CXX	Home sharing which does not comply with activity specific standard a. in PXX
				a. Record keeping and provision of information to the Council b. Host's plan to manage outdoor recreation and entertainment	
				Non-Complying activities	
				Activity	
				NC5	a. Any sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including: <ul style="list-style-type: none"> i. any residential unit on a site less than 4ha; ii. any home sharing activity listed in Rule 17.5.1.1 PXX that does not meet activity specific standard b. iii. any activity listed in Rule 17.5.1.1 P7 that does not meet activity specific standard d.; and iv. any activity listed in Rule 17.5.1.1 P11 that does not meet activity specific standard c. or d.
				17.6 Rural Waimakariri Zone	
				Permitted activities	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested							
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<u>CXX</u>	<u>Home sharing which does not comply with activity specific standards a. in PXX</u>	<u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u>									
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Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			<p>NC6</p>	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <p>v. any residential unit on a site less than 4ha;</p> <p><u>vi. any home sharing activity listed in Rule 17.6.1.1 PXX that does not meet activity specific standard</u></p> <p><u>b.</u></p> <p>vii. any activity listed in Rule 17.5.1.1 P7 that does not meet activity specific standard d.; and</p> <p>viii. any activity listed in Rule 17.5.1.1 P11 that does not meet activity specific standard c. or d.</p>		
	<p>S112.30</p>	<p>Accept in part</p>	<p>Oppose</p>	<p>[Chapter 17 Rural new rules for “visitor accommodation accessory to farming” and “visitor accommodation accessory to a conservation or rural tourism activity]</p> <p>“To the extent that these new activity rules would apply to short term home sharing accommodation, delete and adopt the rules sought above [in S112.28 or S112.29].</p> <p>To the extent that these rules may capture Airbnb hosts or home sharing, Airbnb seeks that – as discussed above – a clear and simple regime applies which does not contain unnecessary restrictions and which is easy for hosts to understand and comply with.”</p>	<p>”</p>	
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>	
			<p>FS3.45 FS3.130</p>	<p>Victoria Neighbourhood Association</p>	<p>Oppose</p>	
			<p>FS8.15</p>	<p>Christchurch International Airport Limited</p>	<p>Support</p>	
			<p>FS10.379</p>	<p>Bob Pringle</p>	<p>Oppose</p>	
			<p>FS11.393</p>	<p>Coalition for Safe Accommodation in Christchurch</p>	<p>Oppose</p>	
			<p>FS12.375</p>	<p>Jeff Peters</p>	<p>Oppose</p>	
			<p>FS15.228</p>	<p>Ricki Jones</p>	<p>Oppose</p>	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support	or
			FS3.46 FS3.131	Victoria Neighbourhood Association	Oppose	
			FS10.380	Bob Pringle	Oppose	
			FS11.394	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.376	Jeff Peters	Oppose	
			FS15.229	Ricki Jones	Oppose	
S113 Church Property Trustees and Sister Eveleen Retreat House Board	S113.1	Accept in part	Oppose	<p><i>[With respect to 6 Whitewash Head Road, Sumner - Rule 14.7.1.1 P22, 14.7.1.2 C5, 14.7.1.4 D6 & D7, 7.4.3 standards of carparking number of mobility parts, gradient, design, 7.5 cycle parks]</i></p> <p>“<i>[Church Property Trustees] oppose</i> the specific provisions above as they relate to the continued operation of Sister Eveleen Retreat House [<i>SERH</i>] at 6 Whitewash Head Road, Sumner.</p> <p><i>[CPT seeks that]</i> Council acknowledge the existing use right of Sister Eveleen Retreat House at 6 Whitewash Head Road, Sumner.</p> <p>That the Council <u>permit</u> continued operation of the retreat house without application for resource consent.</p> <p>That the Council do not impose limits on use of SERH based on access, car or cycle parking.”</p>		
S114 Kara Unsworth	S114.1	Reject	Oppose	<p>“No change to the current District Plan Provisions for AirBnB and short term rentals... do understand that you do not want to have empty buildings in the City then... propose a limited number of Home Shares available in residential complexes? But to rule against Home Share in the Central City would add further economic stress to the CBD of Christchurch.”</p>		
			Further Submission #	Further Submitter	Support	or
			FS10.381	Bob Pringle	Oppose	
			FS11.395	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.377	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S114.2	Reject	Oppose	“Do we need to further waste Christchurch peoples rates money on putting further strain on Council resources to ensure compliance due to your rule changes.”			
			Further Submission #	Further Submitter	Support	or	
			FS10.382	Bob Pringle	Oppose		
			FS11.396	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.378	Jeff Peters	Oppose		
S115 Edward Jenkins	S115.1	Reject	Oppose	“Oppose the whole proposal. Home sharing is a residential activity and should be treated as such... Reject PC4 as notified.”			
			Further Submission #	Further Submitter	Support	or	
			FS3.101	Victoria Neighbourhood Association	Oppose		
			FS10.383	Bob Pringle	Oppose		
			FS11.397	Coalition for Safe Accommodation in Christchurch	Oppose		
FS12.379	Jeff Peters	Oppose					
S116 Phillip Dodds	S116.1	Reject	Oppose	“Independent homeowners should be able to continue to offer short term accommodation in their home if it is shared without having restrictions and should not be required to undergo a resource management application so long as all health and safety requirements are met and maintained by the owner... Maintain all provisions as they currently exist.”			
			Further Submission #	Further Submitter	Support	or	
			FS10.384	Bob Pringle	Oppose		
			FS11.398	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.380	Jeff Peters	Oppose		
S117 Hannah Herchenbach	S117.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones] “I rent out one room in my three-bedroom home; 99% of the time, either my flatmate or I are at home... However, sometimes due to last-minute changes, we are not home and I do not see why these instances should merit the need for a resource consent...”			

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
				Please reconsider the restrictions surrounding unhosted accommodation... as the concerns surrounding these issues (sound?) could surely be addressed in more flexible ways.”			
			Further Submission #	Further Submitter	Support	or	
			FS10.385	Bob Pringle	Oppose		
			FS11.399	Coalition for Safe Accommodation in Christchurch	Oppose		
				FS12.381	Jeff Peters	Oppose	
	S117.2	Reject	Oppose	[re: additional standards for hosted visitor accommodation in a residential dwelling] “Please reconsider the restrictions surrounding... late-night arrivals, as the concerns surrounding these issues (sound?) could surely be addressed in more flexible ways.”			
				Further Submission #	Further Submitter	Support	or
				FS10.386	Bob Pringle	Oppose	
				FS11.400	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.382	Jeff Peters	Oppose	
S118 Jacob Turnbull	S118.1	Accept	Support in part	“Support a plan change that looks to correct inadequacies with the present definitions and policies that are not clear and which resulted in the environment court’s recommendation.”			
			Further Submission #	Further Submitter	Support	or	
			FS15.230	Ricki Jones	Oppose		
	S118.2	Accept	Support in part	“With increasing demand for this activity some controls may be required for visitor accommodation (e.g. more restrictive than a permitted activity status), but clearly there needs to be more certainty for homeowners wanting to provide for the activity and those affected by the activity.”			
			Further Submission #	Further Submitter	Support	or	
			FS15.231	Ricki Jones	Oppose		
S118.3	Accept in part	Support in part	“Support all of the new definitions except... sufficient evidence has [not] been presented on why different adverse effects that would arise from hosted or un-hosted visitor accommodation. As stated in the Council report, with the				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				current rules it is difficult to identify if someone is living on-site (hosting). This would therefore persist with the proposed rules so... using one definition for both these activities would be preferable from both a compliance and effects perspective.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.132	Airbnb Australia Pty Ltd	Support	
			FS15.232	Ricki Jones	Oppose	
	S118.4	Accept in part	Oppose in part	“This activity has the potential to cause some disturbances to neighbours beyond what could be expected with residential use because visitors may not be as caring for the surrounding environment and the District Plan noise rules do not apply to “spontaneous social activities”. Some specific rules may be necessary to account for this however the number of complaints arising from the activity (2.2.48 of the S32 report) do not warrant non-complying activities and the wide subjects of discretion in the avoid policy 14.2.9.1 c”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.133	Airbnb Australia Pty Ltd	Support	
			FS15.233	Ricki Jones	Oppose	
	S118.5	Reject	Oppose	“Seek removal of the words “duration and frequency” in Policy 14.2.9.1 b. i. and 14.2.9.1 c. The tiered approach to the nightcap that appears to relates to these two words is not workable. The effects of someone operating a holiday home year-round vs 90-180 days will be no different. It is highly impractical to need to obtain a rental for a period of approximately 6 months each year in the wintertime.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.134	Airbnb Australia Pty Ltd	Support	
			FS10.387	Bob Pringle	Oppose	
			FS11.401	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.383	Jeff Peters	Oppose	
			FS15.234	Ricki Jones	Oppose	
	S118.6	Accept in part	Oppose	“Seek removal of “commercial centres” from policy 14.2.9.1 c. By including this in the avoidance policy (the implications of which Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd [2014] spell out), it is		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				unclear how anyone looking to establish this activity could truly show that adverse effects on this aspect are being minimised. It is expected that by having a strict avoidance policy whilst including commercial centres, that this could lead to a number of declined resource consents. Therefore the rules as they stand effectively prohibit the activity from occurring in residential zones for more than 180 days per year.”		
			Further Submission #	Further Submitter	Support	or
			FS15.235	Ricki Jones	Oppose	
	S118.7	Accept in part	Oppose	“The policies and rules fail to provide any certainty for the continuation for the activity in residential areas.”		
			Further Submission #	Further Submitter	Support	or
			FS10.388	Bob Pringle	Oppose	
			FS11.402	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.384	Jeff Peters	Oppose	
			FS15.236	Ricki Jones	Oppose	
	S118.8	Reject	Oppose	“Seek amendment of 14.4.1.2 C7 to instead being a permitted activity”		
			Further Submission #	Further Submitter	Support	or
			FS4.135	Airbnb Australia Pty Ltd	Support	
			FS10.388A	Bob Pringle	Oppose	
			FS11.402A	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.385	Jeff Peters	Oppose	
			FS15.237	Ricki Jones	Oppose	
	S118.9	Reject	Oppose	“Seek amendment of 14.4.1.4 D8 and 14.4.1.5 NC8 e. to be a controlled activity... Some conditions... would be around hours of use for certain outdoor spaces including lighting, no material available for outdoor fires, maintenance of rubbish bins, contact register for the neighbours to be able to directly call someone (ideally the owner in the first instance) 24/7 should any issues around noise arise.”		
			Further Submission #	Further Submitter	Support	or
			FS10.389	Bob Pringle	Oppose	
			FS11.403	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.386	Jeff Peters	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S118.10	Out of scope	FS15.238	Ricki Jones	Oppose		
			Oppose in part	“More work should be done by the Council to manage the activity through education.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.136	Airbnb Australia Pty Ltd	Support		
			FS10.390	Bob Pringle	Oppose		
			FS11.404	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.387	Jeff Peters	Oppose		
	FS15.239	Ricki Jones	Oppose				
	S118.11	Accept in part	Support in part	“Support the Council using advocacy to support work that seeks positive outcomes by all people affected by the activity, such as that MBIE is working on in regard to the Code of Conduct for the Short-term Rental Accommodation Industry in NZ. This is a national issue that requires a national approach.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.391	Bob Pringle	Oppose		
			FS11.405	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.388	Jeff Peters	Oppose		
	FS15.240	Ricki Jones	Oppose				
	S118.12	Accept	Support in part	“More research needs to be done if minimum parking spaces should be implemented in residential zones... Removal of this minimum would be consistent with the NPS-UD.”			
Further Submission #			Further Submitter	Support or Oppose			
FS10.392			Bob Pringle	Oppose			
FS11.406			Coalition for Safe Accommodation in Christchurch	Oppose			
FS12.389			Jeff Peters	Oppose			
FS15.241	Ricki Jones	Oppose					
S119 Bookabach (c/o Eacham Curry)	S119.1	Reject	Oppose	“ <i>[Request]</i> that Council reconsider the timing of its proposed significant changes to its regulation of STRA, until the impacts of COVID-19 are fully understood and optimal policy and regulatory decisions – including those being developed by the Central Government – can be made that will best manage STRA and support the rebuilding of the devastated tourism sector.”			
			Further Submission #	Further Submitter	Support or Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.393	Bob Pringle	Oppose	
			FS11.407	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.390	Jeff Peters	Oppose	
			FS15.242	Ricki Jones	Oppose	
	S119.2	Accept in part	Oppose	<p>“In developing a nation-wide regulatory framework, we’ve called on the Central Government to prioritise the following:</p> <ul style="list-style-type: none"> • a nation-wide code of conduct to govern amenity issues, including the behaviour of both guests and owners/managers of STRA properties; • a government administered certification and enforcement mechanism to ensure compliance with the code of conduct (this could take the form of a simple register); • nation-wide planning rules that cater for the breadth of the STRA industry, taking account of STRA in both urban and regional centres; • nation-wide compliance standards for STRA properties; and • a data-sharing system that allows for information collection on STRA. <p>... it is these components that will best address issues related to STRA – amenity, accessibility and affordability.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.137	Airbnb Australia Pty Ltd	Support	
			FS10.394	Bob Pringle	Oppose	
			FS11.408	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.391	Jeff Peters	Oppose	
		FS15.243	Ricki Jones	Oppose		
	S119.3	Reject	Oppose	<p><i>[re: definitions of hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit and related provisions]</i></p> <p>“Bookabach does not support a regulatory approach that discriminates between hosted and unhosted short-term rentals...seek further clarification from Council on what it wants to achieve with this approach and how it would ensure safety for guests, address amenity issues and be implemented, monitored and enforced.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS3.47	Victoria Neighbourhood Association	Oppose	
			FS4.139	Airbnb Australia Pty Ltd	Support	
			FS10.395	Bob Pringle	Oppose	
			FS11.409	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.392	Jeff Peters	Oppose	
			FS15.244	Ricki Jones	Oppose	
	S119.4	Reject	Oppose	<p><i>[re: standards introducing booking night limits]</i></p> <p>“Seek further clarification from Council on what it wants to achieve with day limits and the evidence that shows the effectiveness of limiting the STRA offering... also seek information on the mechanism Council would use to determine activity for the three proposed thresholds for various resource consents (up to 60, 61-180 and >180 days). For example, is this day number based on the stated intent from the owner, the properties availability as advertised on online platforms, or a reported actual activity in a given year. Further, how would cancellations, paid or unpaid use of the property by relatives or friends, and bookings facilitated via offline channels by accounted for... also seek guidance on how, if implemented, day limits would be monitored and enforced.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.140	Airbnb Australia Pty Ltd	Support	
			FS10.396	Bob Pringle	Oppose	
			FS11.410	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.393	Jeff Peters	Oppose	
			FS15.245	Ricki Jones	Oppose	
	S119.5	Reject	Oppose	<p>“Day limits are blunt and ineffective tools to address these four most commonly cited drivers for regulation; those being impact on housing stock affordability; availability; community and neighbourhood amenity and provision of local government services. By comparison, a compulsory and robust national Code of Conduct for the STRA sector has been demonstrated to be much more effective in dealing with these concerns.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.141	Airbnb Australia Pty Ltd	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested	
			FS10.397	Bob Pringle	Oppose
			FS11.411	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.394	Jeff Peters	Oppose
			FS15.246	Ricki Jones	Oppose
	S119.6	Accept in part	Oppose	<p>“Bookabach does not support regulation that unfairly impinges on the property rights of homeowners who offer their property as STRA. Where governments or local councils believe STRA approval must exist, we believe that such schemes:</p> <ul style="list-style-type: none"> o must have a low barrier of entry for homeowners (i.e. low cost, be expedient and accessible) o provide privacy and protection of homeowners’ personal details o be used as a tool for informing policy and planning to grow tourism and ensure community expectations are upheld in a reasonable manner... <p>concerned at the potential for Council’s required resource consent application process to be prohibitively expensive, onerous and uncertain for Christchurch residents... any imposed costs must be set and collected with full knowledge and understanding of the operating environment for Christchurch homeowners using STRA (given the sub-scale nature of STRA as a standalone business, i.e. low yield, low occupancy, low return on capital). It must be easily administered so that homeowners, for whom STRA is a part-time and marginal activity, are not caught up in a cycle where it becomes too onerous or costly to participate in the sector.”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.76	Victoria Neighbourhood Association	Oppose
			FS4.142	Airbnb Australia Pty Ltd	Support
			FS10.398	Bob Pringle	Oppose
			FS11.412	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.395	Jeff Peters	Oppose
			FS15.247	Ricki Jones	Oppose
	S119.7	Reject	Oppose in part	[re: matters of control for proposed controlled activities]	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				"Seek information from Council on what would guide its consideration of these controls, clarification on what it wants to achieve with these controls, and how they would be implemented, monitored and enforced."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS15.248	Ricki Jones	Oppose	
	S119.8	Out of scope	Oppose in part	"Council has not indicated how long it believes the processing time for Resource Consent applications will be or how it will resource the thousands of applications likely to be made if the propose Plan Change is implemented... seek further information from Council on these points."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.399	Bob Pringle	Oppose	
			FS11.413	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.396	Jeff Peters	Oppose	
			FS15.249	Ricki Jones	Oppose	
	S119.9	Accept in part	Oppose	"Rules and regulations specific to the sharing economy – like STRA – should be light-touch and protect consumers and communities without creating undue regulatory burden that stifles the huge shared benefits."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.143	Airbnb Australia Pty Ltd	Support	
			FS10.400	Bob Pringle	Oppose	
			FS11.414	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.397	Jeff Peters	Oppose	
			FS15.250	Ricki Jones	Oppose	
	S119.10	Reject	Oppose	"Seek further consideration of more appropriate regulation at the national and local level that will actually deliver against Council's desired goals. Experience in other jurisdictions shows that issues related to STRA – amenity, accessibility and affordability – are best addressed through a nation-wide regulatory framework including a simple registration system and a mandatory and enforceable STRA code of conduct for owners, managers and guests."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.138	Airbnb Australia Pty Ltd	Support	
			FS10.401	Bob Pringle	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			FS11.415	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.398	Jeff Peters	Oppose		
			FS15.251	Ricki Jones	Oppose		
S120 Louise Edwards	S120.1	Reject	Oppose	[re: <i>Unhosted short term rentals in residential zones</i>] "Support a two tiered system rather than a three tiered system which seems to be rather complicated."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.135	Victoria Neighbourhood Association	Support		
			FS10.402	Bob Pringle	Support		
			FS11.84	Coalition for Safe Accommodation in Christchurch	Support		
				FS12.399	Jeff Peters	Support	
	S120.2	Reject	Oppose	[re: <i>Unhosted short term rentals in residential zones</i>] "The maximum number of days should be 30 rather than 45 days."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.403	Bob Pringle	Support		
			FS11.85	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.400	Jeff Peters	Support		
	S120.3	Accept in part	Oppose in part	"If the Council is serious about increasing the number of people living in the central city then there needs to be restriction on unhosted short term rentals in residential zones."			
			Further Submission #	Further Submitter	Support or Oppose		
FS10.404			Bob Pringle	Support			
FS11.86			Coalition for Safe Accommodation in Christchurch	Support			
FS12.401			Jeff Peters	Support			
S121 S121a Ricki Jones	S121.1	Accept in part	Support in part	"Support PC4 in part for the controls placed on visitor accommodation in residential zones throughout the district. However it has not gone far enough with the regulation of unhosted visitor accommodation."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.405	Bob Pringle	Support		
			FS11.87	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.402	Jeff Peters	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
	S121.2	Reject	Oppose	“There is no provision proposed in PC4 to restrict the number of properties being made available for use as Visitor Accommodation in developments... While each residential unit within a development is to be considered individually with respect to use as visitor accommodation, collectively the potential of whole blocks of apartments or developments having a high percentage of STRA could effectively turn them into tourist accommodation (quasi hotels). The risk of this happening could be considered higher in the new developments that have individual ‘freehold titles’... Unhosted visitor accommodation in a residential dwelling in a development of three properties or more the activity would be non complying.””		
Further Submission #			Further Submitter	Support or Oppose		
FS4.144			Airbnb Australia Pty Ltd	Oppose		
FS6.2			J Daly	Support		
FS10.406			Bob Pringle	Support		
FS11.88			Coalition for Safe Accommodation in Christchurch	Support		
FS12.403			Jeff Peters	Support		
	S121.3	Reject	Support in part	“Seek relief that PC4 is approved with amendments to limiting the number of STRA within developments.”		
Further Submission #			Further Submitter	Support or Oppose		
FS4.145			Airbnb Australia Pty Ltd	Oppose		
FS10.407			Bob Pringle	Support		
FS11.89			Coalition for Safe Accommodation in Christchurch	Support		
FS12.404	Jeff Peters	Support				
	S121.4	Out of scope	Support in part	“Improved education leading to awareness of the Rules and regulations of STRA within the CCC and General Public.”		
Further Submission #			Further Submitter	Support or Oppose		
FS10.408			Bob Pringle	Support		
FS11.90			Coalition for Safe Accommodation in Christchurch	Support		
FS12.405	Jeff Peters	Support				
	S121.5	Out of scope	Support in part	“Changes made to the CCC website with respect to Visitor Accommodation that is informative, clear & user friendly eg Kaikoura and Queenstown.”		
Further Submission #			Further Submitter	Support or Oppose		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.409	Bob Pringle	Support	
			FS11.91	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.406	Jeff Peters	Support	
	S121.6	Accept in part	Support in part	"Council to continue to working alongside LGNZ and urge them to push for the recommendation of House 2030 and 'Unpacking the impacts of accommodation-sharing on local housing stock in New Zealand' December 2019."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.410	Bob Pringle	Support	
			FS11.92	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.407	Jeff Peters	Support	
	S121.7	Accept in part	Oppose in part	"The suggested revisions contained in this Submission do not limit the generality of the reasons for the submission."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.411	Bob Pringle	Support	
			FS11.93	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.408	Jeff Peters	Support	
	S121.8	Reject	Oppose	"Support PC4 in principal in residential zones, with an amendment requiring controlled activity resource consent for unhosted visitor accommodation in a residential dwelling be replaced with a restricted discretionary. Therefore [it] would require a Restricted Discretionary activity resource consent for 1-60 days, Discretionary for 61-180 and Non-complying for more than 180 days."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.146	Airbnb Australia Pty Ltd	Oppose	
			FS10.412	Bob Pringle	Support	
			FS11.94	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.409	Jeff Peters	Support	
	S121.9	Out of scope	Oppose in part	"That the council enforcement and compliance teams are adequately staffed and supported. That they keep up to date with the various methods used in an attempt to manipulate and avoid compliance, especially with respect to website and platforms. Harsher fines are introduced. Reverse the general perception that the CCC 's likelihood of enforcing rules for Visitor Accommodation is low."		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.95	Victoria Neighbourhood Association	Support		
			FS10.413	Bob Pringle	Support		
			FS11.95	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.410	Jeff Peters	Support		
	S121.10	Accept in part	Support in part	"That the council urge Central Government to establish a national register of Accommodation providers... suggest that a National Register is sort in the first instance without a Regulation Framework Component."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.414	Bob Pringle	Support	
				FS11.96	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.411	Jeff Peters	Support	
S122 Paula Smith	S122.1	Reject	Oppose	<p>"Do not support the proposal to require a resource consent to have short term accommodation in the Diamond Harbour residential zone in Banks Peninsula, or to limit the number of nights that visitors can stay.</p> <p>Seek:</p> <p>A change to the District Plan which enables the provision of short term accommodation in the Diamond Harbour Residential Zone as a permitted activity, with no restriction on the number of nights accommodation available."</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.169	Airbnb Australia Pty Ltd	Oppose in part		
S123 Canterbury Branch of Hospitality New Zealand	S123.1	Accept in part	Support in part	"Hospitality NZ is generally supportive of PC4 where it places further controls on visitor accommodation and its effects in residential zones throughout the district. Hospitality NZ considers that PC4 has a fundamental need as a response to issues in the district, and supports the 'Reasons for the Plan Change' as outlined in the section 32 report."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.415	Bob Pringle	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS11.97	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.412	Jeff Peters	Support	
			FS14.21	Accommodation Association of New Zealand	Support	
			FS15.252	Ricki Jones	Support	
	S123.2	Accept in part	Oppose	<p>“Just as hotels and motels are regulated, so too should visitor accommodation within residential units. In the pure sense, an <i>accommodation provider</i> is an <i>accommodation provider</i>.</p> <p>The difference between a “motel” or “hotel” and an “unhosted visitor accommodation activity in a residential unit” is essentially that a motel/hotel may include an office, meeting and conference facility, fitness facility, convenience goods and services, and / or provide for the sale and supply of alcohol... In the planning sense, the difference is reflective that motels/hotels are often in commercial zones that enable the sale and supply of alcohol as a permitted activity. Unhosted accommodation has zero control or regulation in relation to the supply of alcohol which results in irresponsible consumption and can have an adverse effect on the neighbouring community.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.80	Victoria Neighbourhood Association	Support	
			FS4.147	Airbnb Australia Pty Ltd	Oppose	
			FS10.416	Bob Pringle	Support	
			FS11.98	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.413	Jeff Peters	Support	
			FS14.22	Accommodation Association of New Zealand	Support	
			FS15.253	Ricki Jones	Support	
	S123.3	Reject	Oppose	<p>[re: definitions of “visitor accommodation” and “unhosted visitor accommodation in a residential unit”]</p> <p>“It is stated on page 4 of the section 32 report that “provisions in the District Plan should not conflict with or duplicate the functions of provisions in the Building Act, Building Code or fire safety regulations that sit at the national level”. Hospitality NZ does not seek that these documents are conflicted with or duplicated, rather it seeks that they are directed to within the plan provisions...”</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested																				
			<p>Hospitality NZ seeks the following amendments to the proposed definitions... (proposed text is <u>underline</u> and deleted text is <u>struckout</u>):</p> <p>Visitor accommodation <i>“means land and/or buildings used for accommodating visitors <u>in compliance with the Building Act 2002</u>, subject to a tariff being paid, and includes any ancillary activities.”</i></p> <p>Unhosted visitor accommodation in a residential unit <i>“means a residential unit that is also used for visitor accommodation where:</i> <i>a. no permanent resident of that residential unit is in residence in the same residential unit for the duration of the stay;</i> <i>b. individual bookings by visitors are for less than 28 days each; and</i> <i>c. any family flat is not used for visitor accommodation; and</i> <i><u>d. the building and activity comply with the Building Act 2002.</u></i> <i>Unhosted visitor accommodation in a residential unit excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.”</i></p>																					
			<table border="1"> <thead> <tr> <th data-bbox="775 978 958 1040">Further Submission #</th> <th data-bbox="958 978 1525 1040">Further Submitter</th> <th data-bbox="1525 978 1749 1040">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 1040 958 1070">FS10.417</td> <td data-bbox="958 1040 1525 1070">Bob Pringle</td> <td data-bbox="1525 1040 1749 1070">Support</td> </tr> <tr> <td data-bbox="775 1070 958 1101">FS11.99</td> <td data-bbox="958 1070 1525 1101">Coalition for Safe Accommodation in Christchurch</td> <td data-bbox="1525 1070 1749 1101">Support</td> </tr> <tr> <td data-bbox="775 1101 958 1131">FS12.414</td> <td data-bbox="958 1101 1525 1131">Jeff Peters</td> <td data-bbox="1525 1101 1749 1131">Support</td> </tr> <tr> <td data-bbox="775 1131 958 1161">FS14.23</td> <td data-bbox="958 1131 1525 1161">Accommodation Association of New Zealand</td> <td data-bbox="1525 1131 1749 1161">Support</td> </tr> <tr> <td data-bbox="775 1161 958 1198">FS15.254</td> <td data-bbox="958 1161 1525 1198">Ricki Jones</td> <td data-bbox="1525 1161 1749 1198">Support</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS10.417	Bob Pringle	Support	FS11.99	Coalition for Safe Accommodation in Christchurch	Support	FS12.414	Jeff Peters	Support	FS14.23	Accommodation Association of New Zealand	Support	FS15.254	Ricki Jones	Support			
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FS12.414	Jeff Peters	Support																						
FS14.23	Accommodation Association of New Zealand	Support																						
FS15.254	Ricki Jones	Support																						
	S123.4	Reject	Oppose	<p>[re: matters of control for proposed controlled activities]</p> <p>“Hospitality NZ seeks that the following matter of control / discretion is added to the respective rules relating to unhosted visitor accommodation in a residential unit:</p>																				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<u>x. Evidence of compliance with the Building Act 2002.</u> "		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.148	Airbnb Australia Pty Ltd	Oppose	
			FS10.418	Bob Pringle	Support	
			FS11.100	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.415	Jeff Peters	Support	
			FS14.24	Accommodation Association of New Zealand	Support	
			FS15.255	Ricki Jones	Support	
	S123.5	Reject	Oppose	<p data-bbox="969 472 1473 504">[Residential chapter - Objective 14.2.9]</p> <p data-bbox="969 552 1980 624">“In respect of the objectives and policies, Hospitality NZ seeks the following changes:</p> <p data-bbox="969 671 1823 703">14.2.9 Objective – Visitor Accommodation in Residential Zones</p> <p data-bbox="969 711 2024 783"><i>a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:</i></p> <p data-bbox="969 791 2013 863"><i>i. this is compatible with the function and level of amenity intended for the zone; and</i></p> <p data-bbox="969 871 1834 943"><i>ii. the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained.</i></p> <p data-bbox="969 951 2007 1102"><i>b. Visitor accommodation is <u>avoided in only established</u> in residential zones (except for the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay) where it <u>of a scale and character that is does not consistent with meeting objectives for:</u></i></p> <p data-bbox="969 1110 1935 1182"><i><u>i. demonstrate that the scale, duration and character of the activity will be commensurate with the residential amenity of the locale;</u></i></p> <p data-bbox="969 1190 1845 1262"><i><u>ii. demonstrate that the use will not adversely affect the a sufficient</u></i></p> <p data-bbox="969 1270 1957 1342"><i>supply of housing, including affordable housing, <u>with a choice of locations including an increase in the number of households</u> within the Four Avenues;</i></p> <p data-bbox="969 1350 2002 1422"><i><u>iii. impact the vitality or deter the use of visitor accommodation facilities within the Central City and commercial centres a revitalised Central City with a wide</u></i></p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested																							
				<p><i>diversity and concentration of activities that enhance its role as the primary focus of the City and region;</i></p> <p><i>iii. enabling the revitalising of commercial centres;</i></p> <p><i>iv. protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and</i></p> <p><i>v. reduce the high level of amenity expected in high quality residential neighbourhoods with a high level of amenity.</i></p> <p><i>c. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.”</i></p>																							
			<table border="1"> <thead> <tr> <th data-bbox="775 695 958 758">Further Submission #</th> <th data-bbox="958 695 1527 758">Further Submitter</th> <th data-bbox="1527 695 1749 758">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 758 958 788">FS4.149</td> <td data-bbox="958 758 1527 788">Airbnb Australia Pty Ltd</td> <td data-bbox="1527 758 1749 788">Oppose</td> </tr> <tr> <td data-bbox="775 788 958 818">FS10.419</td> <td data-bbox="958 788 1527 818">Bob Pringle</td> <td data-bbox="1527 788 1749 818">Support</td> </tr> <tr> <td data-bbox="775 818 958 849">FS11.101</td> <td data-bbox="958 818 1527 849">Coalition for Safe Accommodation in Christchurch</td> <td data-bbox="1527 818 1749 849">Support</td> </tr> <tr> <td data-bbox="775 849 958 879">FS12.416</td> <td data-bbox="958 849 1527 879">Jeff Peters</td> <td data-bbox="1527 849 1749 879">Support</td> </tr> <tr> <td data-bbox="775 879 958 909">FS14.25</td> <td data-bbox="958 879 1527 909">Accommodation Association of New Zealand</td> <td data-bbox="1527 879 1749 909">Support</td> </tr> <tr> <td data-bbox="775 909 958 948">FS15.256</td> <td data-bbox="958 909 1527 948">Ricki Jones</td> <td data-bbox="1527 909 1749 948">Support</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS4.149	Airbnb Australia Pty Ltd	Oppose	FS10.419	Bob Pringle	Support	FS11.101	Coalition for Safe Accommodation in Christchurch	Support	FS12.416	Jeff Peters	Support	FS14.25	Accommodation Association of New Zealand	Support	FS15.256	Ricki Jones	Support			
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FS15.256	Ricki Jones	Support																									
	S123.6	Reject	Oppose	<p>[Residential chapter - Policy 14.2.9.1]</p> <p>“In respect of the objectives and policies, Hospitality NZ seeks the following changes:</p> <p>14.2.9.1 Policy – Visitor Accommodation in a Residential Unit</p> <p>a. Permit Enable visitor accommodation in a residential unit only where:</p> <p>i. at least one permanent resident of the site is in residence within the same residential unit for the duration of the stay;</p> <p>ii. the number of visitors, including additional guests not spending the night, is comparable to use by a residential household; and</p>																							

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				<p><i>iii. the duration of the visitor accommodation activity is subservient to the residential use of the site, no greater than 60 days per year, and the residential use remains the dominant use of the site; and</i></p> <p><i>iv#i. disturbance to neighbours is minimal.</i></p> <p><i>b. Manage visitor accommodation in a residential unit while the permanent resident(s) are not in residence to minimise adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings including through:</i></p> <p><i>i. restrictions on the scale, duration and frequency of use to ensure that the residential unit is still predominantly used for residential activity; and</i></p> <p><i>ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours.</i></p> <p><i>c. Avoid visitor accommodation in a residential unit while the permanent resident(s) are not in residence that exceeds 60 days per year at a scale, duration and/or frequency that cannot be managed in a way that minimises adverse effects on commercial centres or the residential character, coherence and amenity of the site and its immediate surroundings; or that would be likely to give rise to reverse sensitivity effects on strategic infrastructure.”</i></p>		
				Further Submission #	Further Submitter	Support or Oppose
				FS3.70	Victoria Neighbourhood Association	Support
				FS4.150	Airbnb Australia Pty Ltd	Oppose
				FS10.420	Bob Pringle	Support
				FS11.102	Coalition for Safe Accommodation in Christchurch	Support
				FS12.417	Jeff Peters	Support
				FS14.26	Accommodation Association of New Zealand	Support
				FS15.257	Ricki Jones	Support
	S123.7	Reject	Support in part	<p>“Hospitality NZ recommends the following: That PC4 is approved with amendments to further control visitor accommodation in residential zones and to avoid unhosted visitor accommodation in residential zones”</p>		
				Further Submission #	Further Submitter	Support or Oppose
				FS10.421	Bob Pringle	Support

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS11.103	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.418	Jeff Peters	Support	
			FS14.27	Accommodation Association of New Zealand	Support	
			FS15.258	Ricki Jones	Support	
	S123.8	Reject	Oppose	"Non complying activity status is imposed on unhosted visitor accommodation in residential units"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.136	Victoria Neighbourhood Association	Support	
			FS4.151	Airbnb Australia Pty Ltd	Oppose	
			FS10.422	Bob Pringle	Support	
			FS11.104	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.419	Jeff Peters	Support	
			FS14.28	Accommodation Association of New Zealand	Support	
			FS15.259	Ricki Jones	Support	
	S123.9	Reject	Oppose in part	"Consideration is given to a threshold as to when a residential unit is no longer a residential unit by virtue of the principle activity being visitor accommodation"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.152	Airbnb Australia Pty Ltd	Oppose	
			FS10.423	Bob Pringle	Support	
			FS11.105	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.420	Jeff Peters	Support	
			FS14.29	Accommodation Association of New Zealand	Support	
			FS15.260	Ricki Jones	Support	
	S123.10	Accept in part	Support in part	"Council, alongside key stakeholders (like HNZ) lobbies central government and supports the legislative framework needed to implement a national short term rental accommodation register which would allow for (including but not limited to) greater tax, building and fire safety compliance monitoring, data analysis, disaster relief and emergency management under the Civil Defence or Public Health umbrella."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.424	Bob Pringle	Support	
			FS11.106	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.421	Jeff Peters	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS14.30	Accommodation Association of New Zealand	Support	
			FS15.261	Ricki Jones	Support	
	S123.1 1	Accept in part	Oppose in part	"Any other additional or consequential relief to the CDP, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.425	Bob Pringle	Support	
			FS11.107	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.422	Jeff Peters	Support	
			FS14.31	Accommodation Association of New Zealand	Support	
			FS15.262	Ricki Jones	Support	
	S123.1 2	Out of scope	Support in part	"CCC effectively enforces PC4"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.426	Bob Pringle	Support	
			FS11.108	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.423	Jeff Peters	Support	
		FS14.32	Accommodation Association of New Zealand	Support		
		FS15.263	Ricki Jones	Support		
S123.1 3	Accept in part	Oppose in part	"The suggested revisions contained in this Submission do not limit the generality of the reasons for the submission."			
		Further Submission #	Further Submitter	Support or Oppose		
		FS10.427	Bob Pringle	Support		
		FS11.109	Coalition for Safe Accommodation in Christchurch	Support		
		FS12.424	Jeff Peters	Support		
		FS14.33	Accommodation Association of New Zealand	Support		
		FS15.264	Ricki Jones	Support		
S124 Axel Wilke	S124.1	Accept in part	Oppose in part	"Attached is the submission of the Victoria Neighbourhood Association... support the submission 100%."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.153	Airbnb Australia Pty Ltd	Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS10.428	Bob Pringle	Support	
			FS11.110	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.425	Jeff Peters	Support	
			FS15.265	Ricki Jones	Support	
	S124.2	Accept in part	Oppose in part	“The biggest risk for not meeting the NPS UD objectives is an ongoing proliferation of unhosted STRA. Nobody will want to live in close proximity to units where visitors create noise problems with some regularity. If unhosted STRA is not effectively curtailed, by adopting the recommendations made by our committee, densification will fail.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.154	Airbnb Australia Pty Ltd	Oppose	
			FS10.429	Bob Pringle	Support	
			FS11.111	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.426	Jeff Peters	Support	
		FS15.266	Ricki Jones	Support		
S125 S125a Robin Meier	S125.1	Accept	Support	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones] “Support restrictions on unhosted short term accommodation in the Central City.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.71	Victoria Neighbourhood Association	Support	
			FS10.430	Bob Pringle	Support	
			FS11.112	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.427	Jeff Peters	Support	
S126 Tony Vine	S126.1	Reject	Oppose	“Allowing unhosted accommodation as a controlled activity is in effect just licensing this activity. This activity has a significant effect on residential neighbourhoods that are trying to attract inner city long term residential accommodation. Anything over 60 days should be by exception and require the level of compliance of any commercial accommodation in the city including off-street parking. It should not just be apply, pay and away you go.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.81	Victoria Neighbourhood Association	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS4.155	Airbnb Australia Pty Ltd	Oppose	
			FS10.431	Bob Pringle	Support	
			FS11.113	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.428	Jeff Peters	Support	
	S126.2	Reject	Oppose	"Applicants should clearly demonstrate that there is no compliant accommodation available in the immediate neighbourhood."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.156	Airbnb Australia Pty Ltd	Oppose	
			FS10.432	Bob Pringle	Support	
			FS11.114	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.429	Jeff Peters	Support	
	S126.3	Accept in part	Support in part	"Applications should be notifiable to neighbours who can appeal the application. The onus should be on the applicant not the appellant."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.157	Airbnb Australia Pty Ltd	Oppose	
			FS10.433	Bob Pringle	Support	
			FS11.115	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.430	Jeff Peters	Support	
	S126.4	Reject	Oppose in part	"How does CCC plan to police consents?"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.434	Bob Pringle	Support	
			FS11.116	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.431	Jeff Peters	Support	
	S126.5	Reject	Oppose in part	"The whole situation may change in a few years so can the council revoke any consent? How will CCC ensure that where consents are given that the density is restricted, say 1 in every 50 properties and that we don't have whole blocks of short term accommodation?"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.158	Airbnb Australia Pty Ltd	Oppose	
			FS10.435	Bob Pringle	Support	
			FS11.117	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.432	Jeff Peters	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S127 Mark Forsythe	S127.1	Reject	Oppose	“It’s a shame that the Council is considering this particularly backward proposal in connection with these beautiful... [<i>1-bedroom apartments in the Williams Corporation development at 466 Hagley Avenue</i>]... or those few of them which arbitrarily fall in a “residential zone” based on the District Plan. It would be so much better if visitors to our City could stay in complete comfort in the heart of our City.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.436	Bob Pringle	Oppose	
				FS11.416	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.433	Jeff Peters	Oppose	
S128 Ōtākaro Limited (c/o Donna Sibley)	S128.1	Accept in part	Support	“Ōtākaro has no objection to the proposed plan change 4.”			
S129 Temporary Accommodation Services (TAS), Ministry of Business, Innovation and Employment (MBIE) (c/o Al Bruce)	S129.1	Reject	Amend	“TAS submits that the proposed changes to the District Plan include policies and provisions that enable the establishment of temporary accommodation in response to an emergency, while minimising impacts on the community and environment.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS8.4	Christchurch International Airport Limited	Oppose in part	
				FS10.437	Bob Pringle	Oppose	
				FS11.417	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.434	Jeff Peters	Oppose	
				FS14.18	Accommodation Association of New Zealand	Oppose	
	FS15.267	Ricki Jones	Support				
S129.2	Reject	Amend	“MBIE’s submission seeks that Plan Change 4 – Short Term Accommodation includes provision for easy, flexible and streamlined placement of temporary accommodation by allowing exemptions to, or flexibility around, the District Plan rules for temporary accommodation e.g. exemption from setback provisions, site coverage/density rules, permitted activities etc.”				

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.5	Christchurch International Airport Limited	Oppose in part	
			FS10.438	Bob Pringle	Oppose	
			FS11.418	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.435	Jeff Peters	Oppose	
			FS14.19	Accommodation Association of New Zealand	Oppose	
			FS15.268	Ricki Jones	Support	
	S129.3	Reject	Amend	<p>“Solutions to ensure timely delivery of temporary accommodation include:</p> <ul style="list-style-type: none"> streamlined and consistent resource and building consents processes for establishing temporary structures in an emergency across councils. This can be achieved through a shared and clear understanding of applicable regulatory requirements and approval processes councils to identify a number of sites suitable for a temporary village, and for those sites to have appropriate rules in their district plans to enable temporary accommodation in an emergency.” 		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.6	Christchurch International Airport Limited	Oppose in part	
			FS10.439	Bob Pringle	Oppose	
			FS11.419	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.436	Jeff Peters	Oppose	
			FS14.20	Accommodation Association of New Zealand	Oppose	
			FS15.269	Ricki Jones	Support	
	S129.4	Reject	Amend	“Development of a temporary accommodation policy similar to the Canterbury Earthquake Order”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.440	Bob Pringle	Oppose	
			FS11.420	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.437	Jeff Peters	Oppose	
			FS15.270	Ricki Jones	Support	
	S129.5	Reject	Amend	“Exemptions from, or flexibility around, rules for temporary accommodation units on private land e.g. exemption from setback provisions and site coverage rules”		
			Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS8.7	Christchurch International Airport Limited	Oppose in part	
			FS10.441	Bob Pringle	Oppose	
			FS11.421	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.438	Jeff Peters	Oppose	
			FS15.271	Ricki Jones	Support	
	S129.6	Reject	Amend	<p>“Sites are identified as suitable for locating temporary villages and are given an appropriate designation. The site on which a TAS village may be located needs to meet particular requirements for ease of establishment and to be user-friendly for inhabitants:</p> <ul style="list-style-type: none"> • Owned by people/institutions who are willing for them to be developed • Sufficiently large to enable the placement of a number of dwellings • Connected to key utilities (wastewater, power, drinking water) • Close enough to the affected area to allow displaced households to continue to work, attend school and participate in community life.” 		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.8	Christchurch International Airport Limited	Oppose in part	
			FS10.442	Bob Pringle	Oppose	
			FS11.422	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.439	Jeff Peters	Oppose	
			FS15.272	Ricki Jones	Support	
	S129.7	Reject	Amend	<p>“Sites identified as suitable for locating temporary villages to have appropriate rules that temporarily allow it e.g. permitted activities, higher density, and flexibility in the provision of services. Different rules may apply according to the likely duration of the temporary accommodation.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
		FS8.9	Christchurch International Airport Limited	Oppose in part		
		FS10.443	Bob Pringle	Oppose		
		FS11.423	Coalition for Safe Accommodation in Christchurch	Oppose		
		FS12.440	Jeff Peters	Oppose		
		FS15.273	Ricki Jones	Support		
S130 Rebecca Lucas	S130.1	Reject	Oppose	<p>[14.4.1.2 Controlled activities C7 Unhosted visitor accommodation in a residential unit; 14.4.1.4 Discretionary activities D8 Unhosted visitor accommodation in a residential unit]</p>		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
				"Oppose the above 14.4.1.2 a. because the trigger point to 60 nights as a controlled activity is too low and should be 180... I oppose 14.4.1.4 discretionary activities D8 Unhosted visitor accommodation in a residential unit...for the same reasons as above. The maximum nights for discretionary should be over 180 and up to 180 nights should be a controlled activity."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.444	Bob Pringle	Oppose	
			FS11.424	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.441	Jeff Peters	Oppose	
			FS15.274	Ricki Jones	Oppose	
S131 Commodore Airport Hotel Limited (c/o Jamie Robinson)	S131.1	Accept in part	Support in part	"The Commodore is generally supportive of the objectives, policies and rules included in PPC4, and considers the proposed rules to be an improvement on the current framework."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.445	Bob Pringle	Support	
			FS11.118	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.442	Jeff Peters	Support	
	FS15.275	Ricki Jones	Support			
	S131.2	Accept	Support	"The Commodore supports the Policy direction in 14.2.9.1(b)(ii) requiring the provision of contact information and site management information to guests and neighbours."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.446	Bob Pringle	Support	
			FS11.119	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.443	Jeff Peters	Support	
	FS15.276	Ricki Jones	Support			
	S131.3	Accept	Support	"The Commodore supports the controlled activity status for renting up to 60 days a year, as this is likely to capture holiday home rental."		
Further Submission #			Further Submitter	Support or Oppose		
FS10.447			Bob Pringle	Support		
			FS11.120	Coalition for Safe Accommodation in Christchurch	Support	

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested		
			FS12.444	Jeff Peters	Support	
			FS15.277	Ricki Jones	Support	
	S131.4	Accept	Support	"The Commodore further supports the distinction between 60 day rentals of six or less people, and longer term rentals (or more guests)."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.448	Bob Pringle	Support	
			FS11.121	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.445	Jeff Peters	Support	
			FS15.278	Ricki Jones	Support	
	S131.5	Reject	Oppose in part	"Include health and safety requirements as a consideration when Council is determining a resource consent for un-hosted visitor accommodation."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.449	Bob Pringle	Support	
			FS11.122	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.446	Jeff Peters	Support	
			FS15.279	Ricki Jones	Support	
	S131.6	Accept	Support	"Retain the different activity status for activities with increasing chances for adverse effects (i.e. guest numbers and numbers of nights per year)."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.450	Bob Pringle	Support	
			FS11.123	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.447	Jeff Peters	Support	
			FS15.280	Ricki Jones	Support	
	S131.7	Out of scope	Support in part	"Ensure that the rules, when introduced, are subject to rigorous compliance enforcement (both to ensure that appropriate resource consents are being obtained, and that the conditions on consents are being complied with so that adverse effects on neighbours are minimised)."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.451	Bob Pringle	Support	
			FS11.124	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.448	Jeff Peters	Support	
			FS15.281	Ricki Jones	Support	
		Accept	Support	[re: changes related to visitor accommodation in heritage items]		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
S132 Jennifer Nepton	S132.1			"Fully support the changes related to allowing visitor accommodation in heritage properties."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.452	Bob Pringle	Support		
			FS11.125	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.449	Jeff Peters	Support		
			FS15.282	Ricki Jones	Support		
	S132.2	Accept	Support		[re: controlled activity status in residential zones for first 60 nights] "Fully support the proposal to make unhosted accommodation up to a maximum of 60 days a controlled activity"		
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.453	Bob Pringle	Support	
				FS11.126	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.450	Jeff Peters	Support	
	S132.3	Reject	Oppose		[re: all clauses in the plan change which set out day limits for unhosted visitor accommodation of 61-180 days as discretionary activities (excluding heritage properties)] "Do not support and wholly disagree with the discretionary activity status for unhosted visitor accommodation of up to 180 days... The threshold for discretionary activity status should be lowered to 61-120 days rather than 61-180 days on all clauses where this is applicable. Any use above 120 days should be a non-complying activity to allow cumulative effects to be properly considered and allow for the property to sometimes revert to normal neighbourhood use... seek that the council make any unhosted visitor accommodation of > 120 nights/year be a non-complying activity."		
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.159	Airbnb Australia Pty Ltd	Oppose	
				FS10.454	Bob Pringle	Support	
FS11.127				Coalition for Safe Accommodation in Christchurch	Support		

Submitter	Decision #	Planner's Recommendation	Submitter's Request	Decision Requested			
	S132.4	Accept in part	FS12.451	Jeff Peters	Support		
			Support in part	“Seek that... other changes [<i>except as discussed in S132.3</i>] be approved.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.455	Bob Pringle	Support		
			FS11.128	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.452	Jeff Peters	Support		
S133 James Dyer	S133.1	Accept in part	Support in part	“Consider it very unfair for a Commercial venture to be established in such a residential environment... [<i>the unit</i>] on the top landing opposite mine... was sold and turned into an air B&B without consultation on my part.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.456	Bob Pringle	Support		
			FS11.129	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.453	Jeff Peters	Support		