

**BEFORE THE CHRISTCHURCH CITY COUNCIL
HEARINGS COMMISSIONERS**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER proposed Plan Change 4 (Short-term accommodation) to the
Christchurch District Plan

**CLOSING SUBMISSIONS FOR THE CHRISTCHURCH CITY COUNCIL ON
PROPOSED PLAN CHANGE 4**

Dated: 5 November 2021

Christchurch City Council

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MAY IT PLEASE THE COMMISSIONERS

1. INTRODUCTION

- 1.1 The Christchurch District Plan (**District Plan**) is in need of change in order to respond to the rapid increase in the use of residential dwellings for visitor accommodation activities since the last plan review. As it stands, the District Plan provides a limited framework for Council to approve visitor accommodation, even where adverse environmental effects are shown to be less than minor. The barriers and difficulties of obtaining resource consent under the existing District Plan were mentioned by representatives of MAC International Property during the hearing.
- 1.2 Several submitters have noted, and the Council accepts, that the use of residential dwellings for visitor accommodation activities provides a range of potential benefits, including more efficient use of housing stock, providing income for property owners, and increased choice for visitors/tourists.
- 1.3 Plan Change 4 (**PC4**) is not about preventing or "knocking out" the use of residential dwellings for visitor accommodation activities. Rather, PC4 is about accepting and enabling the benefits of these activities while providing an appropriate planning framework for maintaining the amenities, character and coherence of neighbourhoods.
- 1.4 There is a need for such a framework because visitor accommodation activities can have significant adverse effects if left unregulated.
- 1.5 Mr Bayliss comments on how evidence compiled from stakeholder meetings, public feedback, drop-in sessions and surveys clearly demonstrate that different types of visitor accommodation can have different adverse effects, with unhosted visitor accommodation more likely to create adverse effects than hosted.
- 1.6 The distinction in adverse effects between hosted and un-hosted visitor accommodation has been reinforced by evidence provided by submitters. The Panel has been provided with a clear and consistent picture from the various community groups representing residential areas not just within the Central City¹ but also outside of it² that un-hosted visitor accommodation is

¹ Inner City West Neighbourhood Association (ICON); Victoria Neighbourhood Association Inc.

² Karen Phelps for Mt Pleasant/Belleview Terrace Neighbourhood Support Group; Tim Lindley and Michelle Lomax for Waikura Linwood Central Heathcote Community Board.

the predominant concern that is in need of regulation, the potential adverse effects of which should be carefully managed through the District Plan. Amongst other things, submitters note a range of adverse effects and social costs arising from un-hosted visitor accommodation including:

- (a) loss of a sense of community due to absentee owners and fewer neighbours;
- (b) fewer "eyes on the street", compromising safety;
- (c) loss of social cohesion, sense of community
- (d) remaining residents being forced to monitor, gather evidence, complain & follow up;
- (e) anti-social behaviour; and
- (f) nuisance impacts on neighbours (including increased noise, traffic/parking, litter, parties, late-night activity, blocked access, reduced privacy, late-night disruption from guests trying to find the house).

1.7 Ms Karen Phelps for Mt Pleasant/Belleview Terrace Neighbourhood Support Group mentioned it can be hard to describe the associated stress and anxiety unless one has experienced it. Yet community groups are consistent in their views about the adverse effects and the need to regulate them.

1.8 Yet there is also a general acceptance that hosted visitor accommodation in a residential unit is less likely to create such adverse effects and does not have the same need for regulatory control. This is due to the presence of a host who can not only prevent or provide immediate control and management of any nuisance, but can also contribute to a sense of community (residential coherence/social cohesion). In addition, community feedback was that hosted visitor accommodation would help tourists "*engage with genuine Kiwi families one on one so they can go back to their homelands and tell others what a great country New Zealand is*".³

1.9 PC4 is about finding a happy compromise. It is seeking to implement the most appropriate provisions that would enable the benefits of enabling residential units to be used for visitor accommodation while managing the adverse effects, and to ultimately promote the sustainable management of the natural and physical resources being addressed. It is about ensuring that

³ Section 32 report, appendix 6B, page 8.

while providing visitor accommodation can bring economic benefits to property owners, there is a mechanism to ensure adverse externalities can be looked at and addressed, so that costs are not inappropriately borne by the neighbourhoods in which the activity is taking place.

1.10 These submissions address:

- (a) Economic improvement from status quo;
- (b) Adequacy of evidence of adverse effects on character, coherence and amenity to justify regulation;
- (c) Visitor accommodation impacts on residential coherence;
- (d) Visitor accommodation impacts on character and amenity;
- (e) Vertical and horizontal integration of PC4 with existing District Plan directions regarding character, coherence and amenity;
- (f) Clarity of language, efficiency, and a "light touch" approach;
- (g) Proposed PC4 objective and policies, including guidance for cumulative effects, and ensuring residential activity is the predominant land use activity;
- (h) Proportionality of proposed activity statuses;
- (i) Clarified definitions for "hosted visitor accommodation" and "unhosted visitor accommodation";
- (j) The check in/check out standard;
- (k) Notification provisions;
- (l) References to health and safety and building act;
- (m) Prior notification to council vs registration;
- (n) Minor amendments and corrections to provisions;
- (o) Scope issues;
- (p) Responses to specific concerns raised regarding rentals and farm stays.

2. ECONOMIC IMPROVEMENT FROM STATUS QUO

- 2.1 Economists Mr Osborne and Ms Hampson agree that there is no compelling economic rationale for PC4. However, this finding was in reference to how the market is currently operating. As Mr Osborne confirmed during questioning by the Chair, there is an economic benefit in moving from enforcing the existing District Plan provisions to PC4, brought about by the higher degree of clarity and certainty in the PC4 provisions which will assist the market to operate.
- 2.2 Accordingly, while the economists agree that there is no compelling economic rationale to implement PC4 or the existing District Plan provisions⁴, PC4 still represents an economic improvement from the status quo provisions. Putting it another way, while retaining the existing District Plan provisions would have the least economic benefit, there is no compelling economic rationale about whether to move to PC4 or another alternative (e.g. a more lenient one).
- 2.3 Accordingly, what the "most appropriate" objectives and provisions for managing visitor accommodation for section 32 purposes will come down to what will better account for non-economic factors, particularly social and environmental effects arising from impacts on character, amenity and coherence.

3. ADEQUACY OF EVIDENCE OF ADVERSE EFFECTS ON CHARACTER, COHERENCE AND AMENITY TO JUSTIFY REGULATION

- 3.1 Airbnb suggest that there is no sound justification for the level of regulation proposed in PC4, essentially on the basis that:
- (a) concerns about the potential for localised amenity and residential character effects are based on "*a small number of surveys and stakeholder discussions*";⁵
 - (b) no witness has been called who can assist to "*interpret those surveys and the anecdotal evidence collected*".⁶
- 3.2 However, the Council's position is that there is ample evidence of adverse effects on character, coherence and amenity to justify regulation under PC4.

⁴ Economic Joint Witness Statement, at paragraph 2.11.

⁵ Legal submissions of Airbnb, at paragraph 8.

⁶ Legal submissions of Airbnb, at paragraph 8.

3.3 This part of the submissions will:

- (a) discuss legal principles relevant to the adequacy of evidence from residents regarding character, coherence and amenity to justify regulation, including in relation to the appropriate use of survey evidence in this case;
- (b) explain how evidence of concerns regarding character, coherence and amenity is not a "numbers game";
- (c) comment on the evidence before the Commissioners on character, coherence and amenity, and their adequacy to justify intervention;
- (d) confirm that it is appropriate for planners to comment on that evidence.

Adequacy of evidence from residents

3.4 The subjective experiences of residents who have experienced adverse effects of an activity on matters such as character, coherence and amenity are not only admissible, but they are also relevant and constitute prime evidence of those effects.

3.5 In *Harewood Gravels Company Ltd v Christchurch City Council (Harewood Gravels)*, the High Court approved of the Environment Court's reliance on the subjective views and experiences of the residents about adverse effects that they had experienced on rural character and amenity:⁷

The Court said that the experts did not (so far as it knew) engage with the residents' views that their amenity is adversely impacted by quarrying activity taking place in the locality. That is simply to point to the need for an understanding of the experience and concerns about amenity including rural character of those affected, and for those elements to be objectively brought to account, recognising their inherent subjectivity. What better evidence in the first place is there than that of those who experience and live with the effects, provided their evidence is objectively assessed against the provisions of the District Plan and other expert evidence? The Court was not in error in observing the need for this fundamental step. A querulous and unreasonable stance taken by a resident will never prevail, but their living experience, not overstated, must be prime evidence. It is easy to dismiss or minimise the views of affected persons as subjective, yet theirs are the experiences of the very effects and amenity with which the Court is concerned.

⁷ *Harewood Gravels Company Ltd v Christchurch City Council* [2018] NZHC 3118 at [226].

- 3.6 Accordingly, it would be wrong to disregard the living experience of those residents and resident groups that have experienced significant negative effects of unhosted short-term visitor accommodation.
- 3.7 As shall be explained below, the Hearings Panel has before it considerable evidence from those who experience and live with the adverse effects of visitor accommodation in their neighbourhoods, in terms of character, coherence and amenity. That evidence must be taken into account when ascertaining the most appropriate provisions (in section 32 terms) to manage the identified effects.

The appropriate use of surveys in this case

- 3.8 Market surveys are often used as a method of proving a public state of mind on a specific question or as proving an external fact, namely that a designated opinion is held by the public or class of the public. It is well-settled law in New Zealand that this type of survey evidence is admissible. The assessment of reliability of survey evidence will be dependent on factors such as whether participants represent a relevant cross-section of the public, and the survey size was statistically significant.⁸
- 3.9 However, factors regarding representation and statistically significant survey sizes are less important in the type of survey work undertaken by the Council because those surveys were not intended to demonstrate a public state of mind, or that an opinion is held by the public. The Council's survey work was not intended to provide a representative sample of the community's views and nor should it be interpreted as such.⁹ Rather, the survey was intended to capture the subjective experiences of residents who have experienced adverse effects of an activity on matters such as character, coherence and amenity. To paraphrase what the High Court stated in *Harewood Gravels*, "*theirs are the experiences of the very effects and amenity*" with which a decision-maker will be concerned.
- 3.10 As noted above, Airbnb criticises the Council's reliance on surveys on only a "small number of surveys and stakeholder discussions".¹⁰ However, it is not the number of surveys and stakeholder discussions that is important. Rather, what is important is the information that was captured, and from whom.

⁸ *Shirley Primary School v Christchurch City Council* (C136/98) at 137 to 139.

⁹ Section 32 report, appendix 6B, at page 5.

¹⁰ Airbnb submissions, paragraph 8.

3.11 The survey work and findings are outlined further below. The survey findings provide a substantive collation of the subjective experiences of residents from Christchurch City and Banks Peninsula who have experienced adverse effects of visitor accommodation in their neighbourhoods.

Concerns about character, coherence and amenity is not a "numbers game"

3.12 Ms Hampson for Airbnb expresses concerns that the Council only had a "*high level and incomplete understanding of the scale and nature*" of home share accommodation activities.¹¹ For context, she refers to paragraph 37 of Mr Nolan's evidence where he mentions that between June 2018 to May 2020:

- (a) there were 49 complaints received that were categorised as relating to short-term guest accommodation, of which a total of 9 breaches of current district plan rules were identified; and
- (b) the number of complaints relating to short-term guest accommodation was 0.34% of the total number of noise complaints in a one year period in 2020.

3.13 Ms Hampson also suggests that the two summary tables of community survey results under Issues 4 and 5 of the section 32 report were lacking appropriate context in the portrayal of "statistics".

3.14 However, in order to justify intervention, the Council does not rely on:

- (a) *how many* visitor accommodation activities there are, or *what proportion* of residential units are utilised for visitor accommodation; or
- (b) the statistical *number* of complaints or *proportion* of the residential population identifying adverse effects of short-term guest accommodation on character, coherence or amenity (whether individually or cumulatively);

3.15 The Council's basis for intervention is not a "numbers game".

3.16 Rather, the Council's basis for intervention is that there is adequate and sufficient evidence that visitor accommodation activities can have significant adverse effects if left unregulated. What is relevant is the effect that unregulated visitor accommodation activities can have. The Courts have, on

¹¹ Evidence of Ms Natalie Hampson at paragraph 71.

numerous occasions, confirmed that the consideration of actual and potential effects involves a substantive evaluative exercise, not a "numbers game".¹²

3.17 As shall be further explained below, there is more than adequate evidence before the Panel that visitor accommodation activities can have significant adverse effects if left unregulated.

The evidence before the Commissioners on character, coherence and amenity, and their adequacy to justify intervention

3.18 The Commissioners have adequate information from residents in Christchurch and Banks Peninsula, collected and received via a variety of methods, confirming that visitor accommodation activities can have significant adverse effects if left unregulated.

3.19 That evidence is found within:

- (a) Information provided and summarised in the section 32 report and its appendices.
- (b) The submissions lodged on PC4.
- (c) The evidence presented to the Panel by submitters, particularly from residents and resident groups.

3.20 Each of these are discussed in greater detail below.

Section 32 report and appendices

3.21 The section 32 report¹³ summarises the issues proposed to be addressed by PC4 in relation to:

- (a) maintaining residential and rural amenity, coherence and character on pages 27 to 32 (paragraphs 2.2.44 to 2.2.80); and
- (b) reduced social coherence on pages 32 to 33 (paragraphs 2.2.81 to 2.2.87).

3.22 The Council's section 32 report draws upon a number of sources that provide the evidential basis to support the identification of amenity, coherence and

¹² See for example *Harewood Gravels Company Limited v Christchurch City Council* [2018] NZHC 3118 (EC) at paragraph [318]; *Man O'War Station Ltd v Auckland Regional Council* CIV-2010-404-005288 (HC) at [53].

¹³ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC4/PC4-Notification-s32-Report.pdf>

character issues that warrant controls on home-share accommodation activities. The main sources are:

- (a) public feedback and comments received through (amongst other things):
 - (i) a December 2019 "*Life in Christchurch*" survey;
 - (ii) a community engagement process and drop-in sessions occurring between 26 January and 2 March 2020;
- (b) complaints received by Council.

The December 2019 "Life in Christchurch" survey

3.23 The section 32 report at paragraphs 2.2.50 to 2.2.54 summarises results and findings of residents asked about holiday home accommodation in their neighbourhoods as part of the December 2019 "*Life in Christchurch*" survey. The survey does not purport to establish a "numbers game", but rather elicit from respondents an understanding of what impact holiday home accommodation has on the enjoyment of their neighbourhood living, and the sense of community in their neighbourhood.

3.24 The "*Life in Christchurch*" survey is an annual web-based survey using a "word of mouth" approach rather than the more traditional random sample selection methodology. One of the advantages of this approach is it often reaches communities who are not easily assessable by more traditional methods, or formal consultation. Generally, the survey attracts between 200 and 4500 responses. More information on the methodology can be found on Council's website.¹⁴

3.25 The December 2019 "*Life in Christchurch*" survey asked respondents four questions about holiday home accommodation in their neighbourhoods, as follows:

- (a) All respondents were asked the question: "*Are you aware of any homes in your neighbourhood being used as holiday home accommodation?*" (Responses limited to "Yes", "No" and "Don't know")
- (b) Those respondents who answered "Yes" to the first question were then asked the following two questions with responses limited to "Very

¹⁴ <https://ccc.govt.nz/the-council/how-the-council-works/reporting-and-monitoring/life-in-christchurch/about-life-in-christchurch/>

positive", "Positive", "Neither positive nor negative", "Negative", "Very Negative" or "Don't know":

(i) *"What kind of impact has the holiday home accommodation had on how much you enjoy living in your neighbourhood?"*

(ii) *What kind of impact has the holiday home accommodation had on the sense of community within your neighbourhood?*

(c) Those respondents who answered "Yes" to the first question were also asked the open question: *"Is there anything else that you would like to tell us about home share accommodation in your neighbourhood?"*

3.26 2918 responses were received, of which 854 were aware of homes in their neighbourhood being used as a holiday home. The full results of the survey are provided in appendix 6D of the section 32 report, with a summary of outcomes discussed at paragraphs 2.2.50 to 2.2.54 of the section 32 report.

3.27 Amongst other things, the *"Life in Christchurch"* survey found that of the 854 respondents aware of holiday home accommodation in their neighbourhood:

(a) 143 of them (17%) found a negative or very negative impact on how much they enjoyed living in their neighbourhood;

(b) 170 of them (20%) found a negative or very negative impact on the sense of community within their neighbourhood;

(c) the proportion of those finding negative or very negative impacts were higher in urban areas, and lower in rural areas.

3.28 It should be noted that the questions did not differentiate between hosted and unhosted holiday home accommodation. However, the open question revealing a range of concerns aimed particularly at unhosted holiday home accommodation, with hosted accommodation considered less of a concern.¹⁵

3.29 Amongst other things, and as a brief summary, responses revealed a variety of concerns including parties, parking problems/difficulties, stolen items (e.g. bicycles), rubbish, security/safety concerns, destroyed/diluted/decreased sense of community and feelings of isolation.

3.30 Airbnb seek to diminish these survey findings by suggesting that the percentage of unhosted short-term accommodation is only 1.4% of total

¹⁵ Residents' responses to the open ended question are contained in appendix 6D of the section 32 report.

dwellings. However, Airbnb do not acknowledge that this means the number of survey respondents who have experienced living near this type of accommodation will be likewise small. Put another way, one could not reasonably expect a majority of residents to be aware of un-hosted short-term accommodation in their neighbourhoods and report negative effects of un-hosted short-term accommodation, because the majority of residents will not live near a dwelling used for that purpose.

- 3.31 Airbnb also seek to diminish these survey findings by suggesting that the majority of survey respondents did not have any issues with holiday home accommodation in their neighbourhood. However, this selective view of statistics does not overcome the main findings of relevance - the evidence collected through the survey still confirms that significant effects are experienced by a small number of residents. Even where an adverse effect is experienced by a small number of people, if the effect is significant, this can justify regulation. As noted above, it is not a "numbers game".

Community engagement process and drop-in sessions

- 3.32 Page 28 paragraph 2.2.55 of the section 32 report mentions that the Council sought more specific feedback between 26 January and 2 March 2020 through a community engagement process and a series of drop-in-sessions. This involved the Council preparing and circulating a detailed consultation paper presenting the issues and possible options, and consulting with the community and a wide range of stakeholders. The details of the community engagement process and drop-in-session are provided in the following appendices to the section 32 report:

- (a) Appendix 6B, being a 44 page report summarising the main points and evidence from feedback received on issues and options for District Plan provisions on home-share accommodation.
- (b) Appendix 6C, being a 7 page summary of comments received from drop-in sessions.

- 3.33 567 responses were received. As part of the process, respondents were asked what they saw as the positive and negative effects of home-share accommodation and how significant they considered those impacts to be.

- 3.34 Negative effects cited included:

- (a) noise/party houses/alarms being set off/neighbour disturbance;

- (b) loss of parking/people parking in the wrong place or blocking shared drives/turn-around areas;
- (c) littering/dumping rubbish in neighbours' bins/bins not being taken or brought in;
- (d) other antisocial behaviour;
- (e) reduced privacy;
- (f) loss of residential coherence and character;
- (g) reduced neighbourhood social connections and gentrification; and
- (h) reduced sense of safety/more strangers in neighbourhood.¹⁶

3.35 In terms of significance of adverse effects on residential amenity, coherence and character in their areas, respondents were asked what impact home-share accommodation had on residential amenity, coherence and character in their areas. What was revealed is that comparatively more residents from urban areas (Central City and Inner Suburbs) experienced significantly worse, or slightly worse effects when compared to residents from more rural areas (Banks Peninsula and Lyttelton). As appendix 6B of the section 32 report records:

(at page 6) "Banks Peninsula and Lyttelton respondents primarily selected 'No change to the current situation'. Only 7 of the 36 responses indicated that HSA has had an adverse effect on amenity, coherence and character in their area. In contrast, approximately 50% of Central City and Inner Suburbs respondents who answered this question selected 'Significantly worse' and 70% indicated 'significantly, somewhat or slightly worse'. District-wide, respondents were split between those who felt it had a positive (31%) and a negative (43%) impact with 25% being neutral."

(at page 8) "In rural areas, most people who responded felt that the fact that dwelling were further apart from each other reduced the risk of impacts on neighbours. *"Where houses are located a considerable distance apart, impacts on neighbours' amenity will likely be small or non-existent"*.

3.36 Respondents were also asked what impact home-share accommodation had on community connections. Again, it was revealed that comparatively more residents from urban areas (Central City and Inner Suburbs) experienced significantly worse, or slightly worse effects when compared to residents from

¹⁶ Section 32 report, appendix 6B, at pages 2 to 3.

more rural areas (Banks Peninsula and Lyttelton). As appendix 6B of the section 32 report records:

(at page 8) "When asked about the impact of home-share accommodation on community connections, Banks Peninsula and Lyttelton respondents were split between 'No change to the current situation' and an improvement in the situation. Again, 7 of the 36 respondents considered home-share accommodation weakened community connections while 13 felt it strengthened them. Central City and Inner Suburbs respondents felt the impact was 'Significantly worse' by a large margin (almost a third of the responses to this question). District wide, 33% of respondents thought there was an improvement, 46% thought home-share accommodation reduced connections and the rest were neutral."

3.37 Appendix 6B of the section 32 report also details how residents considered that home-share reduces neighbourhood connections and reduces social ties, noting that this is predominantly an issue arising with unhosted visitor accommodation occurring on a cumulative basis.¹⁷ For example:

(at page 9) The Waikura/Linwood-Central-Heathcote Community Board wrote: "*Social cohesion is very important to the Board. The Board can see that unhosted home-share accommodation is currently resulting in large numbers of people who have no investment in community life, coming into neighbourhoods thus fragmenting social engagement and the ability to achieve resilience... Central City neighbourhoods tell us that their residents feel less safe because they do not know their neighbours.*"

Complaints received

3.38 Page 27 paragraph 2.2.48 of the section 32 report notes that the Council receives relatively few complaints that are "*directly attributable*" to home-share accommodation activities. The section 32 report mentions that of those complaints which are known to have been directly attributable to home-share accommodation, the types of adverse effects experienced by the complainants include blocking of the street, noise, and rubbish.¹⁸

3.39 Airbnb gave evidence based on Official Information Requests suggesting that only 0.34% of noise complaints relate to short-term guest accommodation. However, this is incorrect because Airbnb have wrongly conflated complaints about short-term guest accommodation and noise complaints. When responding to a noise complaint, the noise complaints team do not enquire as to the underlying use of the land (including whether the property is short term guest accommodation). Therefore, there is no data to determine what

¹⁷ Section 32 report, appendix 6B at pages 9 and 10.

¹⁸ Section 32 report, at page 27 paragraph 2.2.48.

proportion of the 14,424 noise complaints for the relevant period in the Official Information request related to short-term guest accommodation. The 49 complaints from the separate Official Information request were complaints that were specifically about short-term guest accommodation.

- 3.40 Ultimately, as mentioned above, the complaints should not be considered in terms of a numbers game. Rather, where complaints have been identified as being linked to home-share accommodation activities, it is relevant to consider the nature of those complaints as they constitute residents' evidence of the type of adverse effects experienced sufficient to prompt a complaint. It is notable that issues of concern raised by complainants regarding home-share accommodation activities are consistent with those provided by residents through surveys, the community engagement process and drop-in sessions.

Submissions lodged on PC4

- 3.41 Subsequent to the preparation of the section 32 report, PC4 attracted 133 submissions requesting 518 separate decisions. A substantial number of submissions were in general support of PC4 in whole or in part, in some cases also suggesting some additional amendments to specific provisions.¹⁹
- 3.42 Several submitters described their experience of adverse effects of visitor accommodation, particularly unhosted accommodation, on character, coherence and amenity. Descriptions from those who experience and live with the adverse effects of visitor accommodation in their neighbourhoods is evidence which the Panel can take into account. Examples of experiences mentioned by submitters include:
- (a) Ms Karen Phelps describes how unhosted visitor accommodation next door is causing disruption in her neighbourhood. Amongst other things, she describes noise, rubbish and broken bottles in the street and items thrown onto surrounding properties, people coming onto surrounding properties as parties spilled out or they were trying to find the accommodation, neighbours being disturbed and woken very late at night by people knocking on the door as they could not find the home and seeking assistance, and neighbours feeling afraid and insecure, people feeling stressed, especially when the weekend approached, as

¹⁹ Submissions S3.1; S5.1; S10.1; S11.1; S16.1; S21.1; S30.1; S32.1; S36.1; S47.1; S68.1-2; S75.7, S75.10; S82.1; S82.5-8; S106.1; S118.1-2; S120.3; S121.1; S123.1; S128.1; S131.1; S132.4; S133.1.

they knew they would not be able to sleep if noisy people had rented the home.²⁰

- (b) Mt Pleasant Neighborhood Watch Group provide a similar description of neighbourhood disruption as Ms Phelps.²¹
- (c) Victoria Neighbourhood Association Inc describe the negative effects of unhosted visitor accommodation already being experienced in the Victoria neighbourhood. Amongst other things, they describe fewer eyes on the street and neighbours who care enough to watch out for each other's properties, less 'buy-in' or commitment to the neighbourhood and each other because of the gaps caused by unhosted visitor accommodation, having no idea who is staying in the house/unit next door or across the street, not having a real neighbour (and at times, no neighbour at all) – especially important during any personal or community-wide crisis, noisy renters/visitors (who are not there long enough for neighbours to address the problem), and absentee owners, often not even from Christchurch, which makes it difficult for neighbours to contact them if there are problems.²²
- (d) Robin Meier, in supporting proposed PC4 restrictions on unhosted visitor accommodation, mentions "*our experiences in Kilmore st have not been good - rental cars and vans taking up precious parking spaces, overflowing rubbish bins, more litter on the street and often noise . We do not know who the owner is so cannot contact them. It can be a very frustrating situation.*"²³

3.43 Commodore Airport Hotel Limited mentions that the potential for adverse effects is increased greatly by a larger number of guests, or more regular use of the property by guests during the year.²⁴

Evidence presented to the Panel at the hearing

3.44 As mentioned at paragraph 1.6 above, the Panel has been provided with a clear and consistent picture through the evidence presented by various community groups representing residential areas not just within the Central

²⁰ Submission S017 (Karen Phelps).

²¹ Submission S018 (Mt Pleasant Neighborhood Watch Group).

²² Submission S090 (Victoria Neighbourhood Association Inc), at paragraph 2.5.

²³ Submission S125 (Robin Meier).

²⁴ Submission S131 (Commodore Airport Hotel Limited) at paragraph 5.

City²⁵ but also outside of it²⁶ that un-hosted visitor accommodation is the predominant concern that is in need of regulation due to its potential for significant adverse effects on character, coherence and amenity. That evidence reinforces that provided in the various information provided and summarised in the section 32 report and its appendices, as well as the submissions lodged on PC4.

3.45 Evidence from accommodation providers (Christchurch Holiday Homes, Bachcare, and Airbnb) is that they have, over time, put in place various internal policies which set expected standards of guest behaviour with regards to things such as nuisance, large parties or events.²⁷ Christchurch Holiday Homes mention the use of self-regulation by (amongst other things) having strict guest checking processes to verify guests identities, and strict terms and conditions "*which deter unwanted guests*".²⁸

3.46 However, it is implicit in that same evidence that:

- (a) there is behaviour and activities associated with unhosted short-term visitor accommodation that need management; and
- (b) significant adverse effects can arise from such activities if left unregulated and unchecked.

Concluding comment on evidence of residents' experiences

3.47 Evidence about the experiences of residents in Christchurch and Banks Peninsula regarding visitor accommodation has been brought to the Panel via a wide variety of methods, as outlined above. They all consistently confirm that visitor accommodation activities, particularly unhosted, can have significant adverse effects if left unregulated.

Planners commenting on evidence of residents' experiences

3.48 It is submitted that there is nothing wrong with, and indeed it is entirely appropriate for, a planner to consider, comment, and rely on the subjective experiences of residents who have experienced adverse effects of an activity on matters such as character, coherence and amenity, when formulating views and recommendations regarding the most appropriate provisions for a plan change addressing visitor accommodation. No technical or specialist

²⁵ Inner City West Neighbourhood Association (ICON); Victoria Neighbourhood Association Inc.

²⁶ Karen Phelps for Mt Pleasant/Belleview Terrace Neighbourhood Support Group; Tim Lindley and Michelle Lomax for Waikura Linwood Central Heathcote Community Board.

²⁷ See for example the evidence of Mr Nolan for Airbnb, at paragraphs 30 to 35.

²⁸ Written submission presented at the hearing on behalf of Christchurch Holiday Homes.

statistical analysis is required. A planner may account for and give weight to residents' evidence of their experiences, in the same way the Court accounting for and gave weight to residents' evidence of their experiences in *Harewood Gravels*.

- 3.49 Ultimately, there is nothing unusual about the Council, a planner, or a hearings panel considering and giving weight to the experiences of residents (including that obtained through consultation feedback) to understand the issues associated with a plan change, and the nature of effects to be addressed. Indeed, to ignore these experiences due to not having some credentialed social impact specialist reviewing those experiences, would be contrary to the participatory approach and emphasis of the RMA.

4. VISITOR ACCOMMODATION IMPACTS ON RESIDENTIAL COHERENCE

- 4.1 In broad terms, residential coherence can be used to describe a cohesive neighbourhood that has not been eroded by non-residential activities. Evidence provided by submitters elaborate on what residential coherence is, and what impacts un-hosted visitor accommodation in particular can have when occurring in residential units in a neighbourhood.
- 4.2 The Waikura Linwood Central Heathcote Community Board comment on what they call "socially cohesive" neighbourhoods, creating and maintaining a sense of community. They describe how people live in neighbourhoods that preserve a sense of the community feeling safe and supported.²⁹ They mention that un-hosted accommodation results in "*large numbers of people coming into neighbourhoods who have no investment in community life in these neighbourhoods thus fragmenting social engagement and the ability to achieve resilience*". They seek to protect communities from disengagement from one another.
- 4.3 Mr Bob Pringle for the Coalition for Safer Accommodation in Christchurch similarly refers to "social cohesion", while Ms Phelps mentions that neighbourhoods are a "glue that holds people together".
- 4.4 Residential coherence and social coherence captures what submitters have described as the sense of knowing ones' neighbours, which can contribute to feelings of connection, reliance, safety, happiness and stronger social networks. This can be lost if ordinary residential activities (e.g.

²⁹ Presentation by Waikura Linwood Central Heathcote Community Board, slide #4.

owner/occupiers, longer term renters) are replaced by un-hosted home share accommodation, through what Ms Phelps describes as "*an ever-changing parade of people you never get the chance to know*"³⁰

- 4.5 The Environment Court in *Ahn v Christchurch City Council (Ahn)* considered the impact of a more traditional visitor accommodation facility in a residential area on residential coherence.³¹ One of the issues being considered was whether a managers accommodation associated with traditional visitor accommodation would provide "*the security, friendship and fellowship essential to maintaining residential coherence*". Thus, residential coherence was considered to capture concepts of security, friendship and fellowship in a neighbourhood.
- 4.6 The Court agreed that an on-site manager "*will provide a different neighbourly experience from a dwelling, even if all other measures of scale, traffic and noise are acceptable*", but accepted there is at least some elements of continuing residential activity, at least compared to using the property as a commercial office. The Court also considered that the manager would have an interest in maintaining property safety, proper behaviour, property tidiness and the like.³²
- 4.7 In assessing impacts on residential coherence, the Court considered the relevant district plan assessment criteria for 'residential coherence', which provided:³³
- (a) The extent to which the surrounding area remains dominated by residential activity, rather than by activities which are not associated with or incidental to residential activities.
 - (b) In the Living 1, ... Zone(s), the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
 - (c) The likelihood of the activity resulting in residential sites being left with no immediate residential neighbours.
 - (d) Any adverse effects of the activity on the surrounding residential area in terms of loss of security, friendship and fellowship, as a result of the loss of residential neighbours.
 - (e) Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity."

³⁰ Presentation by Ms Phelps, slide #5.

³¹ *Ahn v Christchurch City Council* Environment Court, Christchurch, 24/5/2007, C068/07.

³² *Ibid* at [83].

³³ *Ibid* at [84].

- 4.8 The Court found that a manager in residence does not meet criteria (b), and would not totally provide for what criteria (c) and (d) intended, but would provide some level of residential component.³⁴ The Court went on to consider (e), being cumulative effects of the activity in light of other permitted and consent activities in the vicinity.
- 4.9 Notably, the Court found that even an on-site manager of traditional visitor accommodation has some shortcomings in respect of some criteria for assessing residential coherence. This would suggest that an unhosted visitor accommodation proposal would likely have a greater negative impact on residential coherence if assessed against similar criteria.
- 4.10 In the present case, the evidence is clear that unhosted short-term visitor accommodation in particular means that adjacent residences “lose a neighbour” – and therefore lose the opportunity for the potential benefits associated with having a neighbour such as security, friendship, community and neighbourhood support.

5. VISITOR ACCOMMODATION IMPACTS ON CHARACTER AND AMENITY

- 5.1 It is important to establish the baseline character and amenity values that PC4 seeks to maintain. The RMA definition of “amenity values” is “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.
- 5.2 Change per se will not necessarily constitute an adverse effect on character and amenity, but rather, a comparison of effects is required against a baseline environment. As the High Court in *Harewood Gravel*s states, in terms of rural character and amenity:

"Change per se does not constitute an adverse effect on rural character or amenity. To test the scale and intensity of effects and change, the baseline environment must be established."

- 5.3 The baseline environment will be reflected by an identification of the values of people and communities in that environment, and what values and characteristics the District Plan identifies.

³⁴ Ibid at [86].

5.4 Evidence provided by residents elaborates on the values and attributes of their residential amenity. The values and characteristics of what the District Plan identifies is outlined below.

6. VERTICAL AND HORIZONTAL INTEGRATION OF PC4 WITH EXISTING DISTRICT PLAN DIRECTIONS REGARDING CHARACTER, COHERENCE AND AMENITY

6.1 The need to maintain high quality and high amenity living environments, and to avoid conflicts between incompatible activities, are major thrusts of the existing District Plan objectives and policies. There is also strategic direction that promotes clarity of language and regulatory efficiency.

6.2 However, as the District Plan was made operative prior to the rapid increase in the use of residential dwellings for visitor accommodation activities, it does not specifically cater for the advent of this rapid increase, not just in terms of providing a clear, and efficient framework to enable visitor accommodation where adverse environmental effects are shown to be less than minor, but also in terms of managing what could be significant effects on the character, coherence and amenity of living environments if not appropriately regulated.

6.3 PC4 is intended to provide a more appropriate framework for visitor accommodation to address these issues in a manner that integrates both vertically and horizontally with the thrust of existing objectives and policies in the District Plan. In particular:

(a) In terms of vertical integration, the introduction to Chapter 3 makes it clear that the Strategic Directions chapter provides overarching direction for the plan including subsequent chapters. As anticipated by clause 3.3 of the District Plan, PC4 is intended to be expressed, and achieve consistency with, strategic directions objectives.

(b) In terms of horizontal integration, the PC4 provisions for enabling and managing visitor accommodation are proposed to work in concert with the rest of the objectives in other chapters of the District Plan that set the overall framework for managing development in each zone, particularly in relation to the management of non-residential activities, and the use and development of residential units.

6.4 Integration with the main thrusts of the District Plan directions provided by existing objectives and policies are discussed below.

Maintaining high quality and high amenity living environments

6.5 Strategic directions objective 3.3.7 provides:

Objective 3.3.7 – Urban growth, form and design

- a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
 - i. Is attractive to residents, business and visitors; and
 - ii. Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and

[our underlining for emphasis]

6.6 For residential zones:

- (a) Chapter 14 objective 14.2.4 is to have high quality residential neighbourhoods which have a high level of amenity and enhance local character. Objective 14.2.4 is implemented by policies 14.2.4.1 to 14.2.4.8, which (amongst other things) seek to facilitate high quality residential environments in all residential areas which are attractive to residents. A note beneath objective 14.2.4 mentions that the objective is also implemented by policies 14.2.6.1, 14.2.6.2, 14.2.6.3, 14.2.6.6 and 14.2.6.8, which themselves also implement objective 14.2.6, discussed below.
- (b) Chapter 14 Objective 14.2.6 is for residential activities (defined to exclude guest accommodation) remains the "dominant activity" in residential zones. Objective 14.2.4 is implemented by policies 14.2.6.1 to 14.2.6.8, which (amongst other things) seek to ensure non-residential activities do not have significant adverse effects on residential coherence, character and amenity.
- (c) Chapter 14 Objective 14.2.8 in relation to the residential zone within the Central City (rather than the Central City as a whole), is for a predominantly residential environment, and to enable change while contributing positively to amenity values, health and safety, and quality and enjoyment, for those living in the area.

6.7 For rural zones, chapter 17 objective 17.2.1.1 is for rural land use to support, maintain and, where appropriate, enhance the character and amenity values of the rural environment, avoid significant and remedy/mitigate other reverse

sensitivity effects, and to maintain and enhance the distinctive character and amenity values of Banks Peninsula and the Port Hills. In broad terms it is implicit from associated policies 17.2.2.1 to 17.2.2.13 that (amongst other things) the density and distribution limitations on residential and rural residential development in rural zones to maintain rural character and amenity would similarly apply to residential units proposed to be used for visitor accommodation.

- 6.8 A distinguishing factor in the existing District Plan objective and policy framework between residential and rural zones is that the former is concerned about coherence, character and amenity, while the latter does not address coherence.
- 6.9 PC4 is proposed in recognition of the fact that although the District Plan provides clear overall direction to maintain high quality and high amenity living environments, the existing framework had not anticipated and thus does not properly cater for the rapid increase in the use of residential dwellings for visitor accommodation activities.
- 6.10 PC4 seeks to bring a clearer framework that better achieves that same intent for the rapid increase in the use of residential dwellings for visitor accommodation activities that was not present when the District Plan became operative. It is submitted that PC4 is vertically and horizontally integrated with existing direction to maintain high quality and high amenity living environments.

Avoiding conflicts between incompatible activities

- 6.11 The need to avoid conflicts between incompatible activities where there are significant adverse effects on the amenity of people and communities is provided for as a strategic directions objective and which gives effect to Objective 5.2.1 of the Canterbury Regional Policy Statement:

Objective 3.3.14 – Incompatible activities

- a. The location of activities is controlled, primarily by zoning, to minimise conflicts between incompatible activities; and
 - b. Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities.
- 6.12 PC4 does not propose to cut across the intent of this objective. Rather PC4 seeks to bring clarity in terms of integration and implementation of this

objective for visitor accommodation by recognising that traditional visitor accommodation in hotels and motels, and unhosted visitor accommodation can, if left unregulated, give rise to significant adverse effects on the amenity of people and communities (neighbourhoods).

Plan architecture and nesting

- 6.13 The objective and policies introduced by PC4 are proposed to be placed with other residential zone objectives and policies at 14.2 of the District Plan. Although PC4 is not being nested under objective 14.2.6 (Non-residential activities), it does have a relationship with the provisions that sit under 14.2.6, for example, PC4 replaces policy 14.2.6.7 (Guest accommodation).
- 6.14 To clarify the integration between chapter 14 objectives and policies, PC4 also proposes to amend objective 14.2.6 and its associated policies to refer to proposed objective 14.2.9 and its associated policies by way of advice notes directing to the specific provisions of PC4. PC4 does not provide specific objectives and policies within zones other than those in chapter 14.

7. CLARITY OF LANGUAGE, EFFICIENCY, AND A "LIGHT TOUCH" APPROACH

- 7.1 Direction in terms of clarity of language and regulatory efficiency is provided by strategic directions objective 3.3.2 which states:

Objective 3.3.2 – Clarity of language and efficiency

- a. The District Plan, through its preparation, change, interpretation and implementation:
 - i. Minimises:
 - A. transaction costs and reliance on resource consent processes; and
 - B. the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice; and
 - C. the requirements for notification and written approval; and
 - ii. Sets objectives and policies that clearly state the outcomes intended; and
 - iii. Uses clear, concise language so that the District Plan is easy to understand and use.

Clarity and integration

- 7.2 Mr Bayliss has taken on board the direction for clarity and the Panel's request for an overall review of the proposed PC4 provisions to ensure they are clearly worded and make sense in the context of the wider District Plan. He has sought to improve clarity and integration in an updated version of PC4 which he has prepared, which are **attached** in different tracked changed formats as annexures "A" and "B".
- 7.3 Some matters of improvement are discussed in greater detail later in these closing submissions.

Regulatory efficiency

- 7.4 In terms of regulatory efficiency, Airbnb relies on objective 3.3.2 to argue for a non-regulatory or low-regulatory approach to visitor accommodation.
- 7.5 However, objective 3.3.2 does not provide an automatic licence to take a non-regulatory or low-regulatory approach. Provisions must still be considered pursuant to section 32 as to what is most appropriate, and that consideration could lead to a regulatory approach being deemed most appropriate. In other words, objective 3.3.2 should not be taken to override section 32 considerations, or be determinative in and of itself.
- 7.6 Rather than being determinative, the Independent Hearings Panel on the District Plan noted that objective 3.3.2 should *influence* the formation of future provisions.³⁵ Accordingly, it is submitted that the correct approach is to ascertain whether and to what extent a regulatory approach is "most appropriate" under section 32, with objective 3.3.2 influencing a specific consideration of whether matters such as notification requirements, the number, extent, and prescriptiveness of development controls and design standards could still be minimised while being consistent with what is considered "most appropriate".

Is a "light touch" approach most appropriate?

- 7.7 Airbnb submit that adverse effects from home sharing is most appropriately managed through voluntary methods such as Airbnb's own policies to deal with parties, neighbour complaints, guest numbers etc combined with "light touch" plan rules as proposed by Mr Bonis.³⁶

³⁵ Independent Hearings Panel Decision 1, at paragraph [100].

³⁶ Legal submissions on behalf of Airbnb, at paragraph 30.

- 7.8 However, the "light touch" plan rules proposed by Mr Bonis are, in practical terms, promoting a "no resource consent" approach. In particular:
- (a) Mr Bonis proposes permitted activity status for all home sharing (hosted and unhosted) subject only to standards requiring prior notification to Council, the keeping of records, and not using outdoor space between 10pm and 7am with advisory signage.
 - (b) Mr Bonis proposed that a breach of these permitted standards will be a controlled activity. It would seem an obvious choice to choose to notify Council, keep records and put signage up to control night-time outdoor use rather than apply for controlled activity resource consent. Furthermore, and in any case, an application for a controlled activity resource consent to breach any standard (including use of outdoor space) cannot be declined, which means resource consent would be granted anyhow.
- 7.9 Accordingly, as things stand, Airbnb seeks to avoid the need for any realistic resource consent process for all home share accommodation, essentially on a "trust us, we'll handle it" approach.
- 7.10 However, it is submitted that a "light touch" or "no resource consent" regime is not most appropriate for a number of reasons, including:
- (a) not all accommodation providers will have strict policies seeking to address nuisance issues. Wendy Sealey gave evidence that there are many different home-sharing platforms and they do not all play by the same book;
 - (b) even if such policies were in place, there is no guarantee that they will lead to nuisance issues being addressed by a platform provider or a host. For example:
 - (i) Gabriella Barbara gave evidence to the Panel that there was no way for neighbours to record problems about guests/users on Airbnb because of security and privacy of data issues;
 - (ii) Wendy Sealey gave evidence that providers like Airbnb are self regulated, and do not conduct property inspections;
 - (iii) Resident groups mention difficulties associated with contacting off-site hosts, including in particular those based overseas;

- (c) despite accommodation providers mentioning the existence of policies, evidence collected from, provided and/or presented by residents is that they can still experience significant adverse effects from visitor accommodation, particularly from unhosted visitor accommodation;
- (d) there is no evidence of policies that purport to address adverse effects on non-nuisance adverse effects, particularly adverse effects on residential coherence;
- (e) if a short-term accommodation provider chose to significantly amend or abandon the implementation of a management policy, that would be entirely up to them, and interested and affected parties would have no say in the matter.

7.11 Accordingly, a "light touch" or "no resource consent" approach can lead to proliferation of visitor accommodation with no ability for Council to manage and control the potential for significant adverse effects on character, coherence and amenity. Such an approach would be inconsistent with providing for the Council's function under section 31 of the RMA to "*control any actual or potential effects of the use, development, or protection of land*".

7.12 It is submitted that a regulatory approach is most appropriate. Mr Bayliss, following further consideration or evidence and issues raised during the hearing, recommends a revised regulatory approach in an updated version of PC4 (annexures "A" and "B") which, it is submitted, is most appropriate.

8. PROPOSED PC4 OBJECTIVE AND POLICIES

8.1 Further reflection following the hearing has resulted in several consequential changes to the recommended objectives and policies for PC4. The objective is proposed to be made more high-level to read less like a policy, while retaining a clear focus on intended outcomes aligned with other related plan provisions.

8.2 Amongst other things, revisions are proposed to:

- (a) provide guidance for identifying a cumulative effects threshold, particularly in relation to residential coherence; and
- (b) confirm whether PC4 should ensure residential activity is the predominant land use activity across all its residential zones in totality or within a neighbourhood or on individual sites.

Difficulties in identifying a cumulative effects threshold

- 8.3 One of the responses to the December 2018 Life in Christchurch survey mentioned that "*some short term accommodation is good (nice to see visitors getting out and enjoying our city and they are usually friendly) but there are too many near where I live*".³⁷ While some short-term accommodation is good, when do we arrive at the point that the next proposal is 'one too many'?
- 8.4 Commissioned Daysh has asked for guidance on how to define "the straw that breaks the camels' back" when it comes to identifying when un-hosted visitor accommodation cumulatively reaches the point of adversely affecting residential coherence of the neighbourhood to the extent that warrants declining resource consent.
- 8.5 It is clear from case law that a cumulative effect is not only one that arises from a proposed activity whereby the site itself has reached saturation point. Rather, cumulative effects allows a consideration of whether a given proposal constitutes the "the straw that breaks the camel's back" in terms of adverse effects on the environment as it exists or as it can be expected to be. As the Environment Court states in *Outstanding Landscape Protection Society Inc v Hastings District Council*:³⁸
- [52] ...If a consent authority could never refuse consent on the basis that the current proposal is ...*the straw that will break the camel's back*, sustainable management is immediately imperilled. It is to be remembered that all else in the Act is subservient to, and a means to, that overarching purpose.
- [53] Logically, it is an unavoidable conclusion that what must be considered is the impact of any adverse effects of the proposal on ... *the environment*. That environment is to be taken as it exists or, following Hawthorn, as it can be expected to be, with whatever strengths or frailties it may already have, which make it more, or less, able to absorb the effects of the proposal without a breach of the environment bottom line — the principle of sustainable management."
- 8.6 Unfortunately, it is difficult to nail down specific examples of when there is "one application too many". There are likely to be a number of factors that contribute to the effects of a short-term accommodation development being more than minor in a way that cannot be adequately mitigated by conditions of consent. Identifying a particular cumulative effects threshold is typically

³⁷ Section 32 report appendix 6D at page 170.

³⁸ *Outstanding Landscape Protection Society Inc v Hastings District Council* [2008] NZRMA 8 at [52]-[53].

done through a case by case assessment, and as the Environment Court noted in *Ahn*, the judgement call can be “finely balanced”.³⁹

8.7 To illustrate the difficulties in defining specific situations or thresholds where consent might be declined, potential examples where it may be appropriate to decline could be:

- (a) A proposal with a large parking area which has impacts on the visual amenity of the area, large numbers of guests coming and going which could (in combination with other short-term accommodation developments) impact on the quiet enjoyment of a residential environment by neighbours.
- (b) A residential property being left with no residential neighbours resulting in most of the street being taken up by visitor accommodation providers and non-residential activities with no appropriate mechanism for absentee owners to address any issues that arise.
- (c) A proposal on a large scale (the combination of the number of guests and number of nights per year) with groups of separate parties coming and going at odd hours, large coaches transporting guests, staff and servicing vehicles, taxis and uber vehicles in larger numbers than would be expected to occur in a residential environment, which considered together, have more than minor adverse effects on the environment.

8.8 However, the Court in *Ahn* observes that district plan provisions can assist in making the difficult decision in identifying when a cumulative effects threshold is reached:

[99] ...it is very difficult to decide when a threshold as to cumulative effects has been reached. Given the lack of clarity in the Plan, we reiterate Mr Garland's concern that thresholds seem to retreat ahead of advancing development. Nevertheless, we consider that the Plan does have sufficient provisions to examine particularly cumulative effect as it occurs with consequential development.

[100] In the circumstances of this case we are satisfied that, with the particular conditions of consent proposed, this matter is just acceptable. It is at the threshold of acceptable cumulative effects.

[our underlining for emphasis]

³⁹ *Ahn v Christchurch City Council* Environment Court, Christchurch, 24/5/2007, C068/07 at [98].

8.9 Accordingly, Mr Bayliss has considered proposed amendments to the PC4 framework to provide clearer guidance regarding matters of coherence and cumulative effects.

Proposed guidance for cumulative effects

8.10 The District Plan provides an approach to addressing coherence in relation to preschools, veterinary care facilities and places of assembly, but it is submitted that the approach is not suitable for adoption in relation to visitor accommodation.

8.11 Activity specific standard vi for rules 14.4.1.1 P18-P20 require preschools, veterinary care facilities and places of assembly to:

- "A. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and
- B. only locate on residential blocks where there are no more than two non-residential activities already within that block."

8.12 Activity specific standard vi refers to a diagram in Figure 1 of chapter 14 to the District Plan to illustrate the application of this rule. In essence, the rule seeks to:

- (a) address the overall quantum of non-residential activity in a neighbourhood by limiting the number of non-residential activities in a single block to two;
- (b) leaving residential properties with at least one residential neighbour.

8.13 A breach of rules 14.4.1.1 P18-P20 requires restricted discretionary resource consent under rule 14.4.1.3 RD30, with matters of discretion addressing scale of the activity, traffic generation and access safety, and non-residential hours of operation as in rules 14.5.15.5, 14.15.6 and 14.15.21. While these matters of discretion contribute toward maintaining residential amenity, they do not address rear sites, coherence issues, or provide an assessment framework to address all the matters that could arise from a proliferation of short-term accommodation in a residential neighbourhood.

8.14 Accordingly, there is a need for the District Plan to addressing the effects of visitor accommodation on residential coherence. Mr Bayliss' updated version of PC4 (annexures "A" and "B") proposes this can be achieved by providing

additional policy direction in subparagraphs iii and iv of proposed policy 14.2.9.1.b so that it states:

- b. *Manage visitor accommodation in a residential unit where a permanent resident(s) is not in residence to ensure adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings are minimised including through:*
 - i. *controlling the scale and extent of use to ensure that the residential unit is still predominantly used for a residential activity;*
 - ii. *management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours; and*
 - iii. *ensuring residential units on adjoining sites, including sites separated by an access, still share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all their adjoining boundaries; and*
 - iv. *not locating unhosted visitor accommodation in a residential block where more than half of the residential units within the block are used for unhosted visitor accommodation.*

- 8.15 It is proposed to provide guidance through a policy because Council officers processing resource consent applications will look to the policies for guidance.
- 8.16 The proposed policy is to prevent residential properties losing all of their neighbours, and draws a line at retaining a residential activity on at least one boundary on the basis that it will provide specific guidance on how coherence is to be maintained. This is, in effect, the same outcome required by existing rules 14.4.1.1 P18-P20 and 14.4.1.3 RD3. The proposed clause addressing the composition of the block is aligned with, and helps implement, the existing policies and rules in the plan about ensuring residential activities remain the dominant activities and should resolve the issue of whether this approach applies across entire zones or within sites, or some other unit of urban form, or over a given period of time.
- 8.17 The proposed approach to residential coherence is specific to unhosted visitor accommodation and does not seek to combine the assessment of the effects of short-term accommodation with those of other non-residential activities as those matters are beyond the scope of PC4. It also does not address the introduction of unhosted visitor accommodation in greenfield or brownfield situations where there is no established residential neighbourhood amenity and coherence.

- 8.18 It is submitted that the reference to a residential block is an urban form concept that is already used for a similar purpose in the plan, is readily understandable and able to be applied reasonably consistently and is preferable to the use of the concept of a neighbourhood, which would require introducing a definition for neighbourhood. It is acknowledged that:
- (a) What constitutes a residential block may be unclear in situations where streets are dominated by cul-de-sacs and private access roads, or severed by extensive areas of non-residential activity, but this problem is not insurmountable and would not be solved by instead referring to a neighbourhood.
 - (b) For many people, their neighbourhood includes properties on both sides of a quiet street (but only one side of a street along major roads and arterials) within a vicinity of a few hundred metres. This would not be captured by assessing the land use activity on adjoining sites and in a residential block. However, if the block across the road is also a residential block, then application of the policy to that block should act to avoid a proliferation of non-residential activities there as well.
- 8.19 As the term 'neighbourhood' occurs 181 times in the plan, it is submitted that introducing a specific definition for neighbourhood is likely to be more problematic than beneficial. Addressing the composition of development within a block will better and more effectively achieve the outcomes of the relevant objectives.

Predominantly residential activity within a neighbourhood, a zone or a site?

- 8.20 The Panel queried whether the plan should ensure residential activity is the predominant land use activity across all its residential zones in totality or within a neighbourhood or on individual sites.
- 8.21 Existing objective 14.2.6 (non-residential activities) seeks that residential activities remain the dominant activity *in residential zones*. That direction is proposed to be retained by PC4.
- 8.22 However, PC4 inserts a new sub-clause into objective 14.2.6 so that visitor accommodation proposals are also considered against the direction provided by new objective 14.2.9 and its associated policies.
- 8.23 It is submitted that the most appropriate approach is to frame the objectives and provisions of PC4 in a way that allows the consideration of the

predominance of individual visitor accommodation on neighbourhoods and sites in a manner that still addresses the intended outcomes for the overall zone. Maintaining predominance at the site and neighbourhood level should, as a consequence, achieve predominance of residential activity at a zone scale.

- 8.24 It is proposed to seek to address predominance at the neighbourhood scale through limiting the number of unhosted visitor accommodation activities to less than half of any existing residential block and to ensure that residential homes do not find themselves completely hemmed in by short-term accommodation activities without the appropriateness of this activity being considered through a consent.
- 8.25 In terms of maintaining a predominance of residential activity within a site, the Council proposes to do so through addressing matters of residential character and coherence by:
- (a) limiting the number of guests who can stay to a level that is not significantly higher than what could be expected to occur with a residential household; and
 - (b) limiting unhosted visitor accommodation up to 60 nights per year as a controlled activity and a permitted activity for up to 180 nights in defined rural zones and small settlements in rural areas after which the activity becomes discretionary.
- 8.26 Mr Bayliss provides updated PC4 objectives and policies (annexures "A" and "B") so that they collectively provide direction to consider the predominance of residential activity at the zone, neighbourhood and site level.⁴⁰

9. PROPORTIONALITY OF PROPOSED ACTIVITY STATUSES

- 9.1 The Panel has queried whether the PC4 proposed activity statuses, particularly for unhosted visitor accommodation, are proportional to the issues. For present purposes, "proportional" is assumed to mean most appropriate in section 32 terms, but also accounting for the influence of strategic directions objective 3.2.2 (as discussed at paragraphs 7.1 to 7.6 above).

⁴⁰ Objective 14.2.6 provides for predominance at the zone level, objective 14.2.9.a.i and policy 14.2.9.1.b provides for predominance at the neighbourhood level, while policy 14.2.9.1.c provides for retaining predominantly residential character and coherence of the site and its immediate surroundings.

Controlled activity status for unhosted visitor accommodation

- 9.2 It is submitted that where the use of residential unit for short-term accommodation constitutes a change of use, the effects of which, in the absence of other regulatory tools outside of the RMA, will most efficiently and effectively be addressed by having people who undertake this activity develop and implement a management plan. This can be formalised through a controlled activity consent in a way that provides certainty (in that it must be granted) and accountability in that it results in conditions of consent which can be enforced as required.
- 9.3 While further consideration has been given to the cost of requiring large numbers of controlled activity resource consents for unhosted visitor accommodation even for a short period of, say, 1 to 2 weeks in a year, the uncertainty that is likely to arise by providing for this as a permitted activity, together with the resulting additional plan complexity and implementation and enforcement challenges it could create mean that this option is not considered the most appropriate approach in terms of section 32.

Use of full discretionary activity status

- 9.4 For the reasons given in paragraphs 4.16 to 4.19 of Mr Bayliss' rebuttal evidence, hosted visitor accommodation that does not meet permitted activity standards and unhosted visitor accommodation that infringe controlled activity standards are recommended to be a discretionary activity rather than a controlled or restricted discretionary activity.
- 9.5 The evidence considered at the hearing has reconfirmed that unhosted visitor accommodation in particular may not be suitable in all locations in a zone, the effects of the activity are highly variable such that it is not practical to prescribe standards to control them all in advance, and that seeking to frame matters for discretion that capture the full range of potential positive and adverse effects of short-term accommodation will in fact create an assessment framework that is not discrete enough to constitute a restricted discretionary activity. As mentioned in the Council's opening legal submissions at paragraph 5.28, these factors have been identified by the Environment Court as reasons for classifying an activity as fully discretionary.
- 9.6 It is also the Council's concern that a restricted discretionary activity framework can be overly prescriptive. For example, restrictions on guests accessing outdoor areas after hours may be necessary in situations where

neighbours in close proximity are likely to be impacted by night time noise from talking and music and socialising, but in most instances this would be overly restrictive given the likelihood that effects are likely to be similar to residential use in most instances. As another example, a Crime Prevention Through Environmental Design (CPTED) assessment may be necessary and appropriate in situations where access is convoluted or dangerous, but in many situations it would be unnecessary and inefficient to require such an assessment. Assessments of effects on traffic safety, reverse sensitivity effects on neighbouring activities and infrastructure, while potentially relevant in some cases, may be unnecessary in others. Discretionary activity status will allow greater flexibility to consider these matters where relevant and to not require consideration of these matters where it is not warranted.

- 9.7 Should the Panel nonetheless reach a view that restricted discretionary activity is preferred, the Council would recommend restricted discretionary assessment framework that is applied in a suitably adjusted form that is relevant to each chapter that hosted and unhosted visitor accommodation is provided for and not just in residential areas. A discussion of possible restricted discretionary matters of discretion is **attached** as annexure "C".

Use of non-complying activity status for visitor accommodation in residential units

- 9.8 It is submitted that the proposed 12 guest limit on visitor accommodation in residential zones and the 20 guest limit on visitor accommodation in a heritage item beyond which the activity becomes non-complying are important for setting a bottom line for maintaining residential activity as the predominant activity in residential zones and limiting the proliferation of residential related activities in other zones.
- 9.9 The use of non-complying activity status in the rural zones for visitor accommodation activities not provided for as permitted and controlled activities where the activity is located in the 50dB noise contour is consistent with the existing approach of the plan seeking to avoid additional noise sensitive activities in these areas beyond the extent of what is allowed as permitted and controlled activities. These relevant objectives and policies are directive and relatively unambiguous in support of this proposed approach.

Use of non-complying activity status for "ordinary" visitor accommodation

- 9.10 During the course of the hearing, the Panel queried whether the proposed non-complying activity status for "ordinary" visitor accommodation such as hotels and motels fall within the scope of PC4.
- 9.11 As mentioned at paragraph 3.1 of the Council's opening submissions, the Panel has scope to consider changes to PC4 that fairly and reasonably fall in the union of three sets of possibilities:
- (a) the plan change; and
 - (b) the operative district plan to the extent it deals with the resources the subject of, and the issues raised in respect of them, by the plan change; and
 - (c) submissions on the plan change, but noting that this set is limited to submissions that are "on" the plan change.⁴¹
- 9.12 It is submitted that there are no scope issues regarding the change in activity status for "ordinary" visitor accommodation such as hotels and motels from discretionary to non-complying because PC4 itself clearly provides for that outcome. Amongst other things, PC4 as notified proposed:
- (a) a new policy 14.2.9.4 which directs most "ordinary" visitor accommodation to not locate in residential zones; and
 - (b) rules that specifically makes most "ordinary" visitor accommodation a non-complying activity in the residential zones – see for example notified PC4 rules 14.4.1.5 NC8, 14.5.1.5 NC4, 14.6.1.5 NC8, 14.8.1.5 NC3, 14.8.3.1.5 NC5, 14.9.1.5 NC3, 14.10.1.5 N3, 14.12.1.5 N5.
- 9.13 Changes to "ordinary" visitor accommodation are also signalled in the explanation provided in the opening pages of notified PC4. Amongst other things:
- (a) PC4 is entitled "short-term accommodation", the plain ordinary meaning of which can describe the full range of visitor accommodation, including "ordinary" visitor accommodation, and hosted/unhosted visitor accommodation in residential units.

⁴¹ *Cook Adam Trustees Limited v Queenstown Lakes District Council* [2013] NZEnvC 156, at [30].

- (b) PC4 mentions that one of the purposes of PC4 is to better differentiate between residential and visitor accommodation activities.⁴²
- (c) PC4 advises that the previous definition for "guest accommodation" (which was wide enough to encompass the full range of visitor accommodation, including hotels, motels etc) would be combined with "farm stay" and "bed and breakfast" into one definition of "visitor accommodation".⁴³

9.14 The change from discretionary to non-complying for "ordinary" visitor accommodation in residential zones was deliberate and intended. This is noted in the section 32 report, at page 62 paragraph 3.1.6 as follows:

"In residential zones, the proposed provisions are more restrictive for visitor accommodation that is not in a residential unit or heritage item and unhosted visitor accommodation in a residential unit for more than 180 days a year (going from Discretionary to Non-Complying activity status with more directive policy wording to avoid a scale, duration, frequency or type of visitor accommodation where adverse effects on residential character, amenity and coherence cannot be minimised).

[our underlining for emphasis]

9.15 It is noted that at the hearing, "ordinary" visitor accommodation providers such as Hospitality NZ and Coalition for Safer Accommodation did not address this change in their submissions. When alerted to the change, neither expressed any significant concerns.

9.16 Although these activities are provided for as a discretionary activity in the operative provisions of the District Plan, in practice, the relevant policy provisions made this almost impractical to consent such that the status quo functioned very much like a non-complying activity in reality. For example, policy 14.2.6.4 provides:

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.

9.17 Because of the permissive approach to "ordinary" visitor accommodation in commercial zones and the accommodation and community facilities overlay and residential guest accommodation zone, it would be difficult for applicants

⁴² Notified PC4 document, paragraph c.

⁴³ Notified PC4 document, paragraph 1.

to demonstrate that they could not locate somewhere outside of the residential zones. It could also be difficult for applicants to meet the second limb of the policy which requires they show that their effects on character and amenity will be insignificant.

- 9.18 It is submitted that it is most appropriate for "ordinary" visitor accommodation to be classified as a non-complying activity, as that will most appropriately provide for an activity status hierarchy that best works alongside the activity status hierarchy for visitor accommodation in residential units. Classifying "ordinary" visitor accommodation back to a discretionary activity would result in odd situations where some forms of visitor accommodation (e.g. in excess of 12 guests in a residential unit or in excess of 20 guests in a heritage item) would have a more stringent non-complying activity status than an "ordinary" visitor accommodation that could cater for well in excess of 12 or 20 guests.

10. CLARIFIED DEFINITIONS

- 10.1 Mr Bayliss has recommended a number of improvements to clarify definitions and terminology used in PC4.

- 10.2 The Panel noted that:

- (a) The proposed definitions for "residential activity" excluded visitor accommodation, and therefore also excluded hosted visitor accommodation and unhosted visitor accommodation).
- (b) The definitions for "hosted visitor accommodation" and "unhosted visitor accommodation" refer to those activities taking place within a residential unit.
- (c) However, a "residential unit" is defined with reference to being used for a residential activity.
- (d) Accordingly, there is potential for confusion as to how a residential unit, which must be used for a residential activity, could then be used for "hosted visitor accommodation" and "unhosted visitor accommodation" when neither of those are residential activities, which would mean the relevant buildings/unit is no longer a residential unit used for a residential activity.

- 10.3 Mr Bayliss' updated version of PC4 (annexure "A" and "B") proposes changes to these definitions that should go some way towards resolving the

potential for plan users to find this contradictory and confusing, and are considered to be complementary to and aligned with the definitions for home occupations. In summary, Mr Bayliss proposes amendments to the definitions of "hosted visitor accommodation" and "unhosted visitor accommodation" to replace the opening phrase "means a residential unit that is also used for visitor accommodation..." with:

"means the use of a residential unit for visitor accommodation..."

11. CHECK IN / CHECK OUT STANDARD

11.1 Several respondents to the Council's community engagement process of 26 January to 2 March 2020 cited problems with *"the arrival of many of the guests in the early hours of the morning, with car movements outside, the banging of doors, and loud speech showing a general disregard for the well-being of the neighbours"*.⁴⁴ Paragraph 2.2.61 of the section 32 report records the similar issues in respect of both stand-alone houses and apartment complexes:

"Several respondents noted that they had been disturbed and woken late at night by guests knocking on their door asking for directions to a neighbouring house they had booked. One respondent noted: "Owner-occupiers constantly get door knocks and asked things about the complex, such as how to get in, which apartment is theirs, where they park, etc. This is annoying to them and not acceptable in someone's home.""

11.2 In answers to questions from the Chair at the hearing:

- (a) Inner City West Neighbourhood Association (**ICON**)⁴⁵ gave evidence regarding constant troubles with late night arrivals at Chester St East.
- (b) Mr Bayliss noted that new-comers unfamiliar with an area could knock on the wrong door on arrival, and make noise trying to figure out how to enter a property, slamming doors and moving suitcases around.

11.3 In order to manage these potential adverse effects, Ms McLaughlin in the original section 42A report⁴⁶ and Mr Bayliss for the Council originally proposed standards requiring that both check-in and check-out times occur outside of the period between 10pm and 6am. Ms McLaughlin notes that

⁴⁴ Section 32 report, appendix 6B, at page 7.

⁴⁵ ICON's evidence was provided jointly by Jill Nuthall and Gay Charlotte.

⁴⁶ At paragraphs section 7.10.1 to 7.10.8 (pages 68 to 69).

these times are comparable to restrictions on hours of operation for other non-residential activities in residential zones.

- 11.4 However, on further consideration of the evidence, and in recognition of concerns predominantly arising with disturbances from late night visitors seeking directions and help associated with checking-in, it is now proposed that the control be limited to check-in times.
- 11.5 It is submitted that this is a more appropriate standard, noting that it more efficiently and effectively addresses the particularity of concerns focused on the late-night *arrival* of guests rather than departure, with operators wanting to provide for late-night check-in requiring resource consent as a discretionary activity. While this could have implications for visitors arriving off a flight late in the evening, there is recourse by way of a consent process that enables consideration of how the adverse effects will be managed.

12. NOTIFICATION PROVISIONS

- 12.1 Strategic directions objective 3.3.2.a.i.C seeks to minimise the requirements for notification and written approval. However, this objective does not provide an automatic licence to adopt a non-notification approach in every case. While the objective can *influence* the formation of notification provisions in the District Plan, notification provisions must still be assessed as most appropriate in terms of section 32.
- 12.2 The effects of visitor accommodation in residential units are predominantly experienced between neighbours and within neighbourhoods and do not generally involve matters of wider public interest that require full notification under section 95A. Accordingly, it is submitted that specifying that this type of activity will not require public notification is more efficient than determining whether public notification is required on a case-by-case basis.
- 12.3 However, it is submitted that, other than for controlled activities which the RMA requires to be non-notified, it is most appropriate to allow for resource consent applications to be limited notified.
- 12.4 Based on evidence collected from, or provided by, residents, it is clear that neighbours are well placed to understand and comment on the ways that short-term accommodation can impact on them and that these effects can vary from case to case depending on the situation.

12.5 Accordingly, Mr Bayliss' updated version of PC4 (annexures "A" and "B") proposes that the visitor accommodation rules requiring discretionary or non-complying activity resource consents include a rule that confirms applications shall not be publicly notified, but may be limited notified.

13. REFERENCES TO HEALTH AND SAFETY AND BUILDING ACT

13.1 Hospitality NZ and Mr Giddens suggested that the Building Act should be referenced in the provisions – in the definitions and matters of control/discretion.⁴⁷

13.2 It is submitted that inserting references to Health and Safety and/or the Building Act are unnecessary. Mr Giddens accepted that whether or not a reference is inserted in the District Plan would not change providers' obligations (i.e. they will have to comply with the Building Act regardless of whether it is in the District Plan).

13.3 Mr Giddens advised that inclusion in the Plan would be more instructive/educative for short-term accommodation providers to ensure that they were on a "level playing field" with other accommodation providers.

13.4 There are 14 references to the Building Act in the Plan. The majority of references to the Act are used in advice notes to clarify that Building Act requirements might apply in addition to Plan requirements. For example:

- (a) In an advice note to the definition of 'building' to clarify that the definition differs from that in the Building Act and therefore that some structures not requiring building consent may still need to comply with the District Plan.
- (b) In the Chapter 2 definition of 'Temporary activities and buildings' there is an advice note specifying that "Temporary buildings are required to comply with the provisions of the Building Act 2004." This is carried through to Chapter 6 General Rules and Procedures in the 'How to interpret and apply the rules' section 6.2.3 which has an advice note: "Temporary activities and buildings permitted by the District Plan must also comply with the Building Act, the Reserves Act, any relevant policies or bylaws, and reserve management plans prepared under the Reserves Act 1977."

⁴⁷ See paragraph 21 of Mr Giddens' brief of evidence.

- (c) The Water Body Setbacks 6.6.3 'How to interpret and apply the rules' has a similar advice note: "2. The Building Act requires that land and other property be protected from erosion, falling debris, slippage, subsidence, inundation, alluvion or avulsion notwithstanding any other consent required for the proposed activity."
- (d) The Historic Heritage chapter 9.3.3 "How to interpret and apply the rules" contains a similar advice note: "Advice note: Reference should also be made to other applicable legislation and requirements including the following: a. The Building Act and Building Code;"

13.5 In the chapter 2 definitions of "heritage upgrade works", "mechanical ventilation", and "site", a reference to the Building Act is used to better describe what is being defined in those definitions. However, the reference does not place any additional obligations on persons using those definitions.

13.6 There is one examples of reference to the Building Act in a substantive rule (as opposed to an advice note or definition). Rule 16.4.8.2.3 is an area specific built form standard in relation to a site with a noise mitigation boundary shown on a particular outline development plan. The rule requires that any development on the site must include a fence that is to be completed prior to a Code of Compliance being issued under the Building Act.

13.7 However, rule 16.4.8.2.3 does not purport to require compliance with the Building Act. Rather, if a developer desires to postpone completion of an acoustic fence until after a Code of Compliance has been issued for a development under the Building Act, then resource consent is required as a discretionary activity under rule 16.4.8.1.4 D1 for not meeting rule 16.4.8.2.3.

13.8 The Health and Safety at Work Act is not referenced elsewhere in the Plan.

13.9 References to other non-RMA legislation in the plan is usually in the form of useful definitions and standards from other legislation, or acknowledgements of Acts such as the Ngāi Tahu Claims Settlement Act 1998 and Te Ture Whenua Maori Act 1993. Sometimes these references denote where other legislation overrides the Plan such as the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and The Heritage New Zealand Pouhere Taonga Act 2014.

13.10 The Council does not agree that the Plan should imply or require that compliance with other legislation is needed for resource management

functions such as in assessment matters, or in order to achieve an activity status or standard, or to comply with a definition. Failures to comply with other legislation is a matter to be addressed by that other legislation. It is not appropriate to insert district rules to enable other legislation to be enforced as a breach of the District Plan under the RMA. Amongst other things, it is not within the role, responsibility or jurisdiction of RMA enforcement officers to enforce the requirements of other legislation. The Council's position on this matter is the same as that set out in the rebuttal evidence of Ian Bayliss in paragraph 6.13.

13.11 However, the Council would not object to referring to legislation in the form of an advice note – thereby serving the function of informing plan users, without transplanting, imposing or duplicating non-RMA obligations as rules in the Plan for enforcement under the RMA.

14. PRIOR NOTIFICATION TO COUNCIL VS REGISTRATION

14.1 Several submitters have requested some form of mechanism or method that properties used for visitor accommodation be registered with the Council.

14.2 However, registration is not clearly contemplated by the RMA. Depending on what registration entails, what might be required by registration, and what discretions are available to confirm registration, there is a potential for registration to be considered ultra vires, particularly if registration process involves matters unrelated to the RMA.

14.3 The utility that the Council envisages from a registration type process is that it provides Council with a mechanism for being informed, and thus keep track of, visitor accommodation activities occurring in the District. That same function can be adequately dealt with by a rule requiring notice to be given to the Council prior to the commencement of visitor accommodation activities. Such a requirement has been confirmed by the High Court to be lawful, observing that the giving of notice would be of administrative convenience to the Council.⁴⁸

15. MINOR AMENDMENTS AND CORRECTIONS TO PROVISIONS

15.1 In response to questions from the Panel and a review of the PC4 provisions, Mr Bayliss recommends some minor amendments and corrections in his

⁴⁸ *T L & N L Bryant Holdings Limited v Marlborough District Council* [2008] NZRMA 485, at [49].

updated version of PC4 (annexures "A" and "B"). Some of these are noted briefly below.

Rule 6.1.7.2.2.a.i.b

15.2 Rule 6.1.7.2.2.a.i.b has been amended so that it now says:

"~~Guest~~ Visitor accommodation (other than hosted visitor accommodation and unhosted visitor accommodation), resort hotels, hospitals and health care facilities"

Rule 6.1.7.2.2.a. i. B – added reference to "(except where specified above)"

15.3 The Panel queried whether the phrase "(except where specified above)" should be added to rule 6.1.7.2.2.a.i.B to be consistent with rule 14.16.4.

15.4 Mr Baylis agrees that these two rules should use the same construct and has added the phrase "(except where specified above)" to rule 6.1.7.2.2.a.i.B in annexures "A" and "B".

Rule 14.4.1.2 C7

15.5 Following the removal of item (d) regarding functions and event in the activity description of rule 14.4.1.2 C7 as recommended in Mr Bayliss' rebuttal evidence, it is now proposed to add a new matter of control (g) focussed on how the owner proposes to manage the scale of events and functions and prevent major parties. Proposed matter of control (g) would state state:

"g. Controls on the effects and scale of functions or events"

Rule 14.4.1.3 RD34.a.5 retained

15.6 The Panel queried whether the phrase "*which are not provided as controlled or permitted activities*" should be added at the end of rule 14.4.1.3 RD34.a.5.

15.7 Mr Bayliss has considered this matter further and notes that the way this rule works is to make defined sensitive activities require a restricted discretionary activity resource consent that assesses susceptibility to noise effects, but with residential activities, this consent requirement is triggered where permitted and controlled activity bulk and location standards are infringed. There are no specific bulk and location standards for visitor accommodation in a heritage item so there is no need to carve out from the rule any visitor accommodation in a heritage item "not provided for as permitted or controlled activity".

Rule 14.8.3.1.1 P3 and P4 – added reference to "in the Lyttelton Port Influences Overlay"

15.8 The updated version of PC4 (annexures "A" and "B") has added reference to "in the Lyttelton Port Influences Overlay" in rules 14.8.3.1.1 P3 and P4.

Rural Urban Fringe zone rule P22 and the Rural Waimakariri Zone rule P20

15.9 The Panel queried whether there was a reason for not adding a reference to caravans in clause d(ii) of Rural Urban Fringe zone rule P22 and the Rural Waimakariri Zone rule P20.

15.10 Including reference to caravans would be a neutral change because vehicles are already mentioned in the rule. There is therefore no objection to this change and it has been introduced in the recommended amended provisions attached.

Rule 17.7.1.1 P18(c) deleted

15.11 The functions and events standard for unhosted visitor accommodation in the Rural Port Hills Zone has been deleted in the updated version of PC4 (annexures "A" and "B").

16. SCOPE ISSUES

16.1 The Council's position on scope continues to be as set out at paragraphs 3.1 to 3.12 of Council's opening submissions. Updates and additional matters arising relevant to scope are outlined below.

Christchurch International Airport Limited (CIAL)

16.2 During the hearing CIAL confirmed that it no longer pursues relief affecting activities not relating to visitor accommodation in residential units (e.g. hospitals and health care facilities), resolving the Council's concerns regarding the absence of scope to address this.

16.3 CIAL also addressed substantive concerns of Clearwater Land Holdings Limited by confirming it no longer seeks the following relief in relation to the SPGR zone:

- (a) resort hotels being included in the definition of "residential activities";
- (b) a 28 day occupancy restriction in SPGR zone rule 13.9.4 P9(b).

- 16.4 However, it is submitted that the scope and natural justice concerns raised at paragraph 2.2 of Mr Cleary's summary of legal submissions remain apt and relevant for CIAL's remaining relief for the SPGR zone, which is to replicate the hosted/unhosted visitor accommodation rules utilised for other zones within the SPGR zone rules.
- 16.5 Although CIAL has identified some passages in the section 32 report referring to Council turning its mind to whether visitor accommodation provisions should extend to the SPGR zone, that does not alleviate the fact that both the notified PC4 document and the notified section 32 report clearly state upfront that PC4 does not address the standards for visitor accommodation activities in the SPGR zone.⁴⁹
- 16.6 It took a sophisticated submitter like CIAL to delve deep into the section 32 report to find the passages it relied on to suggest scope exists. However, it must be emphasised that what CIAL has found is not in the notified plan change itself, just the section 32 report.
- 16.7 However, the reality is that persons would tend to look at a notified plan change to ascertain if a plan change might affect them. If it does not, then there is no need to delve into a section 32 report. In the present case, there is a very real risk that persons looking at the plan change document (and not the section 32 report) may have chosen not to participate in the PC4 having seen:
- (a) the clear statements in the notified PC4 document that the SPGR zone is not addressed; and
 - (b) that the notified PC4 document itself makes changes to a range of zones, but not the SPGR.
- 16.8 And to the extent such person might nonetheless also look at the section 32 report, there is a clear statement on page 2 that PC4 does not address the standards for visitor accommodation activities in the SPGR zone. The risk of disenfranchisement if CIAL's submission is entertained is high and real. As Mr Cleary points out, there are 111 houses within the SPGR zone that would be impacted by CIAL's submission request, and none of the relevant owner/occupiers have lodged submissions.

⁴⁹ Front page of notified PC4; Page 2 of the notified section 32 evaluation under the heading "*Objective/Scope of the Plan Change*".

16.9 For the above reasons, it is submitted that CIAL's remaining relief in relation to the SPGR zone must be treated as out of scope.

Airport noise contour issues

16.10A number of submitters, including Spires Developments Limited and David Lawry, expressed concerns and sought changes that, in broad terms, would enable more or larger noise sensitive activities to be established within the current airport noise contours. They also seek that PC4 be withdrawn or delayed pending work related to a review of airport noise contours.

16.11 However, PC4 is not about altering the area or regulatory effect of the airport noise contours on noise sensitive activities. Rather, PC4 is concerned about visitor accommodation. Accordingly:

- (a) PC4 provides no scope to remove, reduce or otherwise change the airport noise contours or the regulatory effect of those contours on noise sensitive activities.
- (b) There is no reason to withdraw or delay decision-making on PC4 pending work related to airport noise contours.

Spiritual activity – Church Property Trustees and Sister Eveleen Retreat House Board

16.12 The Sister Eveleen Retreat House Board and Church Property Trustees appear to seek that their site be scheduled as a spiritual activity rather than be subject to visitor accommodation rules.

16.13 Scheduling the site as spiritual activity is outside the scope of this plan change. However, as set out in the Section 42A Report at paragraphs 7.20.1ff, the activity may already fall under the definition of a “spiritual activity” and therefore qualify as a scheduled spiritual activity if it was established before 3 December 2010 under rule 6.5.6 and is a permitted activity if it meets the built form standards (rule 6.5.4.1.1 P4) – it will default to a restricted discretionary status if built form standards are not met (rule 6.5.4.1.3 RD1-8).

16.14 It is understood that the submitters have accepted the suggestion to explore this avenue further, which can be done through discussion with Council officers separate to this plan change.

17. RESPONSES TO SPECIFIC CONCERNS RAISED

28+ day rentals are a residential activity

- 17.1 During the course of the hearing there was discussion between the Panel and some submitters⁵⁰ concerning the use of residential units for 1 or 2 months, for example by a visiting temporary worker, in the context of discussing whether this type of activity is similar to an ordinary residential activity and therefore ought not to be regulated as visitor accommodation.
- 17.2 PC4 does not seek to regulate residential units being rented for 28 or more consecutive days. Rather, PC4 proposes a definition of "residential activity" that specifically includes rented accommodation and serviced apartments where individual bookings are for a minimum of 28 consecutive days. PC4 also proposes the definitions of "hosted visitor accommodation" and "unhosted visitor accommodation" apply only where individual bookings by visitors are for less than 28 days each.

Farm stays continue to be provided for

- 17.3 Mr Lawry expressed concerns that PC4 was imposing more stringent restrictions on farm stay activities within the Rural Urban Fringe Zone beneath the air noise contour. However, farm stays continue to be provided for in PC4 as "visitor accommodation accessory to farming" pursuant to proposed rule 17.5.1.1 P22. PC4 does not seek to alter the substance of the requirements for permitted activity farm stays in the operative plan. Amongst other things, the permitted maximum of 4 guests accommodated beneath the air noise contour remains unaltered.

18. COUNCIL RECOMMENDATION

- 18.1 The Council appreciates the time, effort and interest shown by the many submitters providing evidence during the course of the hearing, and this has led to Council now proposing some additional changes to PC4, as set out in Annexures "A" and "B".
- 18.2 It is recommended that the Panel accepts PC4 as amended in Annexures "A" and "B".

⁵⁰ Canterbury Branch of Hospitality New Zealand and Christchurch Holiday Homes.

DATED 5 November 2021



.....
Cedric Carranceja / Sophie Meares
Counsel for the Christchurch City Council

ANNEXURE A - PC4 SHORT-TERM ACCOMMODATION

DISTRICT PLAN AMENDMENTS – CHANGES RECOMMENDED FOLLOWING CONSIDERATION OF SUBMISSIONS, EVIDENCE AND HEARING

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 and reply version of the plan change is shown as underlined and text to be deleted as ~~striketrough~~.

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 underlined text in green.

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

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 the use of 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;~~
- ~~a. individual bookings by visitors are for less than 28 days each; and~~
- ~~b. 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:
 - ~~i. the **residential units** are in the same ownership and are not in strata titles;~~
 - ~~ii. 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
- f. sheltered housing; but

excludes:

- 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.

Residential unit

means a self-contained **building** or unit (or group of **buildings**, including **accessory buildings**) used for 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.

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 the use of a **residential unit** that is also used for **visitor accommodation** in a residential unit 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 <u>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</u> 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 <u>sensitive activity</u> within the <u>Air Noise Boundary</u> shown on the Planning Maps.
PR2	Any new <u>sensitive activity</u> 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 (other than hosted visitor accommodation and unhosted 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 <u>Guest Visitor</u> 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	<p>Open Space (all zones except Open Space Coastal)</p> <p>Commercial Central City Business</p> <p>Commercial Central City Mixed Use</p> <p>Commercial Central City (South Frame) Mixed use</p> <p>Commercial Local within the Central City</p> <p>Residential Central City</p> <p>Papakāinga/Kāinga Nohoanga</p> <p>Residential Bach</p> <p>Residential Guest Visitor Accommodation</p> <p>Residential Hills</p> <p>Residential Large Lot</p> <p>Residential New Neighbourhood</p> <p>Residential Small Settlement</p> <p>Rural (all zones)</p> <p>Specific Purpose (all zones)</p>	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	<p>Retail activity, office, guest visitor accommodation, food and beverage outlets, entertainment activities, education activity, health care facilities, preschools, and places of assembly 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.</p>	[...]
-----------	--	-------

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	<p>Retail activity, office, guest visitor accommodation, food and beverage outlets, entertainment activities, education activity, health care facilities, preschools, and places of assembly until the 30 April 2018, located in a Commercial Central City Business, Commercial Central 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.</p>	[...]
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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:
	[...]

	<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 	
--	--	--

6.4.5.2.2 Controlled activities

(...)

Activity	The Council's control shall be limited to the following Matters:
<p>C1 Erection and use of temporary or relocatable buildings, including multi-unit residential complexes, for workers' temporary accommodation until 31 December 2022 located in:</p> <ul 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 <p>where:</p> <ul style="list-style-type: none"> d. no more than 20 people are accommodated on any one site; e. temporary buildings comply with all built form standards in the relevant zone with respect to setbacks, recession planes and maximum building height; f. on-site car parking is provided at a minimum of one parking space per four beds; g. there is no alteration or destruction of any building or tree scheduled or listed in the District Plan; h. a Decommissioning Strategy has been submitted to the Council. This shall include: <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. i. On-site management shall be provided for the workers' temporary accommodation. This shall include: <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. 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>Any application arising from this rule shall not be publicly or limited notified.</p>	[...]

6.4.5.2.3 Restricted Discretionary Activities

(...)

Activity		The Council's discretion shall be limited to the following Matters:
RD1	<p>Workers' temporary accommodation until 31 December 2022 provided through use or conversion of a permanent:</p> <ol style="list-style-type: none"> residential unit; guest visitor accommodation unit or facility; boarding or residential accommodation ancillary to an education activity; 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>	[...]

6.5 Scheduled Activities

6.5.4.2.5 Sunlight and outlook at boundaries with residential zones

- 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

- 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.
- 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; Open Space Avon River Precinct/Te Papa Otakaro;	Activity status tables (including activity specific standards) in Rule 6.6.4

Area	Zones	Provisions
	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 activities in Chapter 14 Residential Zones.	4 metres or façade height , whichever is lower
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		

Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign
Rural Banks Peninsula Zone	3m ²	
Specific Purpose (Ōtākaro Avon River Corridor) Zone		
Open Space Metropolitan Facilities Zone		
Open Space McLeans Island Zone		
All rural zones (other than Rural Banks Peninsula Zone)		
All specific purpose zones not listed elsewhere in this table	4m ²	
Commercial Banks Peninsula Zone (except Lyttelton)	Length along primary building frontage (m) x 0.2m.	6 metres or façade height , whichever is lower
Residential Guest Visitor Accommodation Zone		9 metres or façade height , 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 signs per site	Maximum total area of signs	Maximum height above ground level at top of sign
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 vehicle access (refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each formed pedestrian entrance (refer to Rule 6.8.4.2.6 d. below).	1m ² per sign	
Open Space Water and Margins Zone and Open Space Avon River Precinct/Te Papa Ōtākaro Zone			
Open Space Natural Zone (except Orton Bradley Park)			
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			

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>
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>		1m ²	2 metres	2 metres	2m ²	4 metres
Residential Guest Visitor Accommodation Zone	(refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each						
Commercial Local Zone	formed pedestrian entrance	1 metre	2m ²	2 metres	2 metres	9m ²	6 metres
Commercial Office Zone	(refer to Rule 6.8.4.2.6 d. below), (other than						
Commercial Central City Business Zone	<u>billboards</u> permitted under Rule 6.8.4.1.1 P15)						
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 <u>Council's</u> discretion shall be limited to the following matters:
RD1 Sale and/or supply of alcohol between the hours of 11pm and 7am from any <u>site</u> 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	a. Amenity – Rule 6.9.5.1

Activity	The Council's discretion shall be limited to the following matters:
<p>13.14.6.2 that is in private ownership and has a Residential alternative Zone, other than the sale and/or supply of alcohol:</p> <ul style="list-style-type: none"> 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 <u>guest visitor accommodation</u> premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the <u>Central City Entertainment and Hospitality Precinct Overlay Planning Map</u>) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts. 	

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>	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.	Rule 7.4.4.3 - Mobility parking spaces.
(...)			

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>	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

	B. containing <u>buildings</u> with a <u>GFA</u> of more than 2,500m ² .		
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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 <u>Council's</u> discretion shall be limited to the following matters:
a. All non-residential activities with <u>vehicle access</u> (except 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).	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 <u>7.4.4.7</u> - 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 <u>parking spaces</u> .	Gradient shall be ≤ 1:50 (2%).	

7.4.3.6 Design of parking areas and loading areas

	Applicable to:	Standard	The <u>Council's</u> 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 <u>hosted visitor accommodation in a residential unit</u> or <u>unhosted visitor accommodation in a residential unit</u>).	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 <u>7.4.4.8</u> - Illumination of parking areas and loading areas

b.	Any <u>urban activity</u> , except: 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, 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
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7.5 Appendices

Table 7.5.2.1 – Minimum numbers of cycle parks required

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

Table 7.5.3.1 – Minimum numbers of loading spaces required

	Activity	Number of <u>heavy vehicle</u> bays to be provided	Number of 99 percentile vehicle bays to be provided
<u>GUEST VISITOR ACCOMMODATION:</u>			
k.	<u>Hotels</u>	1 bay/ 100 bedrooms (for the first 300 bedrooms, nil thereafter)	1 bay /50 bedrooms
l.	Other <u>guest visitor accommodation</u> , 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.	Residential activity and offices	1 to 3	3.0 (refer to d)	2.7	4.5	3.5
b.	Residential activity and offices	4 to 8	3.6 (refer to d)	3.0	6.0	4.0
c.	Residential activity and offices	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	Residential coherence
(...)				
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P6 a.ii	Bed and breakfast	Residential coherence
(...)				
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P7 a.ii	Bed and breakfast	Residential coherence
(...)				
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P10 a.ii	Bed and breakfast	Residential coherence
(...)				
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast	Residential coherence
(...)				
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P6 a.ii	Bed and breakfast	Residential coherence
(...)				

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 wharenuī, wharekai, manuhiri noho (visitor accommodation or guest accommodation with or without a tariff) and associated accessory buildings	Nil
(...)		
P15	Farm-stay	Nil
(...)		
P21	<u>Hosted visitor accommodation</u>	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. b. <u>The 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>
P22	<u>Unhosted visitor accommodation</u>	<ul 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. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. e. <u>The 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 year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u> 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> f. 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.

Activity		Activity specific standards
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>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>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 <u>Guest Visitor accommodation including ancillary offices and fitness facilities, and the provision of goods and services primarily for the convenience of guests.</u>	<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 <u>Bed and breakfast within a residential unit Hosted visitor accommodation in a residential unit on a site that was privately owned as at 12 October 2015.</u>	<ul style="list-style-type: none"> 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 <u>residential unit</u> residing permanently on the <u>site</u>; 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> c. <u>The Council shall be notified in writing prior to commencement.</u>

Activity		Activity specific standards
		<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. <u>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.</u></p> <p>f. 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

C1	<p><u>Unhosted visitor accommodation on a site that was privately owned as at 12 October 2015:</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</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>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
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13.11.4.1.4 Discretionary activities

D9	<p>a. <u>Hosted visitor accommodation</u> on a <u>site</u> that was privately owned as at 12 October 2015 that does not comply with activity specific standards in Rule 13.11.4.1.1 P12 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>
D10	<p>a. <u>Unhosted visitor accommodation</u> on a <u>site</u> that was privately owned as at 12 October 2015 not subject to Rule C1 for a maximum of:</p> <p style="padding-left: 40px;">i. twelve guests per <u>site</u> at any one time</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

13.11.4.1.5 Non-complying activities

NC4	<p>a. <u>Visitor accommodation</u> that is:</p> <p style="padding-left: 40px;">i. not <u>hosted visitor accommodation</u> , or <u>unhosted visitor accommodation</u> ;</p> <p style="padding-left: 40px;">ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.4.1.4 D9;</p> <p style="padding-left: 40px;">iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a);</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</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 wharenuui, wharekai, manuhiri noho (guest <u>visitor accommodation</u> with or without tariff) and associated <u>accessory buildings</u> .	Nil

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:
- are within walking distance of the Central City and suburban commercial centres;
 - front onto core public transport routes; and
 - 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.

Objective 14.2.9 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:
- residential activity remains the predominant activity within the residential neighbourhoods;
 - the character, high quality residential environment and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours;
 - strategic infrastructure is protected from incompatible activities and reverse sensitivity effects;
 - this is compatible with the function and level of amenity intended for the zone; and
 - the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained.
- ~~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 sufficient supply of housing, including affordable housing, with a choice of locations including an increase in the number of households within the Four Avenues;~~
 - ~~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;~~
 - ~~enabling the revitalising of commercial centres;~~
 - ~~protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and~~
 - ~~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 Units

- a. Permit visitor accommodation in a residential unit where:
- at least one permanent resident of the site is in residence for the duration of the stay;
 - the number of visitors, including additional guests not spending the nights is comparable to use by a residential household;
 - disturbance to neighbours is minimal; and
 - information on letting activity is recorded and provided to the Council on request.
- b. Manage visitor accommodation in a residential unit while the where a permanent resident(s) is not in residence to minimise adverse effects ensure adverse effects on the residential character,

coherence and amenity of the site and its immediate surroundings are minimised including through:

- i. controlling ~~restrictions on the scale, duration and frequency~~ location and extent of use to ensure that ~~the residential unit is still~~ residential zones are still predominantly used for a residential activity;
 - ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours;
 - iii. ensuring residential units on adjoining sites, including sites separated by an access, still share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all their adjoining boundaries; and
 - iv. not locating unhosted visitor accommodation in a residential block where more than half of the residential units within the block are used for unhosted visitor accommodation.
- c. Avoid visitor accommodation in a residential unit at a scale or extent that is inconsistent with:
- i. retaining predominantly residential character and coherence (see 14.2.9.1(b)(iii and iv)), and maintaining or enhancing the amenity of the site and its immediate surroundings; or
 - ii. minimising the ~~risk of disturbing~~ disturbance of neighbours; or
 - iii. protecting strategic infrastructure from reverse sensitivity effects.
~~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.~~

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	<u>Hosted visitor accommodation in a residential unit</u>	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>The 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 year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u>
P30	<u>Visitor accommodation in a heritage item</u>	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. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u> d. <u>The Council shall be notified in writing prior to commencement.</u> 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>

14.4.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<u>Unhosted visitor accommodation in a residential unit:</u> a. <u>for a total per site of 60 nights or fewer per year;</u>	a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u>

	<ul style="list-style-type: none"> 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;</u> 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> d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u> e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</u> 	<ul style="list-style-type: none"> 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. <u>Maintenance of the exterior of the property</u> e. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>
C8	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</u></p>	<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. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>

14.4.1.3 Restricted discretionary activities

RD34	<ul style="list-style-type: none"> a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps: <ul style="list-style-type: none"> 1. <u>Residential activities</u> which are not provided for as a permitted or controlled activity; 2. <u>Education activities</u> (Rule 14.4.1.1 P16); 3. <u>Preschools</u> (Rule 14.4.1.1 P17); or 4. <u>Health care facilities</u> (Rule 14.4.1.1 P18); 5. <u>Visitor accommodation in a heritage item</u> Rule 14.4.1.1 P30). b. Any application arising from this rule shall not be publicly notified and shall be limited notified only 	<ul style="list-style-type: none"> 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 managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.
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	to 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 ; iv. P15 Bed and breakfast; iv. P20 Places of assembly; or v. Storage of more than one heavy vehicle for P16-P19 and P21.
(...)	
D7	<p>a. <u>Hosted visitor accommodation in a residential unit that does not comply with activity specific standards in Rule 14.4.1.1 P29 and that does not exceed twelve guests at any one time.</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>Unhosted visitor accommodation in a residential unit that does not comply with Rule 14.4.1.2 C7 for a maximum of:</u></p> <ul style="list-style-type: none"> i. <u>twelve guests per site at any one time; and</u> ii. <u>a total of 61-180 nights per year on any one site.</u> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D9	<p>a. <u>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) in Rule 14.4.1.1 P30.</u></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. <u>Visitor accommodation that is:</u></p> <ul style="list-style-type: none"> i. <u>not hosted visitor accommodation in a residential unit , unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D7;</u> iii. <u>unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D8; and</u> iv. <u>visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D9; or</u> v. <u>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.

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 250m ² GLFA .

14.4.3.1.3 Area-specific restricted discretionary activities

RD19	Accommodation and Community Facilities Overlay	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 .	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	<ul style="list-style-type: none"> a. There shall be: <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 i. 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. <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 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 year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u>
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. A maximum of ten guests shall be accommodated at any one time. c. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> 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> e. <u>The Council shall be notified in writing prior to commencement.</u> 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>

14.5.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C6	<p>Unhosted visitor accommodation :</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;</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>d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u></p> <p>e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</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> <p>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C7	<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. <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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</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 Residential activity;</p> <p>ii. P3 Conversion of an elderly person's housing unit into a residential unit;</p> <p>iii. P5 Care of non-resident children in a residential unit;</p> <p>iv. P6 Bed and breakfast;</p>

	<p>iv. v. P11 Place of assembly; or</p> <p>v. vi. Storage of more than one heavy vehicle for activities for P7-P10 and P14.</p> <p>vi. vii. P19 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).</p>
(...)	
D7	<p>a. Hosted visitor accommodation that does not comply with activity specific standards 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 not subject to Rule 14.5.1.2 C6 for a maximum of:</p> <p>i. twelve guests per site at any one time; and</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, unhosted visitor accommodation or visitor accommodation in a heritage item;</p> <p>b. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D7;</p> <p>c. unhosted visitor accommodation 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>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</p> <p>Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference facilities,</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>

	fitness facilities and provision of goods and services primarily for the convenience of guests.	
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14.5.3.1.3 Area-specific restricted discretionary activities

RD13	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.	<ul style="list-style-type: none"> 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
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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	<ul style="list-style-type: none"> a. There shall be: <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.
(...)		
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), <u>or guest accommodation</u> up to 40m2 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), <u>or 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</u>	<ul style="list-style-type: none"> d. <u>A maximum of six guests shall be accommodated at any one time.</u> e. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> 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> e. <u>The Council shall be notified in writing prior to commencement.</u> 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>

P15	<p>Visitor accommodation in a heritage item</p>	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the <u>site</u> 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 <u>Council</u> 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 <u>Council</u> on request.</p>
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14.6.1.2 Controlled activities

		The matters over which Council reserves its control:
C1	<p>Unhosted visitor accommodation :</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;</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>f. <u>residential units</u> on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</p> <p>g. no more than half of any residential block in which the activity is located is used for <u>unhosted visitor accommodation</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> <p>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></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. <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>

		<ul style="list-style-type: none"> c. <u>Management of outdoor entertainment and recreation facilities</u> d. <u>Management of solid waste disposal</u> e. <u>Maintenance of the exterior of the property</u> e. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>
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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), or 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> <ul 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> <ul style="list-style-type: none"> i. For guest accommodation, at least one employee must reside permanently on the site. <u>i. ii.</u> 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"> 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> <ul style="list-style-type: none"> i. P1 Residential activity ii. P2 Bed and breakfast <u>ii. iii.</u> P7 Care of non-resident children in a residential unit
(...)	
D5	<p><u>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.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D6	<p><u>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.6.1.2 C1 for a maximum of:</u></p> <ul style="list-style-type: none"> <u>i. twelve guests per site at any one time; and</u> <u>ii. a total of 61-180 nights per year on any one site.</u> <p><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D7	<p><u>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.</u></p>

	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
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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"> i. not hosted visitor accommodation , unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D5; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D6; iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.6.1.4 D7; or v. unhosted visitor accommodation 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 Council shall be notified in writing prior to commencement.

		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>
P23	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 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>

14.7.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C5	<p><u>Unhosted visitor accommodation :</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;</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>d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u></p> <p>e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C6	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p>

		<ul style="list-style-type: none"> 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. <u>Maintenance of the exterior of the property</u> e. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>
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14.7.1.4 Discretionary activities

	Activity
D2	<ul style="list-style-type: none"> a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for: <ul style="list-style-type: none"> i. P1 Residential activity; ii. P5 Conversion of family flat into a residential unit; iii. P9 Care of non-resident children in a residential unit; or iv. P10 Bed and breakfast; or iv. ✗ Storage of more than one heavy vehicle for P11-P16.
(...)	
D6	<ul style="list-style-type: none"> a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards (a), (b) or (c) in Rule 14.7.1.1 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.
D7	<ul style="list-style-type: none"> a. <u>Unhosted visitor accommodation not subject to</u> that does not comply with Rule 14.7.1.2 C5 for a maximum of: <ul style="list-style-type: none"> i. twelve guests per site at any one time; and ii. 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.
D8	<ul style="list-style-type: none"> a. <u>Visitor accommodation in a heritage item</u> not subject to Rule 14.7.1.1 P23 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.7.1.1 P23. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14.7.1.5 Non-complying activities

	Activity
(...)	
N3	<ul style="list-style-type: none"> a. <u>Visitor accommodation</u> that is: <ul style="list-style-type: none"> i. not <u>hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 14.7.1.4 D6; iii. <u>unhosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 14.7.1.4 D7;

	<p>iv. <u>visitor accommodation</u> in a <u>heritage item</u> that exceeds the maximum number of guests in <u>Rule 14.7.1.4 D8</u>; or</p> <p>v. <u>unhosted visitor accommodation</u> 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 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 <u>Rule 14.8.3</u>.</p>
P22	<u>Hosted visitor accommodation</u> in a residential unit	<p>a. A maximum of six guests shall be accommodated at any one time.</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. The <u>Council</u> 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>Advice note:</p> <p>1. For <u>hosted visitor accommodation</u> within the Lyttelton Port Influences Overlay refer to area specific <u>Rule 14.8.3</u>.</p>
P23	<u>Unhosted visitor accommodation</u> in a residential unit in the following Residential Banks Peninsula Zones: a. <u>Akaroa</u> b. <u>Duvauchelle</u> c. <u>Wainui</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. <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. The <u>Council</u> shall be notified in writing prior to commencement.</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>
P24	<u>Visitor accommodation in a heritage item</u>	<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>c. <u>The 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. <u>For visitor accommodation in a heritage item within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</u></p>

14.8.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<p><u>Unhosted visitor accommodation</u> not in the locations specified in Rule 14.8.1.1 P23:</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>Advice note:</p> <p>1. <u>For unhosted visitor accommodation within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C3	<u>Visitor accommodation in a heritage item that does not comply with</u>	a. <u>Provision of information for neighbours and guests, including contact information, parking</u>

	<p>activity specific standard (a) in Rule 14.8.1.1 P23P24.</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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
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14.8.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.8.1.1 for:</p> <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	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), or (b) or (c) in Rule 14.8.1.1 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>
D10	<p>a. Unhosted visitor accommodation in a residential unit:</p> <ul style="list-style-type: none"> 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. ii. not subject to Rule 14.8.1.2 C2 for a maximum of: <ul style="list-style-type: none"> 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. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D11	<p>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.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.8.1.5 Non-complying activities

	Activity
N3	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> 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; ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.1.4 D9;

	<p>iii. <u>unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.1.4 D10;</u></p> <p>iv. <u>visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.1.4 D11; or</u></p> <p>v. <u>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.</u></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 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.	Extension to an existing <u>habitable space</u> or the erection of a new <u>habitable space</u> associated with an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> does not exceed 40m ² within a 10 year continuous period	a. Compliance with Rule <u>14.8.3.2.1.</u>
P2.	Replacement for an existing <u>residential unit</u> in the Lyttelton Port Influences Overlay where the combined <u>gross floor area of the habitable space</u> does not exceed the combined <u>gross floor area of the habitable spaces</u> contained in the previous <u>residential unit</u> by more than 40m ² within a 10 year continuous period	a. Compliance with Rule <u>14.8.3.2.1.</u>
P3.	<u>Hosted visitor accommodation in a residential unit in the Lyttelton Port Influences Overlay</u>	<p>a. <u>Compliance with Rule 14.8.3.2.1.</u></p> <p>b. <u>A maximum of six 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 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</u></p>

	Activity/area	Area specific standards
		<u>accommodation and provide those records to the Council on request.</u>
P4.	<u>Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay</u>	<ul style="list-style-type: none"> a. <u>Compliance with Rule 14.8.3.2.1.</u> b. <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> c. <u>A maximum of ten guests shall be accommodated at any one time.</u> d. <u>Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</u> e. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u> e. <u>The Council shall be notified in writing prior to commencement.</u> 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>

14.8.3.1.2 Area-specific controlled activities

C1.	<p><u>Unhosted visitor accommodation in a residential unit:</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. <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> e. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u> f. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation</u> 	<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. <u>Maintenance of the exterior of the property</u> e. <u>e. Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u>
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		<p>g. <u>Managing risk of reverse sensitivity on Port activities</u></p> <p>h. <u>Controls on the effects and scale of functions or events</u></p>
C2.	<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>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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Managing risk of reverse sensitivity on Port activities</u></p> <p>h. <u>Controls on the effects and scale of functions or events</u></p>

14.8.3.1.4 Area-specific discretionary activities

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

14.8.3.1.5 Area-specific non-complying activities

NC5	<p>a. New noise sensitive activities in the Lyttelton Port Influences Overlay 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.</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. Visitor accommodation that is:</p> <ul style="list-style-type: none"> i. not hosted visitor accommodation , unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D1; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2; iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3; or v. unhosted visitor accommodation 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>

14.8.3.2 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> <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.
P23	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 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>

		<u>the dates used for hosted visitor accommodation and provide those records to the Council on request.</u>
P24	<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. <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 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>
P25	<u>Visitor accommodation in a heritage item</u>	<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 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>b. <u>for a total per site of 60 nights or fewer per year;</u></p> <p>c. <u>for a maximum of six guests at any one time;</u></p> <p>d. <u>where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and</u></p> <p>e. <u>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	a. <u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.9.1.1 P24 P25.</u>	b. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u> c. <u>Record keeping and provision of information to the Council</u> d. <u>Management of outdoor entertainment and recreation facilities</u> e. <u>Management of solid waste disposal</u> f. <u>Maintenance of the exterior of the property</u> f. <u>Number and size of vehicles used by guests including large vehicles</u> g. <u>Building access arrangements and wayfinding</u> h. <u>Controls on the effects and scale of functions or events</u>

14.9.1.3 Restricted discretionary activities

(...)

RD7	a. Activities and <u>buildings</u> 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. 	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	a. <u>Hosted visitor accommodation in a residential unit</u> that does not comply with activity specific standards (a), or (b) or (c) in Rule 14.9.1.1 P23 and that does not exceed twelve guests at any one time. b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u>
D7	a. <u>Unhosted visitor accommodation in a residential unit</u> not subject to Rule 14.9.1.2 C1 1 P24 for a maximum of: <ul style="list-style-type: none"> i. <u>twelve guests per site at any one time; and</u> or ii. <u>a total of 61 – 180 nights per year on any one site.</u> b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u>
D8	a. <u>Visitor accommodation in a heritage item</u> not subject to Rule 14.9.1.1 P2425 for a maximum of twenty guests per <u>site</u> or that does not comply with activity specific standards (b), (c) or (d) in Rule 14.9.1.1 P2425.

	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
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14.9.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D6; iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.4.1.4 D7; and iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D8; or <p>unhosted visitor accommodation 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>

14.10 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	<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 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>
P21	Unhosted visitor accommodation in the following Residential Small Settlement Zones: <ul style="list-style-type: none"> a. Barry's Bay b. Cooptown c. French Farm d. Kukupa 	<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>

	<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. <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> e. <u>The Council shall be notified in writing prior to commencement.</u> 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>
P2122	<u>Visitor accommodation in a heritage item</u>	<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. <u>Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests staying overnight.</u> d. <u>The Council shall be notified in writing prior to commencement.</u> 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>

14.10.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<u>Unhosted visitor accommodation</u> except in the locations specified in Rule 14.10.1.1 P21: <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. <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> 	<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. <u>Maintenance of the exterior of the property</u> e. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>
C3	<u>Visitor accommodation in a heritage item</u> that does not comply with activity specific standard (a) in Rule 14.10.1.1 P21P22 .	<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>

		<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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
--	--	--

14.10.1.3 Restricted discretionary activities

(...)

RD9	<p>a. Activities and <u>buildings</u> that do not meet one or more of the activity specific standards in <u>Rule 14.10.1.1</u> for:</p> <ol 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> <ol style="list-style-type: none"> i. Scale of activity - <u>Rule 14.15.5</u> ii. Traffic generation and access safety – <u>Rule 14.15.6</u> iii. Non-residential hours of operation – <u>Rule 14.15.21</u>
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14.10.1.4 Discretionary activities

	Activity
(...)	
D4	<p>a. <u>Hosted visitor accommodation</u> that does not comply with activity specific standards (a), (b) or (c) in <u>Rule 14.10.1.1</u> P20 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>
D5	<p>a. <u>Unhosted visitor accommodation</u> :</p> <ol style="list-style-type: none"> i. that does not comply with the activity specific standards for <u>Rule 14.10.1.1</u> P21 to a maximum of twelve guests per <u>site</u> at any one time. ii. not subject to <u>Rule 14.10.1.2</u> C2 for a maximum of: <ol style="list-style-type: none"> A. twelve guests per <u>site</u> at any one time; and B. 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>
D6	<p>a. <u>Visitor accommodation</u> in a <u>heritage item</u> not subject to <u>Rule 14.10.1.1</u> P21-22 for a maximum of twenty guests per <u>site</u> that does not comply with activity specific standards (b), (c) or (d) in <u>Rule 14.10.1.1</u> P21-22.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</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"> i. not hosted visitor accommodation in a residential unit , unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; ii. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.10.1.4 D4; iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.10.1.4 D5; iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.10.1.4 D6; or v. unhosted visitor accommodation 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>
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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. <u>offices;</u> ii. <u>meeting and conference facilities;</u> iii. <u>fitness facilities; and</u> iv. <u>the provision of goods and services primarily for the convenience of guests</u> 	<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	<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 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>

P25	<u>Visitor accommodation in a heritage item</u>	<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 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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14.12.1.2 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> <ul style="list-style-type: none"> i. P5 (Home occupation); ii. P6 (Care of non-resident children); iii. P7 (Bed and breakfast); iii. iv. P17 (Temporary lifting or moving of earthquake damaged buildings); iv. v. P19 (Market gardens, community gardens and garden allotments); and 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). 	(...)
C8	<p><u>Unhosted visitor accommodation :</u></p> <p>a. <u>for a total per site of 60 nights or fewer per year;</u></p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking</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>d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u></p> <p>e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation</u></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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C9	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.12.1.1 P25.</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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>

14.12.1.3 Restricted discretionary activities

RD26	<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. <u>Residential activities</u> which are not provided for as a permitted or controlled activity; 2. <u>Education activities</u> (Rule 14.4.1.1 P16); 3. <u>Preschools</u> (Rule 14.4.1.1 P17); or 4. <u>Health care facilities</u> (Rule 14.4.1.1 P18); 	<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 managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of</p>
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	<p>5. <u>Visitor accommodation in a heritage item</u> Rule 14.12.1.1 P25).</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>Christchurch International Airport.</p> <p>b. The extent to which appropriate indoor noise insulation is provided with 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. P12 Places of assembly; or iv. 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"> 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. <u>Visitor accommodation in a heritage item</u> 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. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; ii. <u>hosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 14.12.1.4 D5; iii. <u>unhosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 14.12.1.4 D6; iv. <u>visitor accommodation in a heritage item</u> that exceeds the maximum number of guests in Rule 14.12.1.4 D7; or

	<p>v. unhosted visitor accommodation 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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14.15 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, hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit		
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 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 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>	Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging) (All Key Activity Centres) Size: Greater than 30,000m ²

	Role	Centre and size (where relevant)
	<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. 	
(...)		

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

- 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:
 - 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;
 - Limiting the extent to which **retail activity** and **offices** occur outside the Commercial Central City Business Zone;
 - Providing for key anchor projects within and around the Commercial Central City Business Zone;
 - 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

- 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	<ol style="list-style-type: none"> 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.
(...)		

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	<p>a. In Akaroa:</p> <p>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.</p> <p>b. In Lyttelton:</p> <p>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.</p> <p>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.</p>
(...)		

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 convenience of guests	Nil
(...)		

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> <p>i. All of the key structuring elements on the Waterloo Park Outline Development Plan (Appendix 16.8.2), being:</p> <p>A. Indicative location of new roads</p> <p>B. Indicative stormwater management area</p> <p>C. Indicative other open space</p> <p>ii. Built form standards in Rule 16.4.3.2, and Rule 16.4.2 unless specified otherwise in Rule 16.4.3.2.</p>
P2	Residential activity outside the 50 dB L_{dn} Air Noise Contour line defined on the planning maps.	<p>a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr, 2m, nT,w} + C_{tr}$.</p> <p>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:</p> <p>A. Studio 35m²</p> <p>B. 1 bedroom 45m²</p> <p>C. 2 bedroom 60m²</p> <p>D. 3 or more bedrooms 90m²</p> <p>c. Each residential unit shall have:</p> <p>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;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>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 waste management area to a height of 1.5 metres.</p> <p>d. Each residential unit shall have an outdoor living space with a minimum area and dimension as set out in the following table, located immediately outside and accessible from an internal living area of the residential unit.</p>

Activity		Activity specific standards																			
		<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	<u>Hosted visitor accommodation in a residential unit outside the 50 dB _{Ldn} Air Noise Contour line defined on the planning maps</u>	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time in a residential unit.</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> b. <u>The 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> 																			

16.4.6.1.3 Area specific controlled activities

	Matters of control
<p><u>C1. Unhosted visitor accommodation in a residential unit outside the 50 dB _{Ldn} Air Noise Contour line defined on the planning maps:</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> c. <u>where guests do not hold functions or events on the site where the number of additional attendees exceed the</u> 	<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. <u>Maintenance of the exterior of the property</u> e. <u>Number and size of vehicles used by guests including large vehicles</u> f. <u>Building access arrangements and wayfinding</u> g. <u>Controls on the effects and scale of functions or events</u>

<u>number of paying guests staying overnight.</u>	
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16.4.6.1.4 Area specific discretionary activities

D2	<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>
D3	<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> <ul style="list-style-type: none"> 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>

16.4.6.1.5 Area specific non-complying activities

NC3	<p>a. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. not hosted visitor accommodation in a residential unit, or unhosted visitor accommodation in a residential unit; ii. <u>hosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 16.4.6.1.4 D2; iii. <u>unhosted visitor accommodation in a residential unit</u> that exceeds the maximum number of guests in Rule 16.4.6.1.4 D3; iv. unhosted visitor accommodation 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>
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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	<u>guest Visitor accommodation</u>	<p>a. No more than 200 bedrooms shall be provided in the zone.</p> <p>b. <u>guest Visitor accommodation</u> 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.</p> <p>c. <u>guest Visitor accommodation</u> 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".</p>
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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	<ul style="list-style-type: none"> a. Shall accommodate no more than 10 guests at any one time; and 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.
P13	Rural tourism activity	<ul style="list-style-type: none"> a. Visitors shall be limited to a maximum of 100 persons per day. b. The GFA of any building and/or area of impervious surfaces used shall be limited to an area of less than 100m². c. The area of any ancillary retail activity shall be limited to less than 25m². d. May include tramping huts and camping in tents in association with walking and cycling tracks.
(...)		
P22	<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>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 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>
P23	<u>Unhosted visitor accommodation in a residential unit</u>	<ul 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> 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> d. <u>Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</u> e. <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> e. <u>The Council shall be notified in writing prior to commencement.</u>

		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.
P24	Visitor accommodation accessory to farming	a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay. b. No more than ten guests total shall be accommodated on the same site at the same time. c. 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.
P25	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	a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site. 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. c. The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m ² . d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body. a. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.

17.4.1.4 Discretionary activities

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

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

<p>P20</p>	<p><u>Hosted visitor accommodation in a residential unit</u></p>	<ul style="list-style-type: none"> a. <u>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.</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 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> d. <u>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,;</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time; and</u> ii. <u>guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</u>
<p>P21</p>	<p><u>Unhosted visitor accommodation in a residential unit</u></p>	<ul 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. 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> 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 owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u> d. <u>Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</u> e. <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> e. <u>The Council shall be notified in writing prior to commencement.</u> 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> g. <u>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,</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time; and</u>

		<p>ii. <u>guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</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, 55 or 65 dB Ldn Air Noise Contour or the 55 or 65 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>Visitors may only not be accommodated in campgrounds consisting of tents, caravans 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>
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>	<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 a 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 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></p> <p>f. <u>Within the 50, 55 or 65 dB Ldn Air Noise Contour or the 50, 55 or 65 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>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).</u></p>

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

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	<ul style="list-style-type: none"> a. Shall accommodate no more than 6 farm stay guests at one time; and b. Guests may be accommodated within an existing residential unit or minor residential unit; c. Except that where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour: <ul style="list-style-type: none"> i. The maximum number of farm stay guests accommodated at one time shall not exceed four; and ii. Guests shall only be accommodated in an existing residential unit.
(...)		
P18	<u>Hosted visitor accommodation in a residential unit</u>	<ul style="list-style-type: none"> a. <u>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.</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 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> d. <u>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:</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time; and</u> ii. <u>guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</u>
P19	<u>Unhosted visitor accommodation in a residential unit</u>	<ul 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. 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> 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 owners and residents of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit.</u> 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> d. <u>The Council shall be notified in writing prior to commencement.</u>

		<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	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 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, caravans 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	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> <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).</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 except as specified in NC6.
(...)	

17.6.1.5 Non-complying activities

NC6	<p>Any <u>other sensitive activities</u> located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <ul style="list-style-type: none"> a. any <u>residential unit</u> on a <u>site</u> less than 20ha; b. any activity listed in Rule <u>17.6.1.1 P12 P18</u> that does not meet activity specific standards <u>b. e. or d.</u>; and c. any activity listed in Rule <u>17.6.1.1 P8</u> that does not meet activity specific standard <u>d.</u> ; d. <u>any activity listed in Rule 17.6.1.1 P18 that does not meet activity specific standards a. or c.</u>; and e. <u>any activity listed in Rule 17.6.1.1 P19 that does not meet activity specific standards a., b. or f.</u>; and f. <u>any activity listed in Rule 17.6.1.1 P20 that does not meet activity specific standards b. or c.</u> g. <u>any activity listed in Rule 17.6.1.1 P21 that does not meet activity specific standards b., e. or f.</u>
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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	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	<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. <u>The 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>
P18	<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>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. 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>f. <u>The 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>
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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
<p>P8</p> <p><u>Guest-Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests</u></p>	<p>a. Unless specified in P14, shall be limited to camping grounds at the following locations: (...)</p>
(...)	
<p>P14</p> <p>The following additional activities within a building listed as a heritage item:</p> <ul style="list-style-type: none"> i. <u>gymnasium;</u> ii. <u>conference and function facilities;</u> iii. <u>guest-visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests;</u> iv. <u>residential activity;</u> and v. <u>cultural activity.</u> 	<ul style="list-style-type: none"> a. <u>Residential activity</u> shall be limited to no more than two <u>residential units</u> except as specified in b. below. b. There shall be no <u>residential activity</u> or <u>guest-visitor accommodation</u> within Hagley Park. (...)

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

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	<p>Guest-Visitor accommodation including use of existing buildings on the site for ancillary: i. offices, ii. meeting and conference facilities, iii. fitness facilities, and iv. the provision of goods and services primarily for the convenience of guests</p>	<p>a. Shall be limited to: i. Tramping huts with a maximum 100 m² of gross floor area; ii. The use of existing building/s on the site; and iii. Camping grounds restricted to tents.</p>
P11	<p>Farm stay Visitor accommodation accessory to farming or to a conservation activity or rural tourism activity</p>	<p>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 m²; and iii. Camping grounds restricted to tents.</p>

--	--	--

18.8.1 Activity status tables – Open Space Water and Margins Zone

18.8.1.1 Permitted activities

(...)

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

District Plan Map legends and notations (all)

Residential **Guest Visitor** Accommodation Zone

RGA RVA

ANNEXURE B - PC4 SHORT-TERM ACCOMMODATION

DISTRICT PLAN AMENDMENTS – CHANGES RECOMMENDED FOLLOWING CONSIDERATION OF SUBMISSIONS, EVIDENCE AND HEARING

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.

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

Changes recommended in the Reply following consideration of the submitter evidence and the questions of the Panel are in **bold black underlined text and teal highlight** with additions underlined and deletions struck through. Changes recommended in my rebuttal evidence are in **bold black underlined text and green highlight**. 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 **the use of 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:

- eg. ~~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 \(other than hosted visitor accommodation and unhosted visitor accommodation\)](#), 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.	
--	---	--

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: <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 	[...]

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: <ul 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>	
--	---	--

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 <u>building</u> identification <u>signs</u> made of three dimensional letters and/or symbols in: <ul style="list-style-type: none"> a. residential zones (other than the Residential Guest <u>Visitor</u> 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 <u>building</u> 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. <u>Signs</u> shall not extend above façade <u>height</u>. <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 <u>building</u> identification <u>signs</u> made of three dimensional letters and/or symbols in: <ul style="list-style-type: none"> a. the Residential Guest <u>Visitor</u> 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 <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>
All residential zones (other than Residential Guest <u>Visitor</u> Accommodation Zone)	0.5m ² , or as specified in an activity status table for permitted non-residential	4 metres or façade <u>height</u> , 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</u> <u>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:
<p>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:</p> <ul style="list-style-type: none">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; ande. 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.	<p>a. Amenity – Rule 6.9.5.1</p>

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>	<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.</p>	<p>Rule 7.4.4.3 – Mobility parking spaces</p>

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>			
--	--	--	--

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

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 wharenuī, 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</u> 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. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. <u>b. 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>
P22	<u>Unhosted visitor accommodation</u> in a residential unit	<ul 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. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. <u>c. 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 year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</u> 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. 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

Activity		Activity specific standards
		dates used for visitor accommodation and provide those records to the Council on an annual basis.
P23	Visitor accommodation accessory to farming	<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	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. <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. Visitor accommodation that:</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 site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> 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. 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. <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>
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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. Any application arising from this rule shall not be publicly notified but may be limited notified.</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>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>

13.11.4.1.5 Non-complying activities

NC4	<p>a. Visitor accommodation that is:</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 14.4.1.4 D9;</p> <p>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>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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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 remains the predominant activity within the residential neighbourhoods;~~**
 - ii. ~~the residential character, high quality residential environment and amenity values within zones are being maintained or enhanced 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~~**
- ~~iii. iii high quality residential neighbourhoods with a high level of amenity.~~**
- ~~iii. strategic infrastructure is protected from incompatible activities and reverse sensitivity effects;~~**

~~e. 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 Units

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; and

- iv. information on letting activity is recorded and provided to the Council on request.
- b. Manage visitor accommodation in a residential unit while the where a permanent resident(s) are 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;
 - iii. ensuring residential units on adjoining sites, including sites separated by an access, still share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all their adjoining boundaries; and
 - iv. not locating unhosted visitor accommodation in a residential block where more than half of the residential units within the block are used for unhosted visitor accommodation.
- c. Avoid visitor accommodation in a residential unit at a scale duration and/or frequency or extent that- is inconsistent with:
- i. retaining predominantly residential character and coherence (see 14.2.9.1(b)(iii and iv)), and maintaining or enhancing the amenity of the site and its immediate surroundings;
or
 - ii. minimising the risk of disturbing disturbance of neighbours; or
 - iii. protecting strategic infrastructure from reverse sensitivity effects.
- cannot be managed in a way that minimises adverse effects on commercial centres or the 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	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.
P30	Visitor accommodation in a heritage item	a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time.

		<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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14.4.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<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>d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u></p> <p>e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</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> <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>g. <u>Controls on the effects and scale of functions or events</u></p>
C8	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</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> <p>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
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14.4.1.3 Restricted discretionary activities

RD34	<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. <u>Visitor accommodation in a heritage item Rule 14.4.1.1 P30).</u> <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 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> <p>b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.</p>
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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> <ol 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. <u>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.</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>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:</u></p> <ol style="list-style-type: none"> a. i. <u>twelve guests per site at any one time; and</u> b. ii. <u>a total of 61-180 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.
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; and 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. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

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	<p>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.</p>	<p>Nil</p> <ul style="list-style-type: none"> a. <u>The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.</u> b. <u>No individual type of ancillary activity shall be more than 250m² GLFA.</u>

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>	<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> i. <u>Guest Visitor accommodation;</u> ii. <u>Community facility;</u> iii. <u>Preschool;</u> iv. <u>Education facility;</u> v. <u>Health care facility;</u> vi. <u>Place of assembly; and</u> vii. <u>Veterinary care facility.</u> 	<ul style="list-style-type: none"> A. New <u>buildings</u>: 15 metres B. Additions to an existing <u>building</u>: 10 metres

14.4.3.2.14 Front Entrances and Facades

(...)

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

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	<ul style="list-style-type: none"> a. There shall be: <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	<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>

		<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>
P23	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>

14.5.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C6	<p><u>Unhosted visitor accommodation in a residential unit:</u></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>d. residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation</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>g. <u>Controls on the effects and scale of functions or events</u></p>

	<p><u>on all boundaries (excluding boundaries on public roads); and</u></p> <p><u>e. no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</u></p>	
C7	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.5.1.1 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. 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><u>g. Controls on the effects and scale of functions or events</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 <u>Bed and breakfast</u>;</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><u>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.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
D8	<p><u>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.5.1.2 C6 for a maximum of:</u></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><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></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>
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14.5.1.5 Non-complying activities

	Activity
(...)	
NC4	<p>a. Visitor accommodation that is:</p> <ul style="list-style-type: none"> a. not hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit or visitor accommodation in a heritage item; b. hosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.5.1.4 D7; c. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.5.1.4 D8; d. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.5.1.4 D9; 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>

14.5.3 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 conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.</p>	<p>Nil</p> <ul style="list-style-type: none"> 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 types of ancillary activity shall be more than 250m² GLFA.

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</p>	<p>a. Scale of activity - Rule 14.15.5</p>
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	<p>more of the activity specific standards in Rule 14.5.3.1.1 P2.</p>	<p>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; 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);	<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

	<p>or guest accommodation up to 40m² 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.</p>	<ul style="list-style-type: none"> 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	<p>Any community facility, preschool (other than as provided for in Rule 14.6.1.1 P7), or guest visitor accommodation on Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Street.</p>	<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 guest visitor accommodation. 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	<p>Hosted visitor accommodation in a residential unit</p>	<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.
P15	<p>Visitor accommodation in a heritage item</p>	<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. b. A maximum of ten 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.

		<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>
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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>e. residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</p> <p>f. no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</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>g. <u>Controls on the effects and scale of functions or events</u></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. <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>

g. Controls on the effects and scale of functions or events

14.6.1.4 Discretionary activities

	Activity
(...)	
D2	<p>a. 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 is over 40m² but less than 201m² in gross floor area (including any area of outdoor storage used for activities), other than:</p> <ul 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> <ul style="list-style-type: none"> i. For guest accommodation, at least one employee must reside permanently on the site. ii. iii. 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"> A. 07:00 - 21:00 Monday to Friday, and B. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>C. Except that these hours of operation in Rule 14.6.1.4 D2 b.ii. do not apply to guest accommodation</p>
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> <ul style="list-style-type: none"> i. P1 Residential activity ii. P2 Bed and breakfast iii. 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> <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>
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
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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, <u>or</u> 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, <u>or</u> 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	<p>Visitor accommodation in a heritage item</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. <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>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. <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>d. <u>residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</u></p> <p>e. <u>no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation</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>e. <u>Number and size of vehicles used by guests including large vehicles</u></p> <p>f. <u>Building access arrangements and wayfinding</u></p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C6	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.7.1.1 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. 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>g. <u>Controls on the effects and scale of functions or events</u></p>
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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 Residential activity;</p> <p>ii. P5 Conversion of family flat into a residential unit;</p> <p>iii. P9 Care of non-resident children in a residential unit; or</p> <p>iv. P10 Bed and breakfast; or</p> <p>iv. v. Storage of more than one heavy vehicle for P11-P16.</p>
(...)	
D6	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.7.1.1 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>
D7	<p>a. Unhosted visitor accommodation in a residential unit not subject to that does not comply with Rule 14.7.1.2 C5 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>
D8	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.7.1.1 P23 for a maximum of twenty guests per site that does not comply with activity specific standards (b), (c) or (d) in Rule 14.7.1.1 P23.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.7.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. Visitor accommodation that is:</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 14.7.1.4 D6;</p> <p>c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.7.1.4 D7;</p>

	<p>d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.7.1.4 D8; 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 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> <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. <p>Advice note:</p> <ol style="list-style-type: none"> 1. For bed and breakfast within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.
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. <p>Advice note:</p> <ol style="list-style-type: none"> 1. For hosted visitor accommodation in a residential unit within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.
P23	Unhosted visitor accommodation in a residential unit in the following Residential Banks Peninsula Zones: <ul style="list-style-type: none"> a. Akaroa b. Duvauchelle c. Wainui 	<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. 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

		<p>visitor accommodation and provide those 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>
P2324	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>e. 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 visitor accommodation in a heritage item within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>

14.8.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<p>Unhosted visitor accommodation in a residential unit not in the locations specified in Rule 14.8.1.1 P23:</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>Advice note:</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> <p>g. Controls on the effects and scale of functions or events</p>

	<p>1. For unhosted visitor accommodation in a residential unit within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	
C3	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.8.1.1 P23P24.</p>	<p>f. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>g. Record keeping and provision of information to the Council</p> <p>h. Management of outdoor entertainment and recreation facilities</p> <p>i. Management of solid waste disposal</p> <p>j. 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> <p>g. Controls on the effects and scale of functions or events</p>

14.8.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.8.1.1 for:</p> <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	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), or (b) or (c) in Rule 14.8.1.1 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>
D10	<p>a. Unhosted visitor accommodation in a residential unit:</p> <p>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.</p> <p>b. ii. not subject to Rule 14.8.1.2 C2 for a maximum of:</p> <ul style="list-style-type: none"> a. i. 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. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D11	<p>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.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.8.1.5 Non-complying activities

	Activity
N3	<p>a. Visitor accommodation that is:</p> <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. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

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.	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 40m ² within a 10 year continuous period	a. Compliance with Rule 14.8.3.2.1 .
P2.	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 40m ² within a 10 year continuous period	a. Compliance with Rule 14.8.3.2.1 .
P3.	Hosted visitor accommodation in a residential unit in the Lyttelton Port Influences Overlay	<ul style="list-style-type: none"> 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

	Activity/area	Area specific standards
		<p>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>
P4.	<p>Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay</p>	<p>a. Compliance with Rule 14.8.3.2.1.</p> <p>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> <p>c. A maximum of ten guests shall be accommodated at any one time.</p> <p>d. Check-in and check-out times shall not be between the hours of 22:00pm to 06:00am.</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>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>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>
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	<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>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> <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 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> <p>h.g. <u>Managing risk of reverse sensitivity on Port activities</u></p> <p>i.</p>

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 (b), (c) or (d) in Rule 14.8.3.1.1 P3 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 Rule 14.8.3.1.4 C1 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>

	<u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u>
D3	<p>a. Visitor accommodation in a heritage item not subject to Rule 14.8.3.1.1 P4 for a maximum of twenty guests per site that does not comply with activity specific standards (c), (d) or (e) in Rule 14.8.3.1.1 P4.</p> <p><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></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 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.</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. Visitor accommodation 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 14.8.3.1.4 D1;</u></p> <p>c. <u>iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2;</u></p> <p>d. <u>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3; 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><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>

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> <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>
P23	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>
P24	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. 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>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>
P24P25	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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14.9.1.2 Controlled activities

		The matters over which Council reserves its control:
C1	<p>Unhosted visitor accommodation in a residential unit:</p> <p>b. for a total per site of 60 nights or fewer per year;</p> <p>c. for a maximum of six guests at any one time;</p> <p>d. where check in and check out times are not between the hours of 22:00pm to 06:00am; and</p> <p>e. 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. Number and size of vehicles used by guests including large vehicles</p> <p>g. Building access arrangements and wayfinding</p>
C2 C1	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.9.1.1 P24 P25.</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> <p>h. Controls on the effects and scale of functions or events</p>

14.9.1.3 Restricted discretionary activities

(...)

RD7	<p>a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for:</p> <p>i. P5 Home occupation</p> <p>ii. P6 Care of non-resident children within a residential unit in return for monetary payment to the carer; and</p> <p>iii. P7 Bed and breakfast.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <p>i. Scale of activity – Rule 14.15.5</p> <p>ii. Traffic generation and access safety – Rule 14.15.6</p> <p>iii. Non-residential hours of operation – Rule 14.15.21</p>
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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), or (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	<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><u>c. The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p><u>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.</u></p>
P21	<p><u>Unhosted visitor accommodation in a residential unit in the following Residential Small Settlement Zones:</u></p> <p>a. <u>Barry's Bay</u> b. <u>Cooptown</u> c. <u>French Farm</u> d. <u>Kukupu</u> 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></p>	<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><u>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.</u></p> <p><u>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.</u></p> <p><u>d. The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p><u>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.</u></p>
P2122	<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. <u>Guests shall 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><u>d. The Christchurch City Council shall be notified in writing prior to commencement.</u></p> <p><u>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.</u></p>

14.10.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C2	<p>Unhosted visitor accommodation in a residential unit except in the locations specified in Rule 14.10.1.1 P21:</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. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>
C3	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.10.1.1 P21-P22.</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. Number and size of vehicles used by guests including large vehicles</p> <p>g.f. Building access arrangements and wayfinding</p> <p>g. <u>Controls on the effects and scale of functions or events</u></p>

14.10.1.3 Restricted discretionary activities

(...)		
RD9	<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> <p>i. P4 Home occupation</p> <p>ii. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and</p> <p>iii. P6 Bed and breakfast.</p> <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> <p>i. Scale of activity - Rule 14.15.5</p> <p>ii. Traffic generation and access safety – Rule 14.15.6</p> <p>iii. Non-residential hours of operation – Rule 14.15.21</p>

14.10.1.4 Discretionary activities

	Activity
(...)	
D4	<p>a. Hosted visitor accommodation in a residential unit that does not comply with activity specific standards (a), (b) or (c) in Rule 14.10.1.1 P20 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>
D5	<p>a. Unhosted visitor accommodation in a residential unit:</p> <p>i. 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.</p> <p>ii. not subject to Rule 14.10.1.2 C2 for a maximum of:</p> <p>a.A. twelve guests per site at any one time; and</p> <p>b.B. 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>
D6	<p>a. Visitor accommodation in a heritage item 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. Any application arising from this rule shall not be publicly notified but may be limited notified.</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> <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 14.10.1.4 D4;</p> <p>c. iii. unhosted visitor accommodation in a residential unit that exceeds the maximum number of guests in Rule 14.10.1.4 D5;</p> <p>d. iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.10.1.4 D6; or</p> <p>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> <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:	a. Guest Visitor accommodation located in the 50 dB Ldn Air Noise Contour shall be designed and constructed to meet

	<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 	<p>the indoor design sound levels contained in Appendix 14.16.4.</p> <p>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.</p>
(...)		
P3	<p>a. On the YMCA site listed as GA18 in Appendix 14.16.11:</p> <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; C. Offices and administration facilities; D. Parking areas; E. Retail activity; and F. Public meeting rooms and conference facilities. 	

14.11.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD2	<p>Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard</p> <ul style="list-style-type: none"> a. Retail activity in the Residential Guest Visitor Accommodation Zone - Rule 14.15.38 b.
(...)	
RD11	<p>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</p> <ul style="list-style-type: none"> 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> <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.
P24	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 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.
P25	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. b. A maximum of ten 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. 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.

14.12.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	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	(...)

	<p>within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, other than the following activities:</p> <ul style="list-style-type: none"> i. P5 (Home occupation); ii. P6 (Care of non-resident children); iii. P7 (Bed and breakfast); iii. iv. P17 (Temporary lifting or moving of earthquake damaged buildings); iv. v. P19 (Market gardens, community gardens and garden allotments); and 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). 	
C8	<p>Unhosted visitor accommodation in a residential unit:</p> <ul style="list-style-type: none"> a. for a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time; c. where check-in and check-out times are not between the hours of 22:00pm to 06:00am; and 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. d. residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and e. no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation 	<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> g. <u>Controls on the effects and scale of functions or events</u>

C9	<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. 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> <p>g. Controls on the effects and scale of functions or events</p>
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14.12.1.3 Restricted discretionary activities

RD26	<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 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> <p>b. The extent to which appropriate indoor noise insulation is provided with 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> <ol 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>

	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D6	<p>a. Unhosted visitor accommodation in a residential unit not subject to Rule 14.12.1.2 C8 for a maximum of:</p> <p>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> <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> <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; 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> <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 unhosted visitor accommodation in a residential unit		
Sleeping areas	65	40
Other habitable areas	75	50
<u>Guest Visitor accommodation (except where specified above)</u> , 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.	Central Business District 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	Centre: Central City

	Role	Centre and size (where relevant)
	<p>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>	
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. 	<p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/ Northwood, North Halswell (emerging)</p> <p>(All Key Activity Centres)</p> <p>Size: Greater than 30,000m²</p>
(...)		

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

- 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:
 - 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;
 - Limiting the extent to which **retail activity** and **offices** occur outside the Commercial Central City Business Zone;
 - 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.
(...)		

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 convenience of guests	Nil
(...)		

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> <p>i. All of the key structuring elements on the Waterloo Park Outline Development Plan (Appendix 16.8.2), being:</p> <p>A. Indicative location of new roads</p> <p>B. Indicative stormwater management area</p> <p>C. Indicative other open space</p> <p>ii. Built form standards in Rule 16.4.3.2, and Rule 16.4.2 unless specified otherwise in Rule 16.4.3.2.</p>
P2	Residential activity outside the 50 dB L_{dn} Air Noise Contour line defined on the planning maps.	<p>a. Any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35 dB $D_{tr,2m,nT,w} + C_{tr}$.</p> <p>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:</p> <p>A. Studio 35m²</p> <p>B. 1 bedroom 45m²</p> <p>C. 2 bedroom 60m²</p> <p>D. 3 or more bedrooms 90m²</p> <p>c. Each residential unit shall have:</p> <p>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;</p> <p>ii. a single, indoor storage space of 4m³ with a minimum dimension of 1 metre; and</p> <p>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</p>

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> <p><u>g. Controls on the effects and scale of functions or events</u></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><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></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><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></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><u>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</u></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. 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>
P24	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 shall be accommodated on the same site at the same time.</p> <p>c. 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.</p>
P25	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 that 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>a. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</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>Visitor accommodation that:</p> <p>a. 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.</p> <p>b. does not meet the activity specific standards in Rule 17.4.1.1 P22-P25</p>
(...)	

17.5 Rules - Rural Urban Fringe Zone

17.5.1 Activity status tables - Rural Urban Fringe Zone

g. 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><u>Hosted visitor accommodation in a residential unit</u></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><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>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	<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 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, caravans 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	<p>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>	<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 (c); 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 those records to the Council on an annual basis.</p> <p>d. The Christchurch City Council 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>g. 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 except as specified in NC6.
(…)	

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. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests. 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. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.

		<p>d. 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. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area</p> <p>f. 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>f. The Christchurch City Council shall be notified in writing prior to commencement.</p> <p>g. 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>
P19	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 six guests total may be accommodated on the same site at the same time.</p> <p>c. 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.</p>
P20	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 that 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 six.</p>

17.7.1.4 Discretionary activities

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

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	<p>Guest-Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests</p>	<p>a. Unless specified in P14, shall be limited to camping grounds at the following locations: (...)</p>
(...)		
P14	<p>The following additional activities within a building listed as a heritage item:</p> <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	<p>Guest-Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests</p>	<p>a. Unless specified in P20, shall be:: (...)</p>
(...)		
P20	<p>The following additional activities within a building listed as a heritage item:</p>	<p>(...)</p>

	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> : c. <u>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

ANNEXURE C – POSSIBLE MATTERS OF DISCRETION FOR A RESTRICTED DISCRETIONARY FRAMEWORK

1. Residential areas

- 1.1 Analogous non-residential activities in residential areas that default to restricted discretionary status where they do not meet permitted standards are home occupations, education activities, preschools, health care facilities and veterinary care facilities. In these cases, Council's discretion is limited to:
 - 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

- 1.2 The controlled activity framework for unhosted visitor accommodation limits Council's control to the following matters which would also be relevant matters for a restricted discretionary activity:
 - i. Provision of information for neighbours and guests, including contact information, parking, and, where appropriate, hazards information
 - ii. Record keeping and provision of information to the Council
 - iii. Management of outdoor entertainment and recreation facilities
 - iv. Management of solid waste disposal
 - v. Number and size of vehicles used by guests including large vehicles
 - vi. Building access arrangements and wayfinding

- 1.3 As shown in appendices "A" and "B", the Council also proposes making the management of the effects and scale of functions/events an additional matter of control. If a restricted discretionary activity framework is to be adopted by the Panel, the effects and scale of functions/events should be included as a matter of discretion.

- 1.4 For the Queenstown Lakes District Council proposed district plan, the framework for residential visitor accommodation provides discretion over a wider range of matters and clauses ix and x are considered likely to be necessary if this approach is adopted. It is noted that these

matters are subject to appeals to the Environment Court and they are not yet settled in urban or rural areas¹:

- i. The location, nature and scale of activities;
- ii. The location, provision, use and screening of parking, access and entertainment areas;
- iii. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;
- iv. The compliance of the residential unit with the Building Code as at the date of the consent;
- v. Health and safety provisions in relation to guests;
- vi. Guest management and complaints procedures;
- vii. The keeping of records of use, and availability of records for Council inspection;
- viii. Monitoring requirements, including imposition of an annual monitoring charge.
- ix. The nature of the surrounding residential context including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;
- x. The cumulative effect of the activity, when added to the effects of other non-residential activities occurring in the neighbourhood;

1.5 In relation to clause ii., parking and access requirements for residential units negate the need to address this again in relation to visitor accommodation in residential units.

1.6 For reasons given in the Council's closing submissions, it is inappropriate for restricted discretionary matters to require assessment of the activity under the Building Act or Health and Safety Legislation. Clauses iv-v above are considered problematic and are not supported. It is also noted that there is considerable overlap between the matters listed above which would need to be addressed if the Panel preferred this framework.

2. Rural and other areas

2.1 Matters relating to effects on neighbours, noise nuisance, parking, residential amenity and coherence are not relevant in rural areas but additional matters would be relevant.

¹ <https://www.gldc.govt.nz/media/tj3ia1zu/aa3-chapter-7-lower-density-suburban-residential-nov-2021.pdf>

- 2.2 The directive objectives and policies (Objective 17.2.1.1, and policies 172.2.1-5) emphasise the need to support and provide for rural productive activities and activities that utilise rural resources, while:
- (a) maintaining and, where appropriate, enhancing the function, character and amenity values of the rural environment;
 - (b) maintaining a contrast to the urban environment; and
 - (c) limiting the scale and intensity of other activities to ensure the predominance of a landscape dominated by openness and vegetation.
- 2.3 The existing provisions of the plan limit the intensity of subdivision and residential development to address these matters. However, if a restricted discretionary framework is proposed for visitor accommodation in rural areas that do not meet permitted activity standards, regard should be had to the potential for repurposing of farm buildings or increases to the extent of domestication of the landscape that could arise from a more enabling approach to visitor accommodation in the absence of adequate matters of discretion.
- 2.4 Reverse sensitivity effects on rural production related activities may also need to be addressed.
- 2.5 In same way reverse sensitivity effects on the intended function of industrial areas may need to be addressed in these zones.