

BEFORE THE CHRISTCHURCH CITY COUNCIL

UNDER

The Resource Management Act 1991

AND

IN THE MATTER OF

Proposed Plan Change 4 to the Christchurch
District Plan: Short-Term Accommodation

REPORT AND RECOMMENDATIONS OF INDEPENDENT HEARING COMMISSIONERS

Sarah Dawson (Chair)

Lindsay Daysh

Gary Rae

3 March 2022

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PRELIMINARY

Introduction

1. This report contains the recommendations of the Panel of Independent Hearing Commissioners appointed to consider Plan Change 4 (PC4) and the decisions sought in the submissions.
2. The Commissioners have reviewed and considered Proposed PC4, the s32 Report, the written submissions and further submissions received, the s42A Report and Addendum (including the Economic Assessment), all evidence and legal submissions received (both written and oral) and other relevant information.
3. Having considered this information and deliberated between themselves, the Commissioners' recommendations to the Council are set out in this report.
4. Where a submission seeking a change to Proposed PC4 was only considered in evidence from the Council, without the benefit of evidence from the submitter or from a submitter on a related submission, we have no basis in evidence to depart from the recommendation of the Council's witness and have recommended accordingly.

Terminology Used in this report

5. Throughout this report the following terms and abbreviations are used:

Act	Resource Management Act 1991
Airbnb	Airbnb Australia Pty Limited (S112)
Airport Noise Contours	Air noise contours and/or engine testing contours shown on the District Plan Planning Maps
Bachcare	Bachcare Holiday Homes (S100)
Bookabach	Bookabach by HomeAway (S119)
Christchurch Holiday Homes	Submissions S1, S64, S69 & S84
CIAL	Christchurch International Airport Limited (S101)
CLHL	Clearwater Land Holdings Limited (FS07)
Council	Christchurch City Council
CPL	Clearwater Projects Limited (FS09)
CRDP	Christchurch Replacement District Plan

CRPS	The operative Canterbury Regional Policy Statement, 2013, republished in July 2021 to incorporate changes made since 2013
District Plan	The operative Christchurch District Plan
Economic Assessment	The Property Economics report, attached to the brief of evidence of Mr Philip Osborne, prepared on behalf of the Council dated, 27 August 2021 (<i>Economic Cost Benefit Assessment Plan Change 4, August 2021</i>)
EIC	Evidence-in-chief. Also referred to as s42A Report when prepared on behalf of the Council.
IGZ	Industrial General Zone
IHP	Independent Hearings Panel responsible for making decisions on the proposals for the CRDP, including changes to the notified proposals
HSA	Home Share Accommodation as it is used in the Council's Economics Report – Property Economics, <i>Economic Cost Benefit Assessment Plan Change 4, August 2021</i> . Elsewhere in this report, the term “visitor accommodation in residential units” is used.
JWS	Joint Witness Statement
LURP	Land Use Recovery Plan
MAC	MAC International Property Limited (S52)
MIMP	Mahaanui Iwi Management Plan 2013
NPS-UD	National Policy Statement on Urban Development 2020
Orion	Orion New Zealand (S94)
Panel	The Panel of Independent Hearing Commissioners appointed to consider Proposed PC4 and the decisions sought in the submissions
PC4	Plan Change 4 to the operative Christchurch District Plan
Proposed PC4	Plan Change 4 to the operative Christchurch District Plan, as publicly notified on 24 September 2020
PC4 Rebuttal Version	The version of PC4 attached to the rebuttal evidence of Ian Bayliss on behalf of the Council, 8 October 2021

PC4 Closing Version	The version of PC4 attached as Annexures A and B to the Closing Submissions for the Christchurch City Council on Proposed Plan Change 4, 5 November 2021
RBPZ	Residential Banks Peninsula Zone
RCCZ	Residential Central City Zone
RHZ	Residential Hills Zone
RLLZ	Residential Large Lot Zone
RMDZ	Residential Medium Density Zone
RNNZ	Residential New Neighbourhood Zone
RSDTZ	Residential Suburban Density Transition Zone
RSSZ	Residential Small Settlement Zone
RSZ	Residential Suburban Zone
RUFZ	Rural Urban Fringe Zone
RVAZ	Residential Visitor Accommodation Zone
RWZ	Rural Waimakariri Zone
s32 Report	The report (including its Appendices) prepared by the Council evaluating PC4 in terms of s32 of the Act at the time that Proposed PC4 was publicly notified (<i>Christchurch District Plan, Plan Change 4, Section 32 Evaluation</i>)
s32 Economic Advice	The report from Property Economics dated January 2020 and attached as Appendix 5A to the s32 Report (<i>Economic Advice on the Impacts of Home Share Accommodation</i>)
s42A Report	The Council Planning Officer's Report under s42A of the Act prepared by Alison McLaughlin which makes recommendations on the submissions and further submissions received on Proposed PC4 (dated 21 April 2021)
s42A Report Addendum	The Addendum to the s42A Report prepared by Ian Bayliss which makes further recommendations on the submissions and further submissions received on Proposed PC4 (dated 1 September 2021 and updated on 13 September 2021)
SP(GR)Z	Specific Purpose (Golf Resort) Zone

Background to, and Summary of, Proposed PC4

6. PC4 is a proposed change to the District Plan prepared by the Council. The amendments proposed in PC4 have no legal effect until the Council's decision approving PC4 is publicly notified.
7. Proposed PC4 stated that its purpose was to:
 - a. include provisions that more specifically and appropriately respond to demand for visitor accommodation in residential units. This affects zones that generally enable residential activities at present (including residential, rural and commercial zones and the Papakāinga/Kāinga Nohoanga Zone). The changes apply to both hosted accommodation ("bed and breakfasts" and "farm stays") and unhosted accommodation ("guest accommodation") in the current District Plan;
 - b. clarify the extent to which different types of visitor accommodation activities are subject to objectives and policies to primarily locate in commercial centres;
 - c. better differentiate between residential and visitor accommodation activities including clarifying the activity status of activities like serviced apartments and other forms of short-term accommodation.
8. Proposed PC4 stated that it did not address the standards for visitor accommodation activities in the Specific Purpose (Golf Resort) Zone.
9. Proposed PC4 and the s32 Report set out the Council's reasons for the plan change. Firstly, there has been a significant increase in the offerings of visitor accommodation in residential units since the District Plan provisions were last reviewed. Although the numbers have decreased as a result of Covid-19 international travel restrictions, the Council considered these are likely to return to a comparable level once international travel resumes. Secondly, issues have been identified regarding the implementation of the operative objectives, policies and rules that apply to visitor accommodation in residential units. Commissioners (considering resource consents on behalf of the Council) and the Environment Court have identified that the operative provisions do not appropriately respond to the demand for this form of visitor accommodation. Thirdly, the Council considered that there is a lack of evidence to justify the operative policy framework and rules in the District Plan, necessitating a review of these provisions.
10. The Explanation to Proposed PC4 summarised the changes proposed to the District Plan. It stated that Proposed PC4:
 - a. combines the definitions for "guest accommodation", "farm stay" and "bed and breakfast" into one definition ("visitor accommodation", relying on the National Planning Standards definition) and uses activity specific standards in the rules to differentiate between these activities;
 - b. amends the definitions of "residential activity" and "residential unit" to better differentiate these activities from visitor accommodation and to clarify the status of other types of short-term accommodation which may not be captured as "living accommodation" in the current

definition including serviced apartments, house-sitting and home-exchanges.

- c. includes amendments resulting from the broader scope of the “visitor accommodation” definition (which includes farm stays and bed and breakfasts, whereas “guest accommodation” specifically excluded them). Replacing the term means that definitions like “sensitive activities” that rely on the “guest accommodation” definition previously did not apply to farm stays and bed and breakfasts but now do, as do some of the transport standards.
- d. makes amendments resulting from the removal of the “guest accommodation” definition, specifying which ancillary activities (like conference or fitness facilities) were included while the new “visitor accommodation” definition does not. Some changes have been made to the rules in zones or areas like the Accommodation and Community Facility Overlay to continue to provide for ancillary activities where these are not already permitted in the zone or overlay. In the ACF Overlay, limits on the scale of ancillary activities have been introduced consistent with the limits in the Residential Visitor Accommodation Zone.
- e. introduces a new objective and several new policies in the residential chapter which are specific to visitor accommodation. These differentiate between small-scale and/or hosted visitor accommodation activities that retain a residential character and are appropriate to locate in residential zones and larger scale activities with a commercial character that are primarily directed to commercial centres.
- f. amends an objective in the commercial chapter to clarify that it is not the intention to primarily direct visitor accommodation within the Four Avenues into the Entertainment and Hospitality Precincts.
- g. introduces new standards for hosted visitor accommodation in a residential unit (formerly “bed and breakfasts”) including limits on late night arrivals and departures and sizes of functions.
- h. changes the activity status for unhosted visitor accommodation in a residential unit in most residential zones from discretionary activity to controlled activity for 1-60 nights per year, discretionary activity for 61- 180 nights per year and non-complying activity for more than 180 nights per year.
- i. changes the activity status for unhosted visitor accommodation in a residential unit in most rural zones from discretionary activity to permitted activity for 1-180 nights per year (subject to requirements to keep records and provide information to the Council) and discretionary activity for more than 180 nights per year.
- j. supports the ongoing use of heritage items by enabling them to be used for visitor accommodation in residential zones for a larger number of guests and a greater number of nights per year than residential units. A controlled activity status resource consent is required if a manager or supervisor does not live on site so that amenity impacts on neighbours can be managed.

- k. differentiates between several types of activities that currently sit under the “farm stay” definitions and applies different standards to them (e.g visitor accommodation accessory to farming as opposed to visitor accommodation accessory to a conservation activity or walking or cycling track).

Notification and Submissions

11. Proposed PC4 was publicly notified on 24 September 2020. The periods for submissions and further submissions closed on 24 October 2020 and 10 December 2020 respectively. As set out in the s42A Report¹, 133 submissions² were received requesting 518 separate decisions (submission points). Further submissions were also received from 18 submitters supporting or opposing the decisions requested in the first round of submissions. A summary of the submissions and further submission received was attached to the s42A Report³.

Appointment of Commissioners

12. Under section 34A of the Act, a Panel of independent hearing commissioners was appointed to:
 - a. review and consider Proposed PC4, the s32 Report, submissions and further submissions, the s42A Report, evidence and any other relevant material;
 - b. hear from the Council and those submitters who requested to be heard on Proposed PC4;
 - c. deliberate on the matters raised in the information before the Panel, including through the evidence and the hearing; and
 - d. make recommendations to the Council on Proposed PC4 and the submissions and further submissions received.
13. Appointed to this Panel were: Sarah Dawson, Lindsay Daysh and Gary Rae. Sarah Dawson was appointed as Chair of the hearing with authority to determine procedural and jurisdictional matters associated with a hearing on Proposed PC4 consistent with the requirements of the Act.

Procedural Steps

14. On 26 March 2021, the Chair issued directions relating to the hearing on PC4 and the exchange of evidence prior to the hearing date⁴. The hearing was set down to commence on 17 May 2021, with the Council’s s42A Report available on 22 April, expert evidence from submitters lodged on 7 May, and expert rebuttal evidence and written legal submissions lodged on 14 May.
15. Preparation and circulation of the s42A Report and expert evidence-in-chief proceeded as directed, with the planning EIC of Matthew Bonis being filed on 10 May as requested by Airbnb⁵.
16. On 11 May, the Panel received a Memorandum from Mr Brent Pizzey, counsel for the Council, requesting adjournment of the hearing for PC4, vacating of directions for rebuttal evidence and

¹ s42A Report at [1.2.2]

² Submitter 96, Sasha Stollman, withdrew their submission by email to the Council (Lloyds Scully) on 10 September 2021

³ As Appendix 4

⁴ Plan Change 4: Short-Term Accommodation - Hearings Procedures and Panel Directions, 26 March 2021

⁵ Minute 2 – Waiver of Evidence Deadline, Airbnb Australia Pty Limited, 5 May 2021

legal submissions, and direction for an amended timetable for August / September⁶. The Council's Memorandum explained the submitter evidence had highlighted, and the Council had accepted, that the economic component of the s32 Report was likely to be insufficient to allow a plan change decision to be made on the merits. The adjournment was sought to enable the Council's economic expert to complete an economic cost benefit analysis of Proposed PC4 and for subsequent evidence exchange.

17. Despite the delay, inconvenience and potential costs involved, the Panel regretfully accepted the Council's request⁷. We accepted that, on balance, this would provide for more efficient and effective use of all participants' time and effort and better enable a fair and well-informed hearing process. Accordingly, the hearing that was to commence on 17 May was adjourned and the remaining timetabling directions vacated. The Chair directed that a new hearing date was to be set no sooner than 4 October, with new timetabling directions commencing with the Council's economic assessment seven weeks prior to the hearing.
18. Following a Memorandum from Counsel for Airbnb seeking confirmation of the scope of Council's further assessment of Proposed PC4⁸, on 28 June the Chair directed the Council to file and serve an economic assessment of PC4 for the purposes of s32 of the Act together with an updated s42A Report and s32AA evaluation to take account of the economic assessment⁹. The Panel's Minute clarified that this direction did not provide leave for the Council to file or serve any other expert assessments of PC4. The Chair declined to direct that the economic assessment is prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses, or direct that the Council's economic and/or planning experts confer or conference with equivalent experts acting for Airbnb in the course of preparing the economic assessment or updated s42A Report¹⁰, as also sought by Airbnb¹¹. The Panel's Minute noted that it may direct expert witness conferencing and the preparation of JWS following receipt of the additional reports from the Council and any responses from submitters.
19. On 2 August, the Panel received a Memorandum from Mr Pizzey requesting further changes to the directions in the Panel's Minutes 3 and 5 concerning the content of the Council's amended s42A Report¹². This was as a result of the Council engaging a new planner, to replace the planner who had prepared the original s42A Report and taken other employment at the end of May. Following the opportunity for submitter comment¹³, the Panel agreed that the Council's

⁶ Memorandum of Counsel for Christchurch City Council seeking adjournment and timetabling directions, 11 May 2021

⁷ Minute 3 – Request for Hearing Adjournment, Christchurch City Council, 12 May 2021

⁸ Memorandum of Counsel in relation to adjournment of Plan Change 4 Hearing, 21 June 2021

⁹ Minute 5 – Request for Confirmation of Directions regarding Hearing Adjournment, Airbnb Australia Pty Limited, 28 June 2021

¹⁰ Minute 5, as above

¹¹ Memorandum of Counsel, 21 June 2021, as above

¹² Memorandum of Counsel for Christchurch City Council regarding Amended Officers' Report and Economic Evidence, 2 August 2021

¹³ Minute 6 – Request for Change of Directions regarding Amended Section 42A Report, Christchurch City Council – Opportunity for Submitter Comment, 2 August 2021

new planner (Ian Bayliss) must provide his impartial expert assistance to the Panel and has a duty to express his own expert professional opinion, informing the Panel where this differs from the views contained in the original s42A Report. Accordingly, the previous directions were further amended to provide leave for Mr Bayliss to identify any material matters where his expert planning opinion differed from that of the original s42A Report writer¹⁴.

20. Minute 7¹⁵ updated and replaced the previous Hearing Procedures and Directions (from 26 March) incorporating the directions contained in the Panel's Minutes 3, 5 and 7¹⁶. A new hearing date was set down to commence on 18 October, with timetabling requirements for filing and serving the Council's economic assessment and updated s42A Report, expert evidence from submitters, any rebuttal evidence and written legal submissions¹⁷. Further guidance was also provided regarding expert conferencing arrangements.
21. On 9 September, the Panel directed expert conferencing and the preparation of JWSs between the expert economics witnesses and the expert planning witnesses¹⁸. This duly occurred, with JWSs being available prior to the hearing commencing. The economists, in particular, reached substantial agreement regarding the net economic benefits associated with PC4 and its alternatives. The Panel thanks the experts involved with the conferencing, as this proved to be very helpful for the efficient conduct of the hearing.
22. The Panel was required to address two other procedural matters prior to the hearing of PC4. These related to a request to strike out part of a submission, and a request to immediately decline or halt PC4.
23. CIAL lodged a submission (S101) on Proposed PC4 seeking, amongst other matters, that the provisions of the SP(GR)Z be amended to align with the regulations proposed for visitor accommodation in the rest of the District. CLHL and CPL lodged further submissions (FS07 & FS09) in opposition to CIAL seeking that the relief sought by CIAL be declined. CLHL and CPL also sought a preliminary ruling that this relief is beyond the scope of PC4. A subsequent email from Mr Cleary,¹⁹ counsel for CLHL and CPL, pointed out the request for a preliminary ruling, requesting that the Council use its powers to strike out the submission prior to a hearing on the basis that it would be an abuse of process to allow the submission to be taken further.
24. Following a response from Mr Pizzey on behalf of the Council, the Panel considered the scope issue raised by CLHL and CPL. The Panel determined it needed to have the benefit of the Council's s42A Report, the evidence and submissions to be provided at the hearing, before it could consider the scope of the submission from CIAL. The Panel declined to recommend the

¹⁴ Minute 7, 10 August 2021, as below

¹⁵ Minute 7 – Further Directions specifying Hearing Timetable and Expert Conferencing Arrangements, and Request for Change of Directions regarding Amended s42A Report, Christchurch City Council, 10 August 2021

¹⁶ Plan Change 4: Short-Term Accommodation - Hearings Procedures and Panel Directions, 10 August 2021

¹⁷ The timetable was further amended following a request from the Council to extend the timeframe for filing of its updated s42A Report – Minute 8 – Extension of Timeframe, Christchurch City Council, 27 August 2021

¹⁸ Minute 9 – Expert Witness Conferencing, 9 September 2021

¹⁹ 17 February 2021

Council strike out the relevant part of CIAL's submission, without prejudice to this being addressed during the course of the hearing²⁰.

25. Following the closure of the submission period on Proposed PC4, Mr David Lawry (Further Submitter FS01) was in communication with the Council on a number of occasions regarding his concerns about PC4. Some of these communications were brought to the Chair's attention at Mr Lawry's request.
26. During late April and early May, Mr Lawry communicated with the Council regarding the notification of submissions received on PC4. He expressed concern at the lack of direct notification to landowners under the airport noise contours, on the basis of the submission received from CIAL. He sought the PC4 hearing be delayed so that the landowners could be personally notified. Mr Lawry's concern was brought to the attention of the Panel, who considered the matter.
27. The Chair responded through the Council's Statutory Administration Advisor (City Planning), Ms Lloyds Scully. Mr Lawry was informed that the Commissioners did not consider it was necessary to recommend the Council delay the hearing because of this matter. From the information available to us, including our reading of Proposed PC4 and the submission from CIAL, Mr Lawry's explanations of his concerns, and the explanation and comments from the Council, we considered that:
 - a. The Council had appropriately followed the processes under Schedule 1 of the Act, including giving public notice of the summary of decisions requested through submissions and sending a copy to all submitters;
 - b. CIAL's submission on the PC4 industrial zone provisions did not request any modifications to PC4 that warranted a different approach to notification of this submission.
28. On 13 May, the Council received a Memorandum from Mr Lawry seeking the Panel's feedback on his request to decline PC4²¹. Mr Lawry's Memorandum stated that "*a halt should be called*" to PC4. He requested the Commissioners make: "*A bold move to decline this plan change*" in a timely manner. Mr Lawry supported his request with explanations as to why he considered PC4 "*is flawed*" and the Act's processes "*not fit for purpose*". The Panel took this to mean Mr Lawry was requesting the Commissioners determine that PC4 be declined, or at least withdrawn, immediately, without going through the hearing process. The Panel considered Mr Lawry's request and responded through Minute 4²², which set out the Panel's reasons for refusing to recommend to the Council that PC4 be declined immediately.
29. Mr Lawry raised further matters directly with the Panel in the days preceding and following the

²⁰ Minute 1 – Procedural Determination on Request by Clearwater Land Holdings Limited and Clearwater Projects Limited to Strike out Submission of Christchurch International Airport Limited, 29 March 2021

²¹ Memorandum of David Lawry seeking Independent Panel's Feedback on request to Decline Plan Change 4, 13 May 2021.

²² Minute 4 – Request by David Lawry to Decline Proposed Plan Change 4, 17 May 2021

hearing. In particular, Mr Lawry referred to his concerns regarding bias and misleading information in the evidence from the Council and CIAL. Mr Lawry had raised these matters in his pre-circulated written statement for the hearing²³ but then sought an early response from the Panel. Immediately prior to the hearing, the Chair responded through Ms Scully. Mr Lawry was informed that the Panel did not intend to make any findings or take any action regarding his concerns prior to the hearing, and that all parties would have the opportunity to address the Panel on the matters at the hearing, if they wished to do so. We will refer further to Mr Lawry's comments on these matters later in our report.

30. Mr Lawry provided a further note to the Chair after the close of the hearing. Through Ms Scully, the Chair informed Mr Lawry that the Panel could not receive this additional information outside of, and after, the hearing process.

Amended Position of the Council Prior to the Hearing

31. Following the process described above, the position of the Council on Proposed PC4 was substantially amended by the time of the hearing. By that time, the Panel had before it from the Council:
 - a. The original s42A Report from the Council's planner, Alison McLaughlin;
 - b. The s42A Report Addendum (which included an Economic Assessment) from the Council's consultant planner, Ian Bayliss, which accepted some but not all aspects of the original s42A Report and made further recommendations for changes to Proposed PC4 following his consideration of submissions;
 - c. Evidence from the Council's economics' advisor, Philip Osborne;
 - d. JWS's from the economists and planners, reflecting the participation of Philip Osborne and Ian Bayliss in the expert witness conferencing; and
 - e. Rebuttal evidence from Ian Bayliss, which recommended additional changes to Proposed PC4, having had regard to the pre-circulated evidence from submitters and the planners' JWS (the PC4 Rebuttal Version). The specific changes proposed through Mr Bayliss' rebuttal evidence are addressed later in our report.
32. Although delaying the hearing process by several months, the steps taken by the Council and its amended position on PC4 by the time of the hearing ultimately assisted with the efficiency of the hearing process and the Panel in coming to its recommendations.

The Hearing

33. The hearing was held on 18th to 21st October 2021.

²³ The Panel acknowledges that we received a Memorandum of Counsel on behalf of CIAL, 30 September 2021, which stated that CIAL did not propose to address the bulk of the content of Mr Lawry's evidence, but that its non-response does not constitute acceptance of any of the contents of Mr Lawry's evidence or documents.

34. The format of the hearing reflected the Chair’s procedural directions that expert EIC and rebuttal evidence be pre-circulated. Legal submissions also were provided in advance of the hearing, at the Chair’s request. As a result, expert witnesses presented only a brief summary statement at the hearing. The Panel was able to focus on questions of counsel and witnesses, which we found the most effective way to utilise the hearing time. Lay submitters were similarly limited to a brief summary statement. In some cases, submitters who presented verbal representations helpfully provided us with a written statement of their presentation.

35. Parties appearing at the hearing were:

Council

- Cedric Carranceja (Counsel) assisted by Sophie Meares
- Philip Osborne (Economist) – by video link
- Ian Bayliss (Planner)

Submitters

*Steve Harris*²⁴

*Halswell Hornby Riccarton Community Board*²⁵

- Mike Mora (Chair)

*Inner City West Neighbourhood Association (ICON)*²⁶

- Jill Nuthall (Chair)
- Gay Charlotte (Core Committee Member)

*CIAL*²⁷

- Amy Hill and Jo Appleyard (Counsel)
- Felicity Blackmore (Environment and Planning Manager)

*CLHL*²⁸ and *CPL*²⁹

- Gerard Cleary (Counsel)

*David Lawry*³⁰

*Ricki Jones*³¹

*Christchurch Holiday Homes*³²

²⁴ Submission 16

²⁵ Submission 102

²⁶ Submission 87 & Further Submission 16

²⁷ Submission 101 & Further Submission 08

²⁸ Further Submission 07

²⁹ Further Submission 09

³⁰ Further Submission 01

³¹ Submission 121 & Further Submission 15

³² Submission 1

- Sue Harrison (Director)
- Karen Gilby (Director)

*Spires Developments Limited*³³

- Brooke McKenzie
- Bridget McKenzie

*Victoria Neighbourhood Association Inc*³⁴

- Marjorie Manthei

*Bachcare Holiday Homes*³⁵

- Matthew Clews (General Manager) – by video link

*Williams Corporation Limited*³⁶

- Kathryn Marshall (General Manager)

*Church Property Trustees and Sister Eveleen Retreat House Board*³⁷

- David Plom (Board Member)
- Edward O'Connor (Director)

*Hospitality New Zealand, Canterbury Branch (HNZ)*³⁸ *and Accommodation Association of New Zealand*³⁹

- Peter Morrison (HNZ, Canterbury Branch President, and NHNZ National Board Member)
- Nikki Rogers (HNZ Regional Manager)
- Brett Giddens (Planner)

*Waikura / Linwood-Central Heathcote Community Board*⁴⁰

- Tim Lindley (Board Member)
- Michelle Lomax (Deputy Chair)

*Gary Monk*⁴¹

*Warwick Schaffer*⁴²

*Norm Hartwell*⁴³

³³ Submission 89

³⁴ Submission 90 & Further Submission 03

³⁵ Submission 100

³⁶ Submission 53

³⁷ Submission 113

³⁸ Submission 123

³⁹ Further Submission 14

⁴⁰ Submission 85 & Further Submission 05

⁴¹ Submission 25

⁴² Submission 41

⁴³ Submission 73

*Gabriella Barbara*⁴⁴

*Peter McCallum*⁴⁵

*Paula Smith*⁴⁶

*Wendy Sealey*⁴⁷

*Karen Phelps*⁴⁸

*MAC International Property Limited*⁴⁹

- Lisa McFarlane (Company owner) – by video link
- Ben Bridge – by video link
- Michelle Marsh
- Phil Metaxas
- Jemima Halesworth
- Maxine Geeson (Operations Manager) – by video link

*Coalition for Safer Accommodation in Christchurch*⁵⁰

- Ray Edwards (Engineer)
- Zeta Pringle
- Bob Pringle
- Paul Crooks
- Kelvin Coffey

*Airbnb*⁵¹

- Jo Appleyard (Counsel) assisted by Amy Hill
- Derek Nolan (Head of Public Policy, Australia and New Zealand) – by video link
- Natalie Hampson (Economist)
- Matthew Bonis (Planner)

*Bob Pringle*⁵²

*Bookabach*⁵³

- Eacham Curry (Director, Government and Corporate Affairs, Expedia Group, Australia and New Zealand) – by video link

⁴⁴ Submission 51

⁴⁵ Submission 29

⁴⁶ Submission 122

⁴⁷ Submission 22

⁴⁸ Submission 17

⁴⁹ Submission 52

⁵⁰ Submission 106 & Further Submission 11

⁵¹ Submission 112 and Further Submission 04

⁵² Further Submission 10

⁵³ Submission 119

*Alan Roberts*⁵⁴

36. On 21 October, as confirmed verbally on 18 October, we received a Memorandum on behalf of CIAL⁵⁵ stating that the majority of CIAL's submission points had been resolved through the proposed amendments set out in the PC4 Rebuttal Version from Mr Bayliss. CIAL also confirmed that it withdrew its submissions points relating to the inclusion of "Resort hotel" in the definition of "Residential activity", and the amendment it sought to Rule 13.9.4 P9 for the SP(GR)Z. We will refer to the outstanding matters in CIAL's submission in our discussion of those issues to follow.
37. Immediately after the hearing, two submitters (at our request) provided us with written material referred, or spoken, to at the hearing, including hard copies of presentations. Mr Robert Pringle⁵⁶ provided us with a copy of an article from *Bloomberg Businessweek*, June, 21 2021, regarding Airbnb. Ms Karen Phelps⁵⁷ provided us with a report from a study commissioned by members of the Internal Market and Consumer Protection (IMCO) committee of the GUE/NGL group in the European Parliament, titled "*Platform failures: How Short-Term Rental Platforms like Airbnb fail cities*", 9 December 2020.
38. The Panel expresses its thanks to all the submitters who attended the hearing and provided us with their clearly expressed perspectives on PC4. Many submitters had gone to considerable lengths to draw together information for our consideration. All the information provided and the diverse views expressed have been helpful to the Panel as we evaluated the alternative provisions for PC4. Some submitters attended the hearing for several days, showing the importance of these issues for the people of Christchurch.
39. Counsel for the Council presented oral closing submissions at the end of the hearing on 21 October, with written closing legal submissions being provided on 5 November. Attached to the Council's closing legal submissions was an updated version of PC4 (the PC4 Closing Version)⁵⁸. This offered additional amendments to Proposed PC4 beyond those recommended by its witnesses in the PC4 Rebuttal Version, reflecting the Council's further consideration of the evidence and questioning at the hearing.

Position of the Council in its Closing Submissions

40. In summary, the amendments to Proposed PC4 contained in the PC4 Closing Version were:
 - a. Changes to the definitions of "*Hosted Visitor Accommodation*" and "*Unhosted Visitor Accommodation*" and clearer integration with the definitions of "*Residential Activity*", "*Residential Unit*" and "*Visitor Accommodation*" (including within the definition of "*Sensitive Activities*");

⁵⁴ Submission 15

⁵⁵ Memorandum of Counsel on behalf of Christchurch International Airport Limited, 21 October 2021

⁵⁶ Further Submission 10

⁵⁷ Submission 17

⁵⁸ Closing Legal Submissions for the Council, 5 November 2021, Annexures A and B

- b. Inclusion of examples in the definition of “*Visitor Accommodation*”;
- c. Clarification of ancillary activities for “*Visitor Accommodation*” to incorporate those previously provided within the definition of “*Guest Accommodation*”
- d. Amendments to standards for mobility parking spaces and access design and gradient to apply only to visitor accommodation for more than 10 guests;
- e. Removing references in Objective 14.2.9 and Policy 14.2.9.1 to sufficiency of housing supply, the Central City and commercial centres;
- f. Refining Objective 14.2.9 and Policy 14.2.9.1 to focus on maintaining residential character, high quality residential environment and amenity values, and a predominance of residential activity within residential neighbourhoods; minimising disturbance to neighbours; protecting strategic infrastructure; and providing for visitor accommodation in identified areas;
- g. Addition of guidance within Policy 14.2.9.1 regarding management of the cumulative effects of unhosted visitor accommodation on adjoining residential units or within a residential block;
- h. Clarification of Chapter 14 Objectives and Policies so that they collectively provide direction regarding the predominance of residential activity at the zone, neighbourhood and site level; such that Objective 14.2.6 provides for predominance in residential zones (not changed by PC4), Objective 14.2.9.a.i and Policy 14.2.9.1.b.iv provide for predominance within residential neighbourhoods and blocks, and Policy 14.2.9.1 includes provision for retaining predominantly residential use, character and coherence on the site;
- i. Improvements to the structure, clarity and consistency of the wording for Objective 14.2.9 and Policy 14.2.9.1;
- j. Provision for unhosted visitor accommodation as a permitted activity up to 180 nights per year (maximum of 6 guests) in:
 - a. the RBPZ at Akaroa, Duvauchelle and Wainui;
 - b. the RSSZ at Barry’s Bay, Cooptown, French Farm, Kukupa; Le Bons Bay, Little Akaloa; Little River, Okains Bay, Pigeon Bay, Robinsons Bay, Takamatua, Tikao Bay and Wainui; and
 - c. the RLLZ;
- k. Replacement of Non-Complying activity status with discretionary activity status for unhosted visitor accommodation that exceeds 180 nights per year in RSZ, RSDTZ, RMDZ, RCCZ, RHZ, RNNZ and IGZ (Waterloo Park);
- l. Addition of “*Visitor accommodation in a heritage item*” to RD34 in the RSZ and RSDTZ and to RD26 in the RNNZ, which apply to activities within the 50dB Ldn Air Noise Contour,
- m. Removal of policy and standards restricting numbers of guests not staying the night and restricting guests from holding functions or events, and inclusion as a matter of control

(where applicable);

- n. Removal of standards limiting check-out times;
- o. Addition of standards requiring Council notification and record keeping;
- p. Addition of standards for unhosted visitor accommodation (where it is a permitted activity) requiring neighbours to be provided with contact information;
- q. Addition of standards requiring information about wayfinding, hazards, inaccessible areas, and rural activities in the area to be provided to guests for unhosted visitor accommodation in Rural Zones;
- r. Addition of standards limiting the cumulative number of residential units that can be used for unhosted visitor accommodation adjoining any other residential unit or within a residential block, in RSZ, RSDTZ, RMDZ, RCCZ, RHZ and RNNZ;
- s. Removal of controls relating to maintenance of the exterior of properties;
- t. Improvement to the structure, clarity and consistency of the standards in Rural Zones where hosted and unhosted visitor accommodation occurs within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour;
- u. Clarification of standards in Rural Zones restricting visitors being accommodated in campgrounds (as part of “*Visitor accommodation accessory to farming*”) within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour;
- v. Addition of restrictions on public notification of resource consent applications for visitor accommodation, other than in Rural Zones;
- w. Application of the residential standards where acoustic attenuation is required for new buildings or additions to buildings for hosted and unhosted visitor accommodation within airport-related noise contours (rather than the visitor accommodation standards as notified); and
- x. Various minor amendments and corrections to the provisions.

Closing the Hearing

41. The Panel met for its initial deliberation discussions on 1 December 2021. At that meeting the Panel decided it had sufficient information to make its recommendations to the Council regarding PC4, and accordingly confirmed with the Council that the hearing on Proposed PC4 could be closed.

STATUTORY REQUIREMENTS

General Approach

42. The statutory requirements for consideration of a proposed plan change can be derived generally from the comprehensive summary in the Environment Court’s decision in *Colonial Vineyard*

*Limited v Marlborough District Council*⁵⁹. We were referred to this decision in the legal submissions for the Council⁶⁰. No party suggested we adopt a materially different approach to our consideration of PC4.

43. We note that the *Colonial Vineyard* decision predated the 2013⁶¹ and 2017⁶² amendments to the Act coming into effect. Accordingly, the tests posed by the Environment Court in *Colonial Vineyard* also need to be read subject to the effect of those amendments. Together, the *Colonial Vineyard* requirements and those amendments provide the legal tests we have applied in considering Proposed PC4.
44. We need to take account of the content of the higher order documents guiding (and in some cases directing) how we proceed.
45. We also need to take direction from Chapter 3 Strategic Directions in order to achieve an integrated and consistent set of Plan provisions. This is addressed further under 'Higher Order Documents' below. Chapter 3⁶³ states that it:
 - i. *Provides the overarching direction for the District Plan, including for developing the other chapters within the Plan, and for its subsequent implementation and interpretation; and*
 - ii. *Has primacy over the objectives and policies in the other chapters of the Plan, which must be consistent with the objectives in this Chapter.*
46. PC4 must be prepared in accordance with the obligations to prepare an evaluation report for a proposed plan change in accordance with s32 of the Act and to have particular regard to that report. The Council prepared a s32 Report at the time of public notification which set out the s32 requirements and evaluated Proposed PC4 in terms of those requirements⁶⁴, which we have had particular regard to.
47. We note the requirement in s32AA to undertake a fresh evaluation of any changes we recommend to the Proposed PC4 provisions before us. A further evaluation needs to employ the same tests that should already have been applied in the initial s32 evaluation. Section 32AA(1)(c) directs that our further evaluation must be undertaken at a level of detail corresponding to the scale and significance of the changes.

⁵⁹ [2014] NZEnvC 55 at [17] ("*Colonial Vineyard*")

⁶⁰ Legal Submissions for the Christchurch City Council on Proposed Plan Change 4 (Opening Legal Submissions for the Council), 8 October 2021, at [2.8] and Appendix 1 Case Extract

⁶¹ In particular, amendments to ss74(1) (which brought together and clarified the matters a District Plan must be "in accordance with"); and s32 & s32AA (which replaced the requirements for consideration of alternatives)

⁶² In particular, amendments to ss6(h) (which added "management of significant risks from natural hazards" to the matters of national importance); ss31(1)(aa) (which added a new function for territorial authorities to ensure sufficient housing and business land development capacity); s32 & s32AA (further refinements and clarifications); and ss74(1)(ea) (which added "National Planning Standards" to the matters a District Plan must be "in accordance with")

⁶³ Chapter 3.1 Introduction a.i and ii

⁶⁴ s32 Report, at Sections 3, 4 & 5

48. Ms McLaughlin⁶⁵ and Mr Bayliss⁶⁶ both undertook further evaluations in terms of s32AA for the amendments to Proposed PC4 they each recommended. We have had regard to their further evaluations.
49. We have the option of either preparing a separate report or referring to those matters in our recommendation report⁶⁷. We have adopted the latter approach. Accordingly, there is no separate s32AA evaluation report and our report contains our reasoning in terms of s32AA.

Higher Order Planning Documents

National Policy Statement on Urban Development 2020

50. The only National Policy Statement (NPS) or National Environment Standard (NES) referred to as being relevant to our evaluation of PC4 is the NPS-UD⁶⁸. The release of the NPS-UD subsequent to the District Plan's consideration by the IHP means that we cannot rely on the District Plan having captured all elements of that document.
51. Mr Bayliss⁶⁹ and Mr Bonis⁷⁰ both referred us to Objectives 1, 3 and 4 of the NPS-UD as being relevant to PC4 and, following from those objectives, they referred to Policies 1, 2, 6, 7 and 8.
52. In terms of those aspects of the NPS-UD that refer to "*development capacity*", it was Mr Bayliss' evidence that "*it could be contrary to the NPS-UD for a plan change to restrict short-term accommodation for capacity reasons*"⁷¹. We received no evidence to the contrary and we understand this position was supported by Mr Bonis⁷². We accept that the NPS-UD does not provide specific direction requiring PC4 to restrict short-term accommodation for housing or business capacity reasons.
53. In terms of well-functioning urban environments and their amenity values, the planning evidence and legal submissions pointed us to Objectives 1 and 4 and Policies 1 and 6. Mr Bayliss and Mr Bonis agreed these provisions of the NPS-UD provide direction that urban amenity is not to be protected in a fixed state, and that changes in amenity values do not represent adverse effects in their own right⁷³. We accept the interpretation of Mr Bayliss that the direction in the NPS-UD requires provisions such as those in PC4 not to prevent diversification, intensification and changes of land use and activities in urban areas unnecessarily, where those activities have discernible benefits that are consistent with well-functioning urban environments. However, we note Mr Bayliss' caution that it is also important not to overemphasise this high-level direction

⁶⁵ s42A Report, at Section 8 and Appendix 3

⁶⁶ s42A Report Addendum, at [5.1.5] and Appendix 2; and Mr Bayliss, Rebuttal Evidence, at [7.12]

⁶⁷ s32AA(1)(d)

⁶⁸ Opening Legal Submissions for the Council, at [4.1]; Legal Submissions on behalf of Airbnb, 8 October 2021, at [52]; Mr Bonis, EIC, at [59]

⁶⁹ s42A Report Addendum, at [2.3.2]-[2.3.4]

⁷⁰ Mr Bonis, EIC, at [63]-[64]

⁷¹ s42A Report Addendum, at [2.3.6]-[2.3.7]

⁷² Mr Bonis, EIC, at [67]

⁷³ s42A Report Addendum, at [2.3.5]; Mr Bonis, EIC, at [67] and Supplementary Statement of Evidence, at [35.1]; Opening Legal Submissions for the Council, at [4.2]

about urban development in general, to any particular situation and context, and to not oversimplify the direction as implying that allowing amenity values to be degraded is implicitly supported by the NPS-UD. He considered this is not to be the case and we agree. We accept Mr Bayliss' and Mr Bonis' interpretation of the relevant direction in the NPS-UD and have considered PC4 accordingly.

National Planning Standards

54. We note the Council is taking the opportunity alongside PC4 to introduce consistency with the National Planning Standards, in particular to introduce the National Planning Standards' definition of "visitor accommodation"⁷⁴ to the District Plan. Changes that implement a National Planning Standard are done so without using the process under Schedule 1 of the Act. Accordingly, the definition of "visitor accommodation" cannot be submitted on or changed. However, we accept the evidence of Ms McLaughlin⁷⁵ (adopted by Mr Bayliss) and Mr Bonis⁷⁶ that the National Planning Standards do not provide specific direction as how definitions are structured or related to one another, such as by using "nesting" of definitions or sub-definitions, and that there is scope to do this within PC4.

Canterbury Regional Policy Statement

55. Regional Policy Statements play an important role at the next (lower) level of higher order planning instruments. A range of potentially relevant provisions of the CRPS are set out in the s32 Report⁷⁷, the s42A Report⁷⁸ and the evidence of Mr Bonis⁷⁹. However, having considered these provisions, we accept the legal submission from Airbnb⁸⁰ that the CRPS does not address the issue of visitor accommodation in residential units specifically (which is not surprising for a document focussed on the significant resource management issues for the region). The objectives and policies of the CRPS directing commercial activities into commercial centres have some relevance, where visitor accommodation in residential areas is of a scale, nature or predominance on a site that it becomes a "commercial activity"⁸¹, although as several witnesses have stated this is influenced by a combination of factors and is not clear-cut. In any event, as will be seen in later sections of this report, we have addressed the issue of whether various types of visitor accommodation in residential areas are 'commercial' in nature.
56. The District Plan has reached an advanced stage, it is comprehensive in nature, and was considered by the IHP subsequent to the inclusion of Chapter 6 in the CRPS. Accordingly, in our

⁷⁴ The Council's Opening Legal Submissions [Footnote 6] set out the requirements of the Act to ensure consistency with the Planning Standards and that the implementation of the Definitions Standard is required by 2028.

⁷⁵ S42A Report, at [5.1.2]-[5.1.5]

⁷⁶ Mr Bonis, EIC, at [57]

⁷⁷ Appendix 1B

⁷⁸ At Section 5.2

⁷⁹ Mr Bonis, EIC, at [70]-[85]

⁸⁰ At [59]

⁸¹ s42A Report Addendum, at [2.3.12]

view, there is likely to be little scope or need for us to refer back to the objectives and policies in the CRPS in our consideration of PC4 other than, of course, if we consider the changes sought through PC4 are seeking to veer the District Plan away from the direction in the CRPS (such as that relating to commercial centres). We find the CRPS is therefore not determinative in whether or not PC4 should proceed in its current or in an amended form.

Christchurch District Plan

Chapter 3 Strategic Directions

57. The s32 Report, planning witnesses and legal submissions referred us to the introductory wording in Chapter 3 Strategic Directions, as follows:

a. *This Chapter:*

- i. *Provides the overarching direction for the District Plan, including for developing the other chapters within the Plan, and for its subsequent implementation and interpretation; and*
 - ii. *Has primacy over the objectives and policies in the other chapters of the Plan, which must be consistent with the objectives in this Chapter.*
- e. *Within this Chapter, Objectives 3.3.1 and 3.3.2 have primacy, meaning that the remaining objectives must be expressed and achieved in a manner consistent with Objectives 3.3.1 and 3.3.2. The other objectives in this Chapter are to be read as a whole and no statutory hierarchy applies*
- f. *In all other Chapters of the Plan, the objectives and policies must be expressed and achieved in a manner consistent with the objectives in this Chapter.*

58. Various of this chapter's Objectives were referred to⁸² as being relevant to our consideration of PC4, namely Objectives 3.3.1 & 3.3.2 and Objectives 3.3.4, 3.3.5, 3.3.7, 3.3.8, 3.3.10 & 3.3.14.

59. Objectives 3.3.1 and 3.3.2 read as follows:

3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district

- a. *The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:*
 - i. *Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and*
 - ii. *Fosters investment certainty; and*
 - iii. *Sustains the important qualities and values of the natural environment.*

3.3.2 Objective - 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.*

⁸² S32 Report, Appendix 2A and Section 4.2; Legal Submissions on behalf of Airbnb, at [68]-[71]; Closing Legal Submissions for the Council, at Sections 6 & 7; and Mr Bonis, EIC, at [88]-[98]

60. Ms Appleyard⁸³ emphasised their importance stating that Proposed PC4 will impose unnecessary consenting implications that will detract from Christchurch being a dynamic, prosperous and internationally competitive city; and from economic development and investment certainty. It was also her submission that Proposed PC4 will significantly increase the consenting burden on homeowners; will increase transaction costs and reliance on resource consent process; and is overly complicated, onerous and prescriptive. Mr Bonis' opinion⁸⁴ was similar – that PC4 as notified and as modified in the s42A Report is complex, difficult to understand, in places internally inconsistent, results in substantial transaction costs which outweigh the benefits of regulation, and reduces investment certainty.
61. We observe that, to a certain extent, Mr Bayliss⁸⁵ appears to have had a similar view, recommending several substantial amendments to Proposed PC4. He recommended reducing the length and complexity of proposed Objective 14.2.9 and its policies, deleting some activity standards, and removing non-complying activity status in some situations. Having said that, we also acknowledge that Mr Bayliss overall supports the need for intervention in the form of a modified PC4 as described above.
62. Mr Carranceja, for the Council⁸⁶, responded to Airbnb's submission that Objectives 3.3.1 and 3.3.2 supported a non-regulatory or low-regulatory approach. It was his submission that Objective 3.3.2 does not provide an automatic licence to take such an approach, and Objective 3.3.2 should not be taken to override s32 considerations as to what is most appropriate, or be determinative in and of itself. He referred to the IHP's Decision on Chapter 3⁸⁷ which noted that Chapter 3 "*should influence the formation of all other chapters of the Replacement Plan as well as having enduring influence going forward as part of the Replacement Plan*". We also observe that this paragraph of the IHP's decision specifically notes that consistency with the objectives in Chapter 3 is "*(subject, of course to the RMA's requirements)*".
63. We accept that any new policy provisions concerning visitor accommodation need to be consistent with Objectives 3.3.1 and 3.3.2, as these are of strategic importance for the City. However, we agree with Mr Carranceja that this should not override our consideration as to what degree of regulatory approach within PC4 is most appropriate under s32, having regard to the particular issues we need to assess. We have approached our consideration of PC4 in this manner.
64. Several of the Strategic Objectives brought to our attention relate to housing and business capacity, urban form, and the focus on the Central City and other identified Centres. Given the consensus reached between the economics and planning experts, and the modification of the Council's position prior to the hearing, regarding effects of PC4 on housing supply and

⁸³ Legal Submissions on behalf of Airbnb, at [69]-[70]

⁸⁴ Mr Bonis, EIC, at [92]

⁸⁵ s42A Report Addendum

⁸⁶ Closing Legal Submissions for the Council, at [7.4]-[7.5]

⁸⁷ IHP Decision 1, at [100]

revitalisation of commercial centres, we have not reviewed those Strategic Objectives in any detail here. However, we acknowledge that some submitters addressed us on these matters, which we return to later in this report.

65. Mr Carranceja specifically brought to our attention Objectives 3.3.7 and 3.3.14⁸⁸. Objective 3.3.7 provides strategic direction regarding the quality, character and amenity of the urban environment, seeking a high quality urban environment that is attractive to residents, business and visitors. Objective 3.3.14 seeks to avoid conflicts between incompatible activities where there may be significant adverse effects on the health, safety and amenity of people and communities. In addition, we note that Objective 3.3.12 requires strategic infrastructure is protected from incompatible development and activities by avoiding adverse effects from them, including reverse sensitivity effects. In our consideration of PC4 we have taken direction from these Chapter 3 objectives, as will be evident from our discussion on these aspects later in the report.

Zone Chapters

66. PC4 touches on multiple chapters within the District Plan, including all the Residential Zones, the Papakāinga/Kāinga Nohoanga Zone, four Rural Zones, two Industrial Zones, and the Specific Purpose (Flat Land Recovery) Zone. For each of these zones PC4 proposes to amend the operative provisions for short-term accommodation.
67. In order to maintain an integrated approach across the provisions of the District Plan, if new provisions are to be included, we need to ensure consistency with relevant objectives and policies that are not proposed to be changed through PC4. Numerous District Plan objectives and policies were brought to our attention for these zones⁸⁹, although the focus from the submitters (and accordingly the Council) was predominantly on the character, coherence and amenity provisions within the Residential Zones (and to a lesser extent the Rural Zones).
68. As with the Strategic Objectives in Chapter 3, we have not focussed here on the objectives and policies in the Zone Chapters relating to housing supply or commercial and business activity distribution, although we address these issues later in this report.
69. In terms of residential and rural zone quality, character and amenity values, we have particularly had regard to the following operative objectives and policies in the District Plan, which are not proposed to be fundamentally changed by PC4:

Chapter 14 Residential Zones – Objectives 14.2.4, 14.2.6 and 14.2.8, and Policies 14.2.1.3, 14.2.4.1, 14.2.6.1, 14.2.6.8 and 14.2.8.2

Chapter 17 Rural Zones – Objective 17.2.1.1 and Policy 17.2.2.1, 17.2.2.2, 17.2.2.3, 17.2.2.4 and 17.2.2.7

⁸⁸ Closing Legal Submissions for the Council, at [6.5]-[6.12]

⁸⁹ s32 Report, Appendix 2A and Sections 4.2 & 5; s42A Report at [5.3]; Closing Legal Submissions for the Council, at Section 6; and Mr Bonis, EIC, at [112]

70. From these District Plan provisions, we have taken the following guidance for our consideration of PC4:

Residential Zones Generally

- a. High quality residential neighbourhoods, which have a high level of amenity and enhance local character (Objective 14.2.4)
- b. High quality residential neighbourhoods in all residential areas (Policy 14.2.4.1)
- c. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to provide for (*some other activities*) (Objective 14.2.6)
- d. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character and amenity (Policy 14.2.6.1)

Central City Residential Areas

- e. Restore and enhance residential activity in the Central City by (*amongst other means*) the protection of amenity of inner city residential neighbourhoods (Policy 14.2.1.3)
- f. Ensure non-residential activities are of a small scale and compatible with residential activities (Policy 14.2.6.8)
- g. Ensure non-residential activities are focussed on meeting the needs of the local residential community or depend upon the high level of amenity inherent in the Residential Central City Zone (Policy 14.2.6.8)
- h. A predominantly residential environment (*in the Central City Residential Zone*) (Objective 14.2.8)

Rural Zones

- i. Use and development of rural land supports, maintains and, where appropriate, enhances the function, character and amenity values of the rural environment; and maintains and enhances the distinctive character and amenity values of Banks Peninsula and the Port Hills (Objective 17.2.1.1)
- j. Provide for the economic development potential of rural land by enabling a range of activities that have a direct relationship with, or are dependent on, the rural resource or rural productive activities (Policy 17.2.2.1)
- k. Ensure that activities utilising the rural resource avoid, remedy or mitigate adverse effects on rural character and amenity values (Policy 17.2.2.2), recognising that rural character and amenity values vary across the District, as a result of (*amongst other aspects*) the location and extent of established and permitted activities (Policies 17.2.2.3 & 17.2.2.4).

71. We have also had regard to relevant policy provisions regarding effects of sensitive activities on strategic infrastructure, in particular Objective 3.3.12, as well as Objective 14.2.3 and Policy 14.2.3.1 for Residential Zones and Policy 17.2.2.10 for the Rural Zones.

72. From these District Plan provisions, we have taken the following guidance for our consideration of PC4:

- a. Strategic infrastructure, including its role and function, is protected from incompatible development and activities by avoiding adverse effects from them, including reverse sensitivities effects (Objective 3.3.12)
- b. (in Residential Zones) Development of sensitive activities does not adversely affect the efficient operation, use and development of Christchurch International Airport and electricity distribution lines (*amongst other strategic infrastructure*) (Objective 14.2.3); and reverse sensitivity effects on strategic infrastructure (including the Airport and electricity distribution lines) are to be avoided (Policy 14.2.3.1)
- c. (in Rural Zones) Strategic infrastructure is to be protected by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by: (*amongst other means*) avoiding noise sensitive activities within the 50 dB Ldn Air Noise Contour and the 50 dB Ldn Engine Testing Contour (Policy 17.2.2.10).

Other Relevant Planning Documents

73. The s32 Report⁹⁰ and s42A Report⁹¹ refer to a wide range of other documents that may be relevant to our consideration of PC4. These include:
- a. Greater Christchurch Urban Development Strategy (UDS) including 'Our Space' 2018-2048 (an update to the UDS)
 - d. Land Use Recovery Plan 2013 (LURP)
 - e. Christchurch Central Recovery Plan 2012 (CCRP) (which has lapsed with the Greater Christchurch Regeneration Act in June 2021)
 - f. Mahaanui Iwi Management Plan 2013 (IMP)
 - g. Lyttelton Port Recovery Plan 2015
 - h. Otākaro Avon River Corridor Regeneration Plan 2019
 - i. Selwyn and Waimakariri District Plans
74. No evidence or legal submissions brought any particular aspect of these plans and strategies to our attention. Accordingly, we have not considered them further in our evaluation of PC4.

CONSIDERATION OF PRELIMINARY LEGAL MATTERS

Further Submissions FS17 and FS18

75. As noted in the s42A Report⁹², Further Submissions FS17⁹³ and FS18⁹⁴ were received during the further submission period but did not include specific references to decisions requested in an original submission. The s42A Report noted that it is at the Panel's discretion whether or not to accept FS17 and FS18 as further submissions. Mr Britnell (FS18) asked to speak at the hearing, and the Chair determined that Mr Britnell could do so, on the basis that the Panel would determine

⁹⁰ Table at [2.1.5] and Appendix 1B

⁹¹ At Section 5.2

⁹² At [1.2.2]

⁹³ K & R Oswin

⁹⁴ M & I Britnell, Avon City Backpackers

whether or not to accept FS18 as a further submission (as part of our recommendation report). Mr Britnell did not, however, attend the hearing to speak to the Panel and provided no reasons why his further submission should be accepted (and neither did K & R Oswin – FS17).

76. Both further submissions express opposition to short-term rentals in residential areas. K & R Oswin (FS17) stated they are in support of increased restrictions on short-term rentals in residential areas as a result of their experiences with short-term rental of the next-door house. M & I Britnell (FS18) supported resource consent requirements for short term whole house rentals, due to effects on other accommodation providers and the local rental market.
77. Clause 8(2) of the First Schedule to the Act requires that a further submission on a proposed plan (or plan change) is limited to a matter in support of or in opposition to an original submission made on that plan (or plan change). Neither FS17 or FS18 refer to an original submission (or a decision requested in an original submission) that they support or oppose. Each of these further submissions is more in the form of an original submission, in that they set out the further submitters' own positions on Proposed PC4 and their own reasons for supporting it. They were not, however, received by the Council during the original submission period. On that basis, we recommend the Council does not accept FS17 and FS18 as further submissions and we have not included these in Appendix 2. However, we note that the issues raised in these further submissions reflect the broad tenor of matters raised in other submissions and we have considered those substantive matters in our overall determination.

General Scope of Changes to Proposed PC4 the Panel can Consider

78. The Council's opening legal submissions⁹⁵ stated that "*there is scope for the Panel to make changes (to Proposed PC4) that are generally somewhere in between the existing District Plan provisions, and the changes proposed by Notified PC4*". At the hearing, the Panel questioned Mr Carranceja about this statement, as it appeared to be inconsistent with his prior submission that: "*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.*"
79. The Panel notes that the operative district plan has generally restrictive policies and rules relating to visitor accommodation in residential units, and that Proposed PC4 still includes a range of restrictions on the nature, scale and extent of this form of visitor accommodation. However, the range of matters sought through submissions includes more permissive (and more restrictive) provisions than either those in the operative plan or the notified PC4. The Panel considers its

⁹⁵ Opening Legal Submissions for the Council, at [3.4]

scope to consider changes to Proposed PC4 goes beyond “*in between the existing District Plan provisions, and the changes proposed by Notified PC4*” and allows us wider scope to consider alternative provisions – to the extent that they are sought through a submission on the plan change. We put this to Mr Carranca at the hearing and he accepted our understanding of the extent of our general scope on Proposed PC4.

Submission from CIAL to include SP(GR)Z within PC4 - Scope

80. CIAL lodged a submission⁹⁶ on Proposed PC4 seeking that the provisions of the SP(GR)Z be amended to align with the regulations proposed for visitor accommodation in the rest of the District. CLHL and CPL lodged further submissions⁹⁷ in opposition to CIAL seeking that the aspects of CIAL’s submission relating to the SP(GR)Z be struck out, as the relief is beyond the scope of PC4.
81. CIAL confirmed verbally at the hearing, and by subsequent Memorandum⁹⁸, that it withdrew its submission points relating to the inclusion of “Resort hotel” in the definition of “Residential activity”⁹⁹, and the amendment it sought to Rule 13.9.4 P9 for the SP(GR)Z¹⁰⁰. However, outstanding matters from its submission included whether the rules relating to hosted and unhosted visitor accommodation in a residential unit should be put into the SP(GR)Z, in order to be consistent with the rules proposed for other zones¹⁰¹.
82. As described previously, the Panel declined to recommend the Council strike out the relevant parts of CIAL’s submission prior to the hearing. We considered that whether or not it would be an abuse of the hearing process to allow this aspect of CIAL’s submission to be taken further will depend on the nature of the cases advanced by the parties involved as to whether it is “*on*” PC4. We stated that we needed to have the benefit of the reports, evidence and legal submissions at the hearing¹⁰². We now consider whether the remaining part of CIAL’s submission is within the scope of Proposed PC4.
83. The s42A Report¹⁰³ recommended that all aspects of CIAL’s submission referring to the SP(GR)Z be found to be out of scope on the basis that the amendments sought by CIAL would extend PC4 to a zone which was not covered in the Plan Change. That report stated that the notified Explanation to Proposed PC4 noted: “*This Plan Change does not address the standards for visitor accommodation activities in the Specific Purpose (Golf Resort) Zone.*” This is also stated in the Council’s s32 Evaluation of Proposed PC4¹⁰⁴. The s42A Report stated that the reason for

⁹⁶ Submission 101

⁹⁷ Further Submissions 07 & 09

⁹⁸ Memorandum of Counsel on behalf of Christchurch International Airport Limited, 21 October 2021

⁹⁹ Part of Submission Point 101.13

¹⁰⁰ Part of Submission Point 101.21

¹⁰¹ Remaining part of Submission Point 101.21

¹⁰² Minute 1 – Procedural Determination on Request by Clearwater Land Holdings Limited and Clearwater Projects Limited to Strike out Submission of Christchurch International Airport Limited, 29 March 2021

¹⁰³ At [7.21.1]-[7.21.2]

¹⁰⁴ s32 Report, pages 2 & 60

excluding this zone is that the proportion of visitor accommodation and residential uses in the zone is linked to restrictions imposed by airport noise contours, which manage reverse sensitivity risks to the airport. The author of that report, Ms McLaughlin, considered it would be more appropriate to (separately) review the provisions for this zone in light of any changes arising from a review of the airport noise contours to be undertaken in the near future, and it would be premature to do so earlier as part of PC4.

84. We were addressed on this matter on behalf of the Council, CIAL, CLHL and CPL.
85. Ms Hill, on behalf of CIAL¹⁰⁵, pointed out that there are residential units in the SP(GR)Z¹⁰⁶ which are used for short-term visitor accommodation and, in her submission, it appeared at odds with the intention of PC4 to exempt this zone from rules that are to be rolled out across the District. In her submission, the reasons given in the s32 and s42A Reports are entirely disconnected to the Council's stated purpose for PC4, in that there is no relationship between the review of the airport noise contours and PC4. If the Council considers rules and regulations should apply to visitor accommodation in residential units, CIAL submitted that they must be applied equally and consistently across all zones in which residential activity takes place.
86. In terms of scope for the relief sought by CIAL, Ms Hill referred us to the accepted legal test for whether a submission is "on" the proposed plan change. She summarised the two limbs of the test¹⁰⁷, being:
- (a) *a submission can only fairly be "on" a variation if it is addressed to the extent to which the variation changes the pre-existing status quo;*
 - (b) *but if the effect of regarding a submission as "on" a variation would be to permit a planning instrument to be appreciably amended without a real opportunity for participation by those potentially affected, this is a powerful consideration against any argument that the submissions is truly "on" the variation¹⁰⁸.*
87. Similar summaries of this legal test were provided in legal submissions on behalf of the Council¹⁰⁹ and CLHL¹¹⁰.
88. In terms of the first limb of the legal test, the submissions from the parties were generally consistent that a direct connection is required between the change sought in the submission and the extent of the change to the status quo notified in Proposed PC4. They must reasonably fall within the same ambit. Relevant matters include whether the change sought in the submission

¹⁰⁵ Legal Submissions on behalf of Christchurch International Airport Limited, 8 October 2021, at [46]-[61]

¹⁰⁶ Mr Cleary, Counsel for CLHL and CPL, informed us that there are 111 residential units allowed within the SP(GR)Z

¹⁰⁷ *Clearwater Resort Ltd v Christchurch City Council* HC Christchurch AP34/02, 14 March 2003, at [66]; affirmed and adopted in *Palmerston North City Council v Motor Machinists Ltd* [2013] NZHC 1290, [2014] NZRMA 519, at [48]-[57]. More recently confirmed by the High Court in *Albany North Landowners v Auckland Council* [2017] NZHC 138.

¹⁰⁸ Legal Submissions on behalf of Christchurch International Airport Limited, 8 October 2021, at [56]

¹⁰⁹ Opening Legal Submissions for the Council, at [3.3]

¹¹⁰ Submissions on behalf of Clearwater Land Holdings Limited, 8 October 2021, at [2.1]-[2.4]

was addressed in the s32 Report and whether the management regime sought through the submission for a particular resource is altered by the plan change.

89. CIAL's legal submissions pointed out that whether or not the SP(GR)Z should be included in Proposed PC4 was a matter that had been specifically addressed in the s32 Report¹¹¹, the relevant zone rules were identified as being relevant, and the Council expressly considered this zone and decided not to include it within Proposed PC4. In addition, it was CIAL's submission that the District Plan management regime altered by Proposed PC4 is applicable to short term visitor accommodation in residential units throughout the District, and that CIAL is not seeking a new, unrelated change, but the same provisions in SP(GR)Z, in order that they are applied equally and consistently across all zones in which residential activity takes place.
90. The submissions from Mr Cleary¹¹², on behalf of CLHL and CPL, counter the position put forward by Ms Hill. It was Mr Cleary's submission that PC4 does not propose any amendments to the management regime for the particular resource at Clearwater and it was a specific, deliberate and unequivocal decision on behalf of the Council to exclude the SP(GR)Z. In other words, the pre-existing status quo as it relates to this zone is to remain unchanged under PC4, and changes proposed by PC4 in other zones cannot be relied upon by CIAL. Mr Cleary also pointed to a complete absence of any analysis in the s32 Report to support any amendments to the provisions of the SP(GR)Z and that simply referring to a list of the provisions of that zone in an Appendix to the s32 Report is not a sufficient analysis to build a case as to scope.
91. In terms of the second limb of the legal test for whether a submission is "on" the proposed plan change, the parties were also consistent that this is a check of natural justice considerations in order to examine the risk that people directly, or potentially directly, affected by the additional changes sought in a submission would be denied an effective opportunity to participate in the decision-making process. If a submission comes out of "left-field" or proposes something novel, this would be a strong factor against finding a submission to be "on" the plan change.
92. Ms Hill's submissions on behalf of CIAL¹¹³ emphasised that the proposed exclusion of the SP(GR)Z was clearly signalled in the publicly notified materials. CIAL's opposition to this exclusion could not be said to be "left field". The owners of land in the zone had the opportunity to submit in support of the exclusion, but elected not to do so, and to look out for any submissions seeking for the zone to be included. She noted that CLHL and CPL did lodge further submissions on CIAL's submission and are actively participating in the hearing process. Accordingly, it was CIAL's submission that there was no prejudice to the reasonable interests of people and communities in this case.

¹¹¹ s32 Report, pages 2, 60 & 72 and Appendix 2 (pages 135 & 137)

¹¹² Submissions on behalf of Clearwater Land Holdings Limited, 8 October 2021, at [3.5]-[3.8]; and Summary of Legal Submissions on behalf of Clearwater Land Holdings Limited, 18 October 2021, at [2.2]

¹¹³ Legal Submissions on behalf of Christchurch International Airport Limited, 8 October 2021, at [60.5]

93. Mr Cleary, on the other hand, submitted¹¹⁴ that a property owner within the SP(GR)Z at Clearwater who read the provisions of Proposed PC4 would form a very clear view that, because of the express exemption for that zone, PC4 would not affect them in any way. The only advice to Clearwater landowners who were not submitters to PC4, but whose interests could be affected by the CIAL submission, was the public notification that they could obtain a summary of the submissions made on PC4. There was nothing to advise potentially affected Clearwater landowners that the submission by CIAL would affect their interests. In Mr Cleary's submission, it is fanciful to suggest that owners within Clearwater would have filed a submission that simply stated support for the explicit exemption for the SP(GR)Z or that they would have thought it necessary to review the summary of submissions on PC4. In his submission, the specific exemption for the zone is such that a Clearwater landowner could not have fairly or reasonably anticipated an "out of left field" submission such as that lodged by CIAL.
94. Mr Cleary's submission was supported by Mr Carranceja for the Council in its closing legal submissions¹¹⁵. Although Mr Cleary acted for the resort owners, the Council submitted that his legal submissions remained apt and relevant for CIAL's remaining relief regarding the residential units within the SP(GR)Z. Despite some passages in the s32 Report referring to the Council turning its mind to whether PC4 should extend to the SP(GR)Z, the Council submitted that this does not alleviate the fact that both the notified PC4 document and the notified s32 Report clearly state upfront that PC4 does not address this Clearwater zone. The Council noted that it took a sophisticated submitter like CIAL to delve into the s32 Report; and that in reality most persons would not do this and would rely on the notified plan change or (at most) the introductory pages of the s32 Report. Mr Cleary also confirmed¹¹⁶ that it was purely by chance that CIAL's submission was discovered (and his clients advised) just prior to the close of the further submission period. Another client was also advised and lodged its own submission as part of a group of 3 companies that develop and sell resort hotel property at Clearwater¹¹⁷. None of the 111 residential property owners at Clearwater lodged submissions or further submissions¹¹⁸.
95. We have carefully considered the submissions received on this matter. In terms of the first limb of the test, Ms Hill and Mr Cleary (supported by Mr Carranceja) expressed opposing views as to whether the remaining change to the SP(GR)Z sought by CIAL reasonably falls within the ambit of PC4. It is clear from the notified plan change that the change to the status quo proposed in PC4 did not cover the SP(GR)Z. Both the Explanation to Proposed PC4 and the s32 report clearly noted this zone as being specifically excluded. As a result, the management regime for visitor accommodation in residential units in the SP(GR)Z was not altered by Proposed PC4. We agree with the Council that reference in the s32 Report to the SP(GR)Z being a zone that includes

¹¹⁴ Submissions on behalf of Clearwater Land Holdings Limited, 8 October 2021, at [3.15]-[3.22]; and Summary of Legal Submissions on behalf of Clearwater Land Holdings Limited, 18 October 2021, at [2.2]

¹¹⁵ Closing Legal Submissions for the Council, at [16.4]-[16.9]

¹¹⁶ Submissions on behalf of Clearwater Land Holdings Limited, 8 October 2021, at [3.20]

¹¹⁷ Further Submission 13 - Eros Clearwater Holdings Limited, Clearwater Quays Limited & Red Stag Investments Limited (together referred to as the 'Clearwater Developers')

¹¹⁸ Closing Legal Submissions for the Council, at [16.8]

provision for residential units is not sufficient to say that the s32 Report addressed a change to the status quo for that zone.

96. The justification provided by CIAL that changes to the SP(GR)Z are necessary so that consistent rules are put in place across all zones does not appear to us to be a matter supported by the case law. We agree with Mr Cleary¹¹⁹ that this would appear to be introducing a new test which is not distilled from the case law. Rather, CIAL appears to be submitting that the provisions for visitor accommodation in residential zones should be addressed as part of PC4, despite a Council process that clearly states otherwise. We consider the Council was entitled to propose general changes to the way that visitor accommodation is provided for in the District Plan, whilst deciding to leave consideration of related changes in the SP(GR)Z to a later date when other changes may also be considered for that zone, as stated by Ms McLaughlin in the s42A Report¹²⁰.
97. Accordingly, we find that the part of CIAL's submission relating to visitor accommodation in residential units in the SP(GR)Z does not satisfy the first limb of the legal test for the submission to be "on" PC4. We have not found there to be a direct connection between the change sought in this submission and the extent of the change to the status quo in PC4.
98. In terms of the second limb of the test, we agree with the Council and Mr Cleary that people could not fairly or reasonably have anticipated CIAL's "out of left field" submission regarding visitor accommodation in residential units at Clearwater. We agree it would be fanciful and unrealistic to expect residential property owners to lodge submissions in support, or review the summary of submissions, in the face of clear and explicit statements in the PC4 and s32 documents that PC4 does not address standards for visitor accommodation activities in the SP(GR)Z. We consider this brings the very real possibility that persons looking at the plan change documents would have chosen not to participate in the process with, therefore, no opportunity to appear at the hearing before this Panel, and no standing to appeal the Council's decision to the Environment Court. We consider this brings a real risk that treating CIAL's submission as being "on" PC4 could result in the provisions of the SP(GR)Z being appreciably amended without any real opportunity for participation by those affected. This is a determinative consideration which has weighed strongly in favour of our conclusion that this part of CIAL's submission is not "on" PC4.
99. Accordingly, it is the Panel's recommendation that the remaining part of CIAL's submission relating to the SP(GR)Z¹²¹ should be rejected on the basis that it is outside the scope of PC4.
100. We also note here that CIAL's submission¹²² included aspects that affected activities not related to visitor accommodation in residential units (such as habitable areas within hospitals and health care facilities). Council's opening legal submissions raised this as a potential scope issue.¹²³

¹¹⁹ Submissions on behalf of Clearwater Land Holdings Limited, 8 October 2021, at [3.8]

¹²⁰ At [7.21.1]-[7.21.2]

¹²¹ Part of Submission Point 101.21 relating to hosted and unhosted visitor accommodation in a residential unit

¹²² Submission Points 101.17 (Rule 6.1.7.2.2) & 101.29 (Appendix 14.16.4)

¹²³ Opening Legal Submissions for the Council at [3.9]

CIAL confirmed at the hearing and in its subsequent Memorandum¹²⁴ that it no longer pursues the relief set out in this aspect of its submission.

Matters raised by Submitters relating to Airport Noise Contours – Scope

101. As noted in the Council's closing submissions¹²⁵, some submitters 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 sought that PC4 be withdrawn or deferred pending work relating to the review of the noise contours.
102. The submission from Spires Development¹²⁶ sought that its property on Yaldhurst Road be identified in the District Plan for visitor accommodation¹²⁷. At the hearing, Mr & Ms McKenzie also stated they wanted PC4 to be deferred or not imposed at all while the airport noise contours are being reviewed. The further submission from Mr David Lawry¹²⁸ refers to the current airport noise contours being overdue for re-evaluation. In his written material provided to the hearing, Mr Lawry sought that PC4 be placed on hold so as to be informed by accurate contour data following the pending airport noise contour review.
103. We accept, and agree with, the legal submissions from the Council¹²⁹ that PC4 is not about altering the location or area of the airport noise contours or the regulatory effect of those noise contours on noise sensitive activities. Rather, PC4 is concerned about short term visitor accommodation, particularly where this occurs in residential units. We will address the submissions that seek more, or less, restrictive controls on short term visitor accommodation within the airport noise contours later in this report. However, we agree with the Council that PC4 does not provide scope to remove, reduce or otherwise change the airport noise contours or their regulatory effect for noise sensitive activities. We do not consider there is any reason to withdraw or delay making our recommendations on PC4 pending a re-evaluation of the airport noise contours.

Submission from Church Property Trustees and Sister Eveleen Retreat House Board - Scope

104. Church Property Trustees and Sister Eveleen Retreat House Board lodged a submission¹³⁰ opposing aspects of Proposed PC4, i.e. the limits on the number of guests in the RHZ and the standards required for parking and access. The submission sought that the Council acknowledge the existing use rights of the Sister Eveleen Retreat House at 6 Whitewash Head Road, Sumner, and permit its continued operation without requiring an application for resource consent, and without limits based on access, car or cycle parking. There were no further submissions in

¹²⁴ Memorandum of Counsel on behalf of Christchurch International Airport Limited, 21 October 2021

¹²⁵ Closing Legal Submissions for the Council, at [16.10]

¹²⁶ Submission 89 – Spires Developments Limited (Brooke and Lesley McKenzie)

¹²⁷ We address this substantive aspect of Submission 89 later in this report

¹²⁸ Further Submission 01

¹²⁹ Closing Legal Submissions for the Council, at [16.11]

¹³⁰ Submission 113

relation to this submission.

105. Mr David Plom (a Member of the Sister Eveleen Retreat House Board) and Mr Edward O'Connor (the Director of the Sister Eveleen Retreat House) attended the hearing and provided us with information regarding the history of the retreat house, the nature and scale of its spiritual activities, and its limitations with respect to access and parking.
106. This submission was addressed in the s42A Report¹³¹, which noted it was not the role of the s42A Report to establish whether or not existing use rights pertain for the retreat house, and that potentially the activity at the retreat house falls under the definition of "spiritual activity" in the District Plan (rather than "visitor accommodation" as addressed in Proposed PC4). The s42A Report recommended the site be scheduled as a spiritual activity, rather than be given site-specific zone rules as visitor accommodation. Mr Plom and Mr O'Connor confirmed at the hearing that they would accept this recommendation.
107. The Council's closing legal submissions¹³² accepted that the activity may already fall under the definition of a "spiritual activity" and come within the District Plan's provisions for such an activity. However, the Council submitted that introducing a new provision to the District Plan specifically scheduling the Sister Eveleen Retreat House as a "spiritual activity" would be outside the scope of PC4. It also noted that the submitter can explore this avenue further through direct discussion with the Council officers, separately to this plan change.
108. We acknowledge the confusion for this submitter arising from the recommendation in the s42A Report. It appears to us that a lay submitter would have understood the s42A Report to suggest that PC4 could bring about scheduling of the site in the District Plan as a "spiritual activity". However we accept, and agree with, the closing legal submissions for the Council that this would be outside the scope of PC4. Proposed PC4 and its s32 Report did not in any way address the manner in which spiritual activities are provided for in the District Plan. Accordingly, we consider this relief sought by the submitter is not "on" PC4. We cannot, therefore, recommend granting this relief as part of this plan change process. We encourage the submitter and the Council to continue discussions, separately from this plan change, to determine the most appropriate manner to provide for the future use of the Sister Eveleen Retreat House.

Other Matters raised in Submissions that cannot be addressed through PC4

109. Table 2 of the s42A Report listed submissions seeking relief on matters that the s42A Report states cannot be addressed as part of decision-making on PC4¹³³. In our review of the submissions received, the Panel also noted similar matters in other submissions¹³⁴. The following matters were raised in these submissions:
 - a. Taxes and rates charged for visitor accommodation in a residential dwelling;

¹³¹ At [7.20.1]-[7.20.10]

¹³² Closing Legal Submissions for the Council, at [16.12]-[16.14]

¹³³ At [3.1.4]

¹³⁴ Submissions S30.2, S32.2, S36.14, S51.3, S87.6, S87.9, S121.6 and S126.4

- b. The strategy, resourcing and methods for the Council's monitoring and compliance efforts in relation to District Plan provisions for visitor accommodation in residential units;
 - c. Timeframes that the Council takes, and fees it charges, for processing resource consents;
 - d. The undertaking of research, advocacy, education and public information by the Council in relation to visitor accommodation in residential units;
 - e. The timeframe for the Council to review the PC4 provisions in the future;
 - f. Activities other than short-term visitor accommodation¹³⁵.
110. Table 2 listed the decisions sought in those submissions, and the reasons given by the s42A Report author for them being out of scope of PC4. The s42A Report went on to recommend¹³⁶ that the relevant submissions (or parts of submissions) be identified as being “out-of-scope” of PC4.
111. The Council's opening legal submissions¹³⁷ supported the position taken in the s42A Report, i.e. that the relief sought through these submissions cannot be addressed as part of the Panel's powers to make recommendations on PC4, as they are not part of this plan change process. Some of the submitters¹³⁸ referred to in Table 2 appeared at the hearing, although they did not address us on these matters of scope.
112. We accept, and agree with, the legal submissions for the Council that the decisions requested by submitters relating to taxes and rates, compliance and monitoring procedures, resource consent timeframes and fees, and wider roles for the Council beyond the District Plan are outside the scope of this plan change process and cannot be addressed as part of this Panel's powers to make recommendations on PC4. In addition, Submission Point 36.8, which requests additional noise protection requirements for all new residential activities within the Airport's noise contours, would apply more widely than just for short-term visitor accommodation and is, therefore, not within the ambit of the plan change.
113. Accordingly, we cannot recommend these points of relief be granted as part of this plan change process and recommend the Council reject these submission points as being outside the scope of PC4. Our recommendations are shown in Appendix 2 to this report.

Proposed PC4 Changes relating to Visitor Accommodation not undertaken in Residential Units

114. During the hearing the Panel became aware that Proposed PC4 included changes for short-term visitor accommodation that extend beyond residential units. We refer to this as “ordinary” visitor accommodation, such as hotels, motels, backpackers, hostels and camping grounds. Proposed

¹³⁵ Submission Point 36.8 (from the Waimāero/Fendalton-Waimairi-Harewood Community Board) recommends that improved noise protection be required for all new residential projects within the Airport's noise contours

¹³⁶ In Appendix 4

¹³⁷ Opening Legal Submissions for the Council, at [3.10]

¹³⁸ Submissions 87, 119, 121 & 123

PC4 changed the activity status in Residential Zones¹³⁹ for “ordinary” visitor accommodation from discretionary activity¹⁴⁰ under the operative District Plan to non-complying activity. At the end of the hearing, we asked the Council whether this change truly fell within the scope of PC4 and whether people potentially affected by this change would have understood that it formed part of proposed PC4.

115. The Council’s closing submissions¹⁴¹ pointed out that Proposed PC4 clearly provides for the change of activity status for “ordinary” visitor accommodation. This is through:
- a. proposed new Policy 14.2.9.4 which directs visitor accommodation not in residential units, the RVAZ or defined arterial locations¹⁴², to not locate in residential zones, and
 - b. proposed new rules that specifically make most “ordinary” visitor accommodation a non-complying activity in residential zones.
116. The Council also submitted that these changes were signalled in the Explanation in the opening pages of Proposed PC4 and in the s32 Report. Amongst other matters, the Council referred us to:
- a. The title of Proposed PC4 – Short-Term Accommodation, which covers the full range of visitor accommodation and did not limit the plan change to visitor accommodation in residential units;
 - b. The Purpose of Proposed PC4 being to better differentiate between residential and visitor accommodation activities, including clarifying the activity status of activities like serviced apartments and other forms of short-term accommodation;
 - c. Proposed PC4 combines all forms of visitor accommodation into the one definition;
 - d. The statement in the s32 Report that the proposed provisions are more restrictive for visitor accommodation that is not in a residential unit, going from discretionary to non-complying activity status with more directive policy wording¹⁴³.
117. The Council also noted that “ordinary” visitor accommodation providers represented by submitters such as Hospitality NZ¹⁴⁴ and Coalition for Safer Accommodation¹⁴⁵ did not address this change in their submissions and, when alerted to the change (at the hearing), did not express significant concerns.
118. It was the Council’s submission that the change in activity status proposed through PC4 is not, in practice, as significant a change as it might seem, as the relevant policy provisions in the District Plan make it almost impractical to grant consent under the discretionary activity status.

¹³⁹ Other than in the Residential Guest Accommodation Zone (proposed to be changed to the Residential Visitor Accommodation Zone)

¹⁴⁰ As part of the default status for any activity not otherwise provided for as a permitted, controlled, restricted discretionary, discretionary, or non-complying activity

¹⁴¹ Closing Legal Submissions for the Council, at [9.10]-[9.18]

¹⁴² The Accommodation and Community Facilities Overlay

¹⁴³ s32 Report, at page 62, paragraph 3.1.6

¹⁴⁴ Submission 123

¹⁴⁵ Submission 106

As a result, in reality, the status quo functioned very much like non-complying activity status.

119. We accept the Council's submission that the changes to the policies and rules that would apply to "ordinary" visitor accommodation in Residential Zones are clearly included within the Proposed PC4 provisions. We accept that these are within the ambit of the proposed Plan Change.
120. As to whether affected parties would have realised these changes were included by reading the Explanation at the start of the proposed plan amendments, this is not so clear. Whilst the Council's legal submissions referred us to some relevant pointers, nowhere can we see a clear statement in the Explanation that "ordinary" visitor accommodation is proposed to be specifically directed away from residential zones and the activity status changed to non-complying. The 11 points which summarise Proposed PC4 do not specifically state this. A potentially affected party would have needed to work carefully through the 70 pages of District Plan amendments to find the relevant changes from the status quo.
121. We acknowledge that "ordinary" visitor accommodation providers, such as those represented by the Canterbury Branch of Hospitality NZ¹⁴⁶ and the Coalition for Safer Accommodation¹⁴⁷, did not oppose this change in their submissions. The Coalition's submission was prepared by Urbis TPD Limited, a traffic planning and development consultancy, who would have the professional expertise to alert this submitter to any potential matters of concern. Both submissions stated that they are generally supportive of PC4 where it places further controls on visitor accommodation and its effects in residential zones throughout the district. The submission from Hospitality NZ went further and stated that PC4 is a step in the right direction to regulation of visitor accommodation in residential areas, and that the submitter supports non-complying activity status for unhosted visitor accommodation. When alerted to this change by the Commissioners at the hearing, although expressing some surprise, these submitters did not express significant concerns.
122. We accept that changes to the provisions applying to "ordinary" visitor accommodation in Residential Zones are clearly included within the notified scope of Proposed PC4. There are no submissions opposing these provisions and no submitter spoke to us in opposition to them. The Panel is, therefore, not in a position to recommend any changes. However, we note that the Explanation for Proposed PC4 is vague on this matter and does not include any clear statement that the provisions for "ordinary" visitor accommodation in Residential Zones are proposed to be changed.

Trade Competition

123. We are mindful that s74(3) of the Act requires that, in considering a change to a plan, we must not have regard to trade competition or the effects of trade competition. However, we understand that we can consider effects that go beyond trade competition and that are effects on people and

¹⁴⁶ Accommodation Association of New Zealand

¹⁴⁷ This includes some accommodation operators, who we were informed were mostly motel owners and operators

communities, on their social, economic and cultural wellbeing, on amenity values and on the environment. In these situations, the effects can properly be regarded as being more than the effects ordinarily associated with trade competition¹⁴⁸.

124. We are aware that some submitters, such as motel or hotel owners / operators, may be trade competitors to those providing visitor accommodation in a residential unit. Submitters representing “ordinary” visitor accommodation providers, such as the Canterbury Branch of Hospitality NZ¹⁴⁹ and the Coalition for Safer Accommodation¹⁵⁰, stated in their written submissions that they were not trade competitors for the purposes of the Act, and could not gain an advantage in trade competition through their submission. Another submitter, Commodore Airport Hotel Limited (the Commodore)¹⁵¹ acknowledged in its submission that it could gain an advantage in trade competition as it is a visitor accommodation provider. However, the Commodore’s submission went on to state that it is directly affected by wider effects of PC4, being effects on the safe and efficient operation of visitor accommodation generally across Christchurch City, and is generally supportive of Proposed PC4. The submissions received from visitor accommodation providers, or their representative groups / organisations, referred us to effects that go beyond trade competition, such as effects on residential amenity values, housing supply, and the health and safety of visitors and neighbours.
125. The further submission from Mr David Lawry¹⁵² opposed the submission from CIAL on the grounds that CIAL can gain a trade competition advantage as a result of its submission on PC4 by seeking to constrain competition¹⁵³ (to its own activities) under the airport noise contours. Mr Lawry also covered this matter extensively in the written material he provided for the hearing. The submission from CIAL¹⁵⁴ stated that it could not gain an advantage in trade competition through its submission. This was further confirmed in a subsequent Memorandum on behalf of CIAL¹⁵⁵. The CIAL submission¹⁵⁶ referred to the importance of providing a variety of visitor accommodation for Christchurch, and on ensuring PC4 is consistent with the higher order planning direction for managing potential reverse sensitivity effects on the airport from noise sensitive activities. These are clearly matters that go beyond effects ordinarily associated with trade competition.
126. On this basis, we can confirm that we have not had regard to effects ordinarily associated with trade competition. However, we have had regard to effects raised by submitters where those effects go beyond trade competition, such as those we refer to above.

¹⁴⁸ We refer to *General Distributors Ltd v Waipa District Council* (2008) 15 ELRNZ (HC) at [87]

¹⁴⁹ Accommodation Association of New Zealand – Submission 123 & Further Submitter 14

¹⁵⁰ Submission 106 & Further Submission 11. This includes some accommodation operators, who we were informed were mostly motel owners and operators

¹⁵¹ Submitter 131

¹⁵² Further Submission 1

¹⁵³ In relation to PC4, to constrain the supply of visitor accommodation

¹⁵⁴ Submission 101

¹⁵⁵ Memorandum of Counsel on behalf of Christchurch International Airport Limited, 30 September 2021

¹⁵⁶ And the legal submissions and evidence supporting the submission at the hearing

Matters relating to Natural Justice raised by Mr D Lawry

127. Mr Lawry¹⁵⁷ provided us with extensive evidence and submissions prior to the hearing and took the opportunity to address us fulsomely on his concerns at the hearing itself. Earlier in this report we addressed Mr Lawry's requests to renotify the submissions on PC4 and to halt the PC4 proceedings. As will be clear later in this report, when we address the specific changes Mr Lawry opposes for PC4, we found much of the information he provided to have little, if any, relevance to our consideration of the substantive changes to the District Plan proposed through PC4.
128. Alongside his specific concerns regarding PC4, Mr Lawry made a number of statements about CIAL and the Council which appear to us to have arisen from a long-standing discontent, particularly in relation to airport noise contours. In summary, Mr Lawry claimed bias, errors and misleading information in the evidence provided on behalf of CIAL; and bias and lack of transparency in the actions of the Council and its planners in the way they addressed the submission from CIAL. Whilst not accepting these statements from Mr Lawry, CIAL confirmed that it did not propose to address these matters as part of the PC4 proceedings¹⁵⁸. Neither did the Council choose to address these statements at the hearing, apart from expressing great concern at his comments and actions regarding the Council's original planner for PC4. We strongly endorse the Council's concern regarding this. We are clear that, in addressing matters of relevance to PC4, we found no evidence of bias, misleading behaviour or lack of transparency in the information or actions of the Council or CIAL. We are satisfied there are no natural justice grounds for Proposed PC4 to be abandoned or significantly modified.

CONSIDERATION OF KEY ISSUES

Justification for the Plan Change / for Regulation through the District Plan

129. The Council's reasons for promoting PC4 are summarised in the Background section of this report. The reasons were further clarified in its closing submissions¹⁵⁹, as follows:
- a. the 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 review;
 - b. as it stands, the District Plan provides a limited framework for Council to approve visitor accommodation, even when adverse environmental effects are shown to be less than minor; and
 - c. there are barriers and difficulties for obtaining resource consent under the existing District Plan provisions.
130. From our assessment of the submissions and evidence, we consider it is fair to say there was wide acceptance amongst the parties that the activity of visitor accommodation in residential areas in Christchurch does provide significant benefits. However, there was substantial evidence

¹⁵⁷ Further Submission 01

¹⁵⁸ Memorandum of Counsel on behalf of Christchurch International Airport Limited, 30 September 2021

¹⁵⁹ Closing Legal Submissions for the Council, at [1.1]

that unhosted visitor accommodation, in particular, has the potential to cause adverse effects on residential character and amenity (as is examined further in subsequent parts of this report). There was also universal acceptance that the current District Plan framework for addressing this activity is outdated and is in need of review. As noted earlier in this report, the current District Plan provisions are not being actively enforced, and the Council was given a clear directive from the Environment Court that the provisions are not fit for purpose and they need to be reviewed.

131. There are differences between the parties as to whether PC4 is the appropriate response to those issues. We need to now consider whether, in principle, the type and level of regulatory control proposed through PC4 is warranted.
132. The initial justification for PC4 was based on economic, social and environmental considerations. However, as part of the economic experts' JWS¹⁶⁰, the experts have agreed there is no compelling economic rationale to implement PC4. The basis for the plan change therefore now falls squarely on managing the adverse social and environmental effects of the activity. The main area of contention between the accommodation providers and the Council was the extent to which the social and environmental impacts of this activity have been sufficiently assessed, and whether this justifies the level of regulatory control proposed through PC4.
133. Airbnb's contention¹⁶¹ was that assessment of amenity and character effects is based on "*a small number of surveys and stakeholder discussions*", the evidence was "*anecdotal*", and the Council had not called any expert witness to interpret those surveys. Mr Bonis¹⁶², and Ms Hampson, in their planning and economics evidence on behalf of Airbnb, both supported that position. Ms Hampson's evidence¹⁶³ was that unhosted short term accommodation listings occupy only 1.4% of the overall housing stock and accordingly adverse effects are not significant at a district or total residential zone level. Ms Hampson also considered the evidence compiled by the Council is problematic and shows a lack of understanding of the scale and significance of the adverse effects of the activity (referring here to evidence from Mr Nolan relating to the low numbers of complaints that had been recorded regarding short-term guest accommodation).
134. Ms Hampson also considered the reporting of the community surveys has the potential for 'self-selection bias'; the Council had not placed enough weight on the already large number of unoccupied dwellings in some parts of the City; and that the benefits of short-term accommodation (especially to tourism) were not given adequate consideration.
135. The Council's response¹⁶⁴ was that there is ample evidence of adverse effects on character, coherence and amenity to justify regulation under PC4. We were referred¹⁶⁵ to the case

¹⁶⁰ Economic JWS, at [2.11]

¹⁶¹ Legal Submissions on behalf of Airbnb, at [8]

¹⁶² Mr Bonis, Supplementary Statement, at [27]

¹⁶³ Ms Hampson, EIC, at [19 -20], [32.4], [71], [72-75], [82], [116.2], [124]

¹⁶⁴ Closing Legal Submissions for the Council, at [3.1]

¹⁶⁵ Closing Legal Submissions for the Council, at [3.5]

Harewood Gravels Company Ltd v CCC NZHC 3118, which establishes that some reliance can be placed on the subjective views and experiences of residents about adverse effects on rural character and amenity, as well as from evidence collected from surveying the residents. We concur with that advice. Mr Bayliss¹⁶⁶ in rebuttal evidence confirmed he retained his opinion regarding the appropriate nature, extent and representativeness of the community engagement and survey work that had been carried out as part of the s32 evaluation.

136. In response¹⁶⁷ to the claim there is only a relatively low number of short-term accommodation activities, and also relatively low numbers of recorded complaints, the Council said its basis for intervention is not simply “a numbers game”. We concur with that. In particular, we consider that even at 1.4% of total housing stock in Christchurch City this activity still represents a very substantial number of properties in any event, but what is more relevant is the effect that unregulated visitor accommodation activities can have.
137. We agree with the Council’s position espoused through its closing legal submissions that there is sufficient evidence (i.e. the s32 evaluation; results of community engagement and surveys; planning evidence of Ms McLaughlin and Mr Bayliss; a large number of submissions; and statements from community groups and individuals including those who appeared at the hearing) to establish that visitor accommodation activities can have significant adverse effects if left unregulated. We do not consider any further information or expert evidence is required, noting in particular that the planning evidence of Ms McLaughlin and Mr Bayliss addressed the social and environmental effects to our satisfaction without the need for further specialist social impact evidence.
138. The next issue for us to consider is whether a District Plan regulatory approach is required or whether an industry self-regulation approach would suffice.
139. For the Council, Mr Bayliss’ evidence¹⁶⁸ was that the effects of short-term visitor accommodation fall within the ambit of the functions of territorial authorities in s31 of the Act, specifically the effects of the use and development of land and associated resources (s31(1)(a)) and the control of the emission of noise and the mitigation of its effects (s31(1)(e)).
140. We were also advised¹⁶⁹ that the need for appropriate conditions or controls on short-term visitor accommodation through the Act’s framework has been acknowledged by the Environment Court as a method for ensuring adverse effects are appropriately managed to be minor (and even insignificant) in differing environmental and zoning contexts.
141. Whilst there will be alternative methods to District Plan regulation (such as national direction and controls, other regulatory frameworks, registration methods, and codes of conduct), we received little in the way of evidence on any of these, other than on self-regulation by the providers of

¹⁶⁶ Mr Bayliss, Rebuttal Evidence, at [2.2c]

¹⁶⁷ Closing Legal Submissions for the Council, at [3.15 – 3.16]

¹⁶⁸ Mr Bayliss, Rebuttal Evidence, at [2.2f]

¹⁶⁹ Opening Legal Submissions for the Council, with specific reference to *Archibald v Christchurch City Council* [2019] NZEnvC 207, at [5.6]

short-term visitor accommodation.

142. Mr Nolan¹⁷⁰, for Airbnb, provided information on initiatives being developed to establish a national framework and self-regulation mechanisms. Mr Curry¹⁷¹, for Bookabach, also endorsed a central government led, self-regulatory, approach as appropriate and offered to assist the Council in developing a Code of Conduct.
143. Mr Nolan further explained Airbnb's robust internal policies including complaints procedures available to neighbours, and sanctions it can apply to owners to address issues such as parties and disturbances to neighbours. Mr Bayliss¹⁷² considered that this can be seen as an acknowledgement by Airbnb that these matters can be a significant issue for neighbours and neighbourhoods.
144. Having heard this evidence, it is apparent that there is not, at least at this point in time, a national framework in place for self-regulatory management of visitor accommodation in residential dwellings. We acknowledge that at least some of the principal accommodation providers do have their own initiatives and forms of regulation that will undoubtedly assist to manage the potential for adverse effects from the activity on residential neighbours and neighbourhoods. However, we also consider this form of self-regulation is limited in extent (i.e. accommodation providers that are not part of those enterprises are not covered), and overall we consider intervention via the District Plan is the appropriate approach for the Council to manage these effects.
145. There was no planning evidence before us supporting an entirely industry-led self-regulation approach. We note, in particular the evidence of Mr Bonis¹⁷³, planner for Airbnb, was that: *"... I agree that a Plan Change is necessary to resolve the lacuna in the provisions, and the manner in which homeshare accommodation is defined and regulated under the Operative District Plan"*.
146. To the extent that PC4 represents a new set of provisions targeted specifically at enabling the benefits of visitor accommodation in residential dwellings to be realised, whilst managing the adverse effects on residential character and amenity, we accept in principle that it is the appropriate regulatory response.
147. The nature and extent of intervention in terms of the provisions proposed in PC4, and whether those particular provisions can be justified, is examined in subsequent parts of this report (i.e. 'Consideration of Plan Change Provisions').

Consideration of Effects:

Benefits from Visitor Accommodation in Residential Units

148. As outlined, there were a number of submitters that appeared at the hearing that were actively involved in the provision of hosted and unhosted visitor accommodation in residential units. Each considered that there were considerable benefits to the Christchurch community by providing a

¹⁷⁰ Evidence of Mr Nolan, at [8]

¹⁷¹ Statement from Mr Curry, at [3]

¹⁷² Mr Bayliss, Rebuttal Evidence, at [3.1i]

¹⁷³ Mr Bonis, EIC, at [21]

range of accommodation offerings including the now popular unhosted visitor accommodation, such as that provided through Airbnb, Bookabach, Bachcare or Christchurch Holiday Homes. A key theme for each was that providing short term accommodation in residential units provided increased choice for visitors.

149. Some submitters, particularly those represented by MAC¹⁷⁴, also outlined that there were financial benefits to owning properties for the purpose of specifically letting them as unhosted visitor accommodation. Mr Bridge for example, called by MAC, was unequivocal in his perspective that having property available on unhosted visitor formats was a prudent financial decision and strongly opposed restrictions on the number of days such properties would be available for short term accommodation.
150. There were also submitters such as Mr Gary Monk¹⁷⁵ and Mr Warwick Shaffer¹⁷⁶ that provided hosted visitor accommodation who outlined benefits in supplementing their income by making use of available space on their properties.
151. While we recognise that there is no compelling economic justification for PC4 as outlined in the Economics JWS in relation to the wider Christchurch economy, it is evident that that there were clearly economic benefits to those who choose to provide short term accommodation within residential units. The Economics JWS also noted that visitor accommodation in residential units provides a valuable visitor accommodation resource for Christchurch, allowing for greater choice, flexibility and utilisation of a significant community asset¹⁷⁷.
152. We therefore agree with the position of the Council¹⁷⁸ in closing where it was accepted 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.
153. We also agree with Council's position¹⁷⁹ that PC4 is not about preventing or "knocking out" the use of residential dwellings for visitor accommodation activities. There are clear benefits of having a range of short term accommodation options within Christchurch City as long as amenity factors to residential neighbours and communities are recognised and provided for in the planning framework.

Effects on Housing Supply and Costs

154. The effects on housing supply and affordability were specifically addressed as Issue 6 within the s32 Report that accompanied PC4 as notified. There was however limited evidence at the hearing in relation to effects on housing supply, including rental costs, other than that provided

¹⁷⁴ Submission 52

¹⁷⁵ Submission 35

¹⁷⁶ Submission 41

¹⁷⁷ Economic JWS, at [2.4]

¹⁷⁸ Closing Legal Submissions for the Council, at [1.2]

¹⁷⁹ Closing Legal Submissions for the Council, at [1.3]

by the economics reports and evidence and through the original s32 evaluation.

155. The s32 Report¹⁸⁰ summarised that:

Through research that Council has undertaken, there has not been found to be to be significant negative impacts of home-share accommodation in a Christchurch context on housing supply and affordability, rural character and amenity or the regeneration of the Central City that would otherwise provide a basis for a restrictive approach to small-scale, part-time listings by permanent residents of the unit or rural holiday homes listed when not in use by the owner(s).

156. We also note that the Council's Economics Report¹⁸¹¹⁸² stated that housing supply and affordability was touted as a potential economic cost associated with Home Share Accommodation (HSA¹⁸³). The report concluded that this is not a major consideration, at this time, in the Christchurch market, including within the Central City and the inner Christchurch residential communities. Further, housing supply and effects upon rental costs were not specifically referred to in the Economics JWS.

157. We have also considered whether a more enabling approach to home-share accommodation would have a significant impact on the ability to achieve the plan's objectives and policies, including Strategic Directions Objective 3.3.4, to meet targets for new dwellings or to enable a choice of housing locations or affordable housing. We have no evidence that this is a significant issue or indeed an issue at all.

Effects on Commercial Centres

158. The Economics Report¹⁸⁴ also specifically considered whether or not there were discernible effects on retail spending within the CBD as a result of the uncontrolled distribution of HSA. This consideration was necessary in light of Objective 15.2.2 Centres-based framework that, supports intensification within centres, identifying their critical importance to the local economy and gives primacy to the Christchurch Central City.

159. Further the extent to which retail expenditure is redistributed away from the CBD to other centres in Christchurch, due to HSA typically being located further away from the centre, was modelled with the estimation that Christchurch CBD is potentially losing \$15m in retail expenditure annually, assuming this is not offset by an increase in tourism expenditure from HSA. The Economics Report¹⁸⁵ stated that by applying reasonable assumptions on the increase in tourism expenditure from HSA this loss in expenditure was reduced to \$7m. In the context of Christchurch's CBD total retail market of close to \$1Billion, this impact was assessed to be minor.

¹⁸⁰ s32 Report, at page 2, paragraph 3.1.6

¹⁸¹ Property Economics – Economic Cost Benefit Assessment Plan Change 4, August 2021, at [7.2.16]

¹⁸² Mr Osborne confirmed in his EIC at [6] that he was the principal author of this report.

¹⁸³ We use the term "Home Share Accommodation" (HSA) here as it is the term used in the Council's Economics Report from Property Economics, August 2021. However, elsewhere, in Plan Change 4 and in this report, this is referred to as "visitor accommodation in residential units"

¹⁸⁴ Property Economics – Economic Cost Benefit Assessment Plan Change 4, August 2021, at [4.3.8]

¹⁸⁵ Ibid at [4.3.9]

160. Ms Hampson¹⁸⁶ in her evidence in chief agreed that proportionally, \$7m to \$15m would be a very low or marginal cost. Based on the evidence of the economists we do not consider that the effects on commercial centres of visitor accommodation in residential units are significant. We also note that this was not a matter of discussion in the Economics JWS.

Effects on Residential and Rural Character and Amenity Values

161. We heard considerable evidence on the effects of visitor accommodation on residential and rural character and amenity values, from:

- a. planning witnesses outlining the information provided in the s32 Report; and
- b. submissions lodged, and evidence presented, from residents and residents' groups; and
- c. accommodation providers.

162. In relation to a. above, the Council's closing legal submissions summarised the information and evidence that the s32 report drew upon as a basis for PC4, and which were extensively addressed throughout the original s42A Report in particular. One source of information was the December 2019 "*Life in Christchurch*" survey, which attracted in total 2,918 responses of which 854 respondents stated¹⁸⁷ they were aware of holiday home accommodation in their neighbourhood. The results revealed a range of concerns arising in particular from unhosted holiday home accommodation, including from parties, parking problems, stolen items, rubbish, and security/safety concerns. The Council also carried out a further community engagement process and a series of drop-in sessions. A total of 567 responses were received, and a wide range of negative effects¹⁸⁸ were recorded.

163. The results from the community engagement session also revealed that comparatively more residents from urban areas experienced significantly worse, or slightly worse, effects from visitor accommodation in terms of residential amenity and character when compared to more rural areas.

164. The s32 Report noted that there were relatively few complaints directly attributable to visitor accommodation activities in residential units. Council's position¹⁸⁹ was, however, that not too much should be read into the relatively low numbers of such complaints because of the more generic and non-specific way complaints are recorded and processed by the noise complaints team, but in any event at least 49 complaints lodged were able to be directly attributable to short-term guest accommodation. It said the issues raised in those complaints meant the adverse effects were causing significant concerns for residents, as consistent with the matters of concern identified from the community engagement exercise.

165. In relation to b. above, we observe that from the notification process some 133 submissions were

¹⁸⁶ Ms Hampson, EIC, at [103]

¹⁸⁷ s32 Report, Appendix 6D

¹⁸⁸ Effects included noise/party houses/alarms being set off, neighbour disturbance, parking problems, blocked driveways, littering, rubbish bins not managed, other anti-social behaviour, reduced privacy, reduced sense of safety

¹⁸⁹ Closing Legal Submissions for the Council, at [3.39]

lodged and collectively they contain a considerable body of support for PC4, albeit with several making suggestions as to amendments that could be made to the provisions (as addressed in later sections of this report).

166. We heard from a number of community groups and residents from various areas of the Central City, as well as suburban areas, as to the adverse effects on residential character and amenity. These included presentations from Halswell/Hornby/Riccarton Community Board (S102), Inner City West Neighbourhood Association (ICON) (S87), Mt Pleasant Neighbourhood Watch Group (S18), Victoria Neighbourhood Association (S90), Waikura/Linwood-Central-Heathcote Community Board (S85) and Ms Karen Phelps (S17). A clear message we received from these, and other submitters, was that there had been first-hand experiences of unhosted visitor accommodation in many instances causing significant effects on the residential amenity of residential areas.
167. Another clear message was that unhosted visitor accommodation activities in residential areas are not truly residential in character, principally as there is no permanent resident on site, and properties experience the effects associated with a constant changeover in guests arriving and leaving, much in the manner of motels and other full time visitor accommodation activities.
168. In relation to c. above, we also heard some evidence from providers who questioned the claims of negative effects on residential amenity and character. Ms Wendy Sealey¹⁹⁰ owns and runs five unhosted short term visitor accommodation properties, and we were impressed with her evidence that those properties have been able to be managed to a high standard with apparently no complaints from their neighbourhoods. As noted earlier in this report, we heard from the main accommodation providers (including Airbnb, Bachcare, Bookabach) and also from Christchurch Holiday Homes, and some other smaller operators, to the effect that they have put in place various internal policies which set expected standards of guest behaviour with regards to nuisance, large parties or events.
169. Mr Warwick Schaffer¹⁹¹, who runs a hosted visitor accommodation activity, asked us to consider that normal residential accommodation can also have adverse effects on residential amenity, particularly where neighbouring properties are occupied by anti-social or inconsiderate residents. We accept that this can be the case for any residential activity, but we are here considering the effects of an activity that is not truly residential in nature and it has the potential for these effects to be more significant.
170. Whilst we acknowledge the efforts being made by various providers to address the adverse effects from unhosted visitor accommodation, it is clear from the range of evidence we received this has only had partial success. We overall find the experiences of residents described in the submissions and in evidence at the hearing to be compelling and these lend considerable weight to the need for intervention in the form of an appropriate plan change to manage the adverse

¹⁹⁰ Statement of Ms Wendy Sealey (S22), presented at the Hearing

¹⁹¹ Statement of Mr Warwick Schaffer (S41), presented at the hearing

effects of short-term living accommodation on residential amenity and character.

Effects on Residential Coherence

171. We also heard considerable evidence regarding the effects of this activity on 'residential coherence'. This term was described by the Council¹⁹² as "*a cohesive neighbourhood that has not been eroded by non-residential activities*".
172. Effects on residential coherence, in addition to effects on residential amenity and character, were conveyed to Council as a significant issue as part of the community engagement and surveys carried out leading to the s32 Report, and this was reported to us in the original s42A Report.
173. We also heard from various community groups and submitters on this issue. The Waikura/Linwood-Central-Heathcote Community Board¹⁹³ described the importance of creating and maintaining a sense of community, where the community can feel safe and supported. They described a concern at "*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*".
174. We heard similar evidence from Mr Bob Pringle from the Coalition for Safer Accommodation in Christchurch¹⁹⁴, and from Ms Karen Phelps¹⁹⁵, who described the importance of "*social cohesion*", neighbourhoods as being the "*glue that holds people together*", and the sense of "*knowing one's neighbours*". We agree with the evidence that this can be lost if ordinary residential activities are replaced by unhosted visitor accommodation, particularly where dwellings are used for this activity extensively throughout the year, and/or where this activity occurs in concentrated numbers in any particular part of the City.
175. We heard that properties can be let for a large number of days per year. In particular, the evidence of witnesses for MAC¹⁹⁶ told us that their objective was to have their properties occupied by unhosted guests for up to 365 days a year for the financial returns. We also heard from witnesses from ICON¹⁹⁷ who advised us of large concentrations of unhosted visitor accommodation units in Chester Street West in particular, and that this had changed the sense of residential coherence in that area. Mrs Manthei¹⁹⁸ from the Victoria Neighbourhood Association expressed similar concerns relating to what the association considered was a loss of residential coherence in part of the Victoria neighbourhood. She provided evidence that in 2020 there were more than 75 known unhosted visitor accommodation activities in what she described as a small and vulnerable residential neighbourhood.

¹⁹² Closing Legal Submissions for the Council, at [4.1]

¹⁹³ Statement by Waikura/Linwood-Central-Heathcote Community Board (S85), at slide 4

¹⁹⁴ Submission S106, Further Submissions FS10 & FS11

¹⁹⁵ Submission S17

¹⁹⁶ Verbal comments from video link presentation by Mr Bridge

¹⁹⁷ Submission S87

¹⁹⁸ From a power point presentation delivered by Mrs Manthei (Victoria Neighbourhood Association S90), relating to the Residential Central City Zone

176. Overall, the evidence was compelling that this activity has actual and potential effects on residential coherence and a sense of community, and regulation is required to address, in particular, the frequency and extent of the activity throughout residential neighbourhoods.

CONSIDERATION OF PLAN CHANGE PROVISIONS

Differentiating Hosted and Unhosted Visitor Accommodation

177. Proposed PC4 included substantial differentiation between hosted and unhosted visitor accommodation, in particular, through the policies, activity status and standards limiting frequency of operation. The Council's position maintained this differentiation throughout the various amendments it recommended to PC4. As referred to earlier in this report, the Council's closing legal submissions¹⁹⁹ summarised the information and evidence that the s32 report draws upon as a basis for PC4, and which were supported in the s42A Report²⁰⁰. The Council noted that the December 2019 "*Life in Christchurch*" survey revealed a range of concerns aimed particularly at unhosted holiday home accommodation, with hosted accommodation considered less of a concern (as we have addressed earlier).
178. Numerous of the submissions specifically opposed or supported the differentiation in Proposed PC4 between hosted and unhosted visitor accommodation.
179. The main holiday accommodation providers (Christchurch Holiday Homes, Bachcare, Bookabach and Airbnb) stated that there is no justification for this distinction and they should be under the same planning framework. Airbnb stated that there is no need to distinguish between them and both should be replaced with "home sharing" as a form of residential activity. Airbnb's submission was specifically supported by several other submissions²⁰¹. Mr Bonis²⁰² acknowledged that unhosted visitor accommodation may have potential effects on amenity and character and could affect residential cohesion²⁰³. In answer to the Panel's questions at the hearing, Mr Bonis agreed that there is a distinction in terms of effects between hosted and unhosted visitor accommodation. However, he considered the level of regulation proposed for unhosted visitor accommodation would not be effective, efficient or proportionate to the effects or to the small number of such activities in Christchurch.
180. Other individual submissions made similar points, such as whether a host is present is not a sound basis for regulation²⁰⁴, and that they are both "home sharing" and should be enabled as

¹⁹⁹ At [3.21]-[3.40]

²⁰⁰ At [7.4.1]-[7.4.14]

²⁰¹ For example, S20, S38, S44, S50, S61, S65 & S100

²⁰² Mr Bonis, EIC, at [169]-[179]; Mr Bonis, Supplementary Statement, at [46]-[61]; and in answers to the Panel's questions at the hearing

²⁰³ Whereas, it was his view that the effects of hosted visitor accommodation on residential amenity, character and coherence are indistinguishable from those of residential activity

²⁰⁴ For example, S67 Mike Gaudin

residential activities²⁰⁵. Mr Monk²⁰⁶ and Mr Shaffer²⁰⁷ spoke to us at the hearing. Mr Monk emphasised the need for simple, easy to enforce requirements (without unnecessary distinctions), such as those put forward by Airbnb. Mr Shaffer spoke to the need for flexibility, providing for a range of options, and that both hosted and unhosted visitor accommodation contribute to overall residential amenity and coherence in their different ways.

181. On the other hand, numerous submissions supported the differentiation in Proposed PC4 between hosted and unhosted visitor accommodation. Several Community Boards and Neighbourhood Associations²⁰⁸ lodged submissions specifically supporting this aspect of PC4, as did some individual submitters²⁰⁹. As we described earlier in this report, the clear messages we heard from community groups and residents from the Central City and suburban areas were that unhosted visitor accommodation activities in residential areas are not truly residential in character; and that there had been first-hand experiences of unhosted visitor accommodation in many instances causing significant effects on the residential amenity of residential areas. The evidence was also compelling that unhosted visitor accommodation has actual and potential effects on residential coherence and a sense of community. We did not hear such a degree of concern regarding the effects of hosted visitor accommodation, and in fact we heard very little evidence at all on any adverse effects of hosted visitor accommodation.
182. From the submissions and evidence, we agree that hosted visitor accommodation has less potential for significant adverse effects on residential amenity, character and coherence than unhosted visitor accommodation. We are satisfied that the potential for significant adverse effects on these community values from unhosted visitor accommodation is sufficient and proportionate for it to be differentiated from hosted visitor accommodation in the policy approach and level of regulation imposed through PC4.

Definitions

183. Several submissions were received regarding the new and amended definitions in Proposed PC4. These were addressed by the Council in the s42A Report²¹⁰, by Mr Bayliss in his Rebuttal evidence²¹¹, and in the Council's closing submissions²¹².
184. The Panel questioned Mr Bayliss regarding the relationship between various definitions, particularly how hosted and unhosted visitor accommodation sat alongside, or within, the definitions for "visitor accommodation" and "residential unit" and "residential activity". This was addressed by the Council in its closing submissions and in the Council's PC4 Closing Version. We are satisfied that Mr Bayliss' updated definitions address our concerns regarding clarity and

²⁰⁵ For example, S34 AR & JM Anker

²⁰⁶ Submission 35

²⁰⁷ Submission 41

²⁰⁸ For example, S18, S85, S87, S90, S102, S110

²⁰⁹ For example, S17, S80, S81, S121, S125

²¹⁰ At [7.4.11] & Section 7.7

²¹¹ At [2.16]-[2.24]

²¹² At Section 10

certainty and accept the Council's submission²¹³ that his changes “*go some way towards resolving the potential for plan users to find this contradictory and confusing*”.

185. By the end of the hearing, the outstanding matters regarding definitions were:

- a. The request from Airbnb²¹⁴ and submissions supporting its position²¹⁵, that the activities managed through PC4 should be referred to as “home-sharing” and included within the definition of “residential activity”, which we address below;
- b. Matters relating to the definition of “sensitive activities” which we also address below; and
- c. The request from Hospitality NZ, recommended in the planning evidence of Mr Giddens²¹⁶, that references to the compliance with the Building Act 2004 should be included in the definitions of visitor accommodation and unhosted visitor accommodation, which we address later in this report when we consider the additional standards sought by Hospitality NZ.

“Home Sharing” as part of “Residential Activity”

186. Mr Bonis²¹⁷, on behalf of Airbnb, supported use of the term “home sharing” and its inclusion within the definition of “residential activity”. In his opinion, this would ensure that adverse effects are managed in much the same way as residential activities. His evidence²¹⁸ was that hosted and unhosted visitor accommodation largely operate within the same or similar envelope of environmental effects as residential activities and typically cannot be easily distinguished. He did not consider the effects to warrant a separate regulatory regime from residential activities as proposed in PC4 and that doing so introduced unnecessary complexity into the Plan which was not efficient or effective. Mr Bonis²¹⁹ recommended a new definition for “home sharing” as the use of a compliant residential unit for visitor accommodation, and the insertion of that definition nested within the definition of “residential activity”. He considered this to be more appropriate than considering this activity a sub-set of visitor accommodation as proposed in PC4.
187. Mr Bonis’ approach was supported in the legal submissions on behalf of Airbnb, stating that his drafting provides a clear and simple approach to this activity which will improve certainty for all parties and is more appropriate to the effects of this activity.
188. In his Rebuttal evidence²²⁰, Mr Bayliss addressed Mr Bonis’ position as to the residential nature of visitor accommodation in a residential unit. Mr Bayliss considered the activity to be broadly commercial, in that a tariff is charged for a service. He agreed that at a small scale, particularly where hosted or subsidiary to residential use, most of the time the activity has characteristics consistent with the amenity and character expected in residential zones. However, where full-

²¹³ At [10.3]

²¹⁴ Submission S112.6

²¹⁵ For example, S57, S67, S83, S84 & S107

²¹⁶ Mr Giddens, EIC, in Annexure A

²¹⁷ Mr Bonis, EIC, at [47],

²¹⁸ Mr Bonis EIC, at [183]-[192]

²¹⁹ Mr Bonis, EIC, at [207]

²²⁰ At [2.16]-[2.24]

time, not providing a full-time residence to anyone, higher frequency or large-scale, he considered the activity can have commercial characteristics that are problematic for maintaining residential character and amenity.

189. Mr Bayliss argued that if full-time unhosted visitor accommodation was to be considered as a residential activity, then a motel (or other forms of more traditional visitor accommodation) could also be considered a residential activity and appropriate in a residential zone. Similarly, in his opinion, other commercial activities could be argued to be residential in nature by locating them within residential dwellings or ancillary buildings, such as backyard panel beating, a nightclub or taxi business. Mr Bayliss pointed out that the District Plan contains numerous distinctions between residential and non-residential activities with varying degrees of inherently residential characteristics, such as home occupations. It was his opinion that an appropriate framework for managing such activities would focus on their likely effects and not treat them the same as for residential activities.
190. As we have set out elsewhere in this report, overall we consider the evidence we received is compelling that unhosted visitor accommodation, in particular, and both hosted and unhosted at large scales and frequencies, have the potential for adverse effects on residential amenity and character, residential coherence and a sense of community. We accept that at smaller scales and frequency, particularly where hosted, much of the time the activity can have characteristics and effects that are the same as, or similar to, those of residential activities.
191. However, we agree with Mr Bayliss that this does not mean that visitor accommodation in a residential unit is a “residential activity” and the activity can result in adverse effects on residential neighbourhoods that are problematic for maintaining residential character and amenity, and residential coherence. As a result, we do not agree with the evidence of Mr Bonis and the submissions from Airbnb that visitor accommodation in a residential unit should be nested within the definition of, and managed in the same manner as, “residential activity”. Although separate definitions and provisions for hosted and unhosted visitor accommodation bring some additional complexity and prescriptiveness to the District Plan, we consider the PC4 Closing Version is sufficiently clear and easy to understand and use. We are satisfied that the Council’s approach is appropriate to manage the potential for adverse effects from visitor accommodation in residential units.

“Sensitive Activities”

192. Ms Hill, on behalf of CIAL, confirmed that, although the amendments to definitions proposed by Mr Bayliss were supported, they still left ambiguity as to which category of “sensitive activities” visitor accommodation in a residential unit fell into. CIAL sought the activities of hosted and unhosted visitor accommodation be inserted separately into the “sensitive activities” definition. Ms Hill confirmed this remained an outstanding matter from CIAL’s submission. We don’t accept Ms Hill’s submission that the Council’s proposed amendments to this definition remain ambiguous.
193. With the definitions of hosted and unhosted visitor accommodation being clearly nested within

the definition of “visitor accommodation”, we consider these clearly fall within the definition of “sensitive activities” as part of the broader activity of “visitor accommodation”. We consider it would be more confusing and ambiguous to single out hosted and unhosted visitor accommodation for specific reference within the “sensitive activities” definition, when other aspects of visitor accommodation were not. We do not recommend accepting this aspect of CIAL’s submission.

Residential Zones - Objectives and Policies

194. Earlier in this decision we outlined the statutory requirements that apply and, in particular, the applicable objectives and policies in the District Plan. In considering the appropriateness of PC4, of particular relevance is the specific statement for implementation of the overarching Strategic Directions Objectives (3.3) that:

For the purposes of preparing, changing, interpreting and implementing this District Plan:

- i. All other objectives within this Chapter are to be expressed and achieved in a manner consistent with Objectives 3.3.1 and 3.3.2; and*
- ii. The objectives and policies in all other Chapters of the District Plan are to be expressed and achieved in a manner consistent with the objectives in this Chapter.*

195. Additionally, the operative provisions that apply to residential areas in Chapter 14 (and are not proposed to be changed through PC4) also need to be assessed to ensure the provisions relating to visitor accommodation remain internally consistent.

196. Mr Carranceja²²¹ in the Council’s closing submissions succinctly put this as the need for vertical and horizontal integration of PC4 with the remainder of the Plan:

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.*

197. In respect of vertical integration with the Strategic Objectives applicable to visitor accommodation in Residential Zones, we recognise those that would apply to the positive effects of visitor

²²¹ Closing Legal Submissions for the Council, at [6.3]

accommodation being Objective 3.3.1 - *Enabling recovery and facilitating the future enhancement of the district* and Objective 3.3.5 - *Business and economic prosperity*. We do not see that these are sufficiently directive as to whether specific provisions are required or, if they are required, in what form they should be. In this regard we recognise the views of the economics experts that the effects of PC4 to the Christchurch economy are minor.

198. However, we consider that there are two directly applicable Strategic Directions Objectives being:
 - a. Objective 3.3.7 which provides the strategic direction regarding the quality, character and amenity of the urban environment. It also promotes a high quality urban environment that is attractive to residents, business and visitors.
 - b. Objective 3.3.14 that seeks to avoid conflicts between incompatible activities where there may be significant adverse effects on the health, safety and amenity of people and communities.
199. We consider that the PC4 provisions as outlined in this decision are consistent with these objectives, particularly since we have found that there are residential amenity, character and coherence effects that need to be considered in respect of the provision of visitor accommodation in residential areas.
200. For completeness, we note that Strategic Objective 3.3.12 requires that strategic infrastructure is protected from incompatible development and activities by avoiding adverse effects from them, including reverse sensitivity effects. We do not see that there is any inconsistency with the provisions of the PC4 Closing Version from the Council and this objective.
201. In addition, and as outlined in our earlier summation of the statutory requirements, there are a number of objectives of specific applicability that apply across the residential zones and, in particular, those that require consideration of residential amenity, character and coherence outcomes. Mr Carranceja refers to this as providing horizontal integration.
202. In relation to Residential Zone provisions in Chapter 14, we consider the most applicable objectives are as follows.
203. Objective 14.2.4 which is to have high quality residential neighbourhoods which have a high level of amenity and enhance local character. We consider the objective and policies contained in the Council's PC4 Closing Version are consistent with unchanged Objective 14.2.4, as they also seek to maintain high levels of residential character, quality and amenity values, and retain residential coherence.
204. Objective 14.2.6 is for residential activities (defined to exclude guest accommodation) to remain the "dominant activity" in residential zones, whilst also recognising the need to provide for some non-residential activities.
205. As stated earlier, we heard concerns from a number of submitters about the adverse effects of a predominance of unhosted visitor accommodation properties in residential communities. In residential zones, the District Plan objectives and policies, particularly Objective 14.2.6, envisage

that “residential activities remain the dominant activity in residential zones” and Policy 14.2.6.2 is to “ensure that non-residential activities do not have significant adverse effects on residential coherence, character and amenity.” With this in mind, we have come to the view that unhosted visitor accommodation of a longer duration than 60 days will require specific consideration through a discretionary consent process.

206. 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. The views of inner-city residents expressed particular concerns with the existing large concentrations of unhosted visitor accommodation properties and that this had changed the sense of residential coherence in some areas closest to the commercial centre of the city.
207. We are satisfied that express provisions to manage effects on residential amenity values, character and coherence from the potential adverse effects of visitor accommodation in residential units is necessary to ensure there is no conflict or inconsistency with the other unchanged residential objectives policies. Therefore, subject to our comments on the specific wording below, we are satisfied that the objectives and policies contained in the Council’s PC4 Closing Version are overall consistent with the relevant unchanged objectives and policies in the District Plan.
208. With the strategic objectives and residential objectives in mind, we have considered the specific wording of Objective 14.2.9 relating to visitor accommodation in Residential Zones introduced through PC4. This has been subject to some change through the hearing process. Mr Bonis²²² in his supplementary statement agreed with Mr Bayliss that matters associated with housing supply, and revitalisation of the central city and commercial centres, find no support in economic terms and should be removed from proposed Objective 14.2.9 (and Policy 14.2.9.1(c)). We agree with this approach, particularly as the economics evidence could find no discernible effect on housing supply and revitalisation of the central city and commercial centres.
209. It is also noted that none of the planners who presented evidence at the hearing had any dispute that there needed to be an objective that expressed the outcomes sought by the Council in managing the amenity, character and coherence effects of unhosted visitor accommodation. There was however a difference in approach to the extent of regulation.
210. Mr Bonis²²³ for Airbnb recommended amendments to the Objective and related Policy to provide for a “lighter touch” to regulation of unhosted visitor accommodation and to be more enabling of home sharing.
211. Mr Giddens²²⁴ for Hospitality NZ sought to strengthen Objective 14.2.9 and to “avoid” visitor

²²² Mr Bonis, Supplementary Statement, at [1]4.

²²³ Mr Bonis, EIC, at [126]

²²⁴ Mr Giddens, EIC, at [17]-[18]

accommodation in residential zones where the use of any residential unit is not predominantly a residential activity.

212. As stated earlier in our report, we agree with the Council’s position that there is sufficient evidence (i.e. the s32 evaluation; results of community engagement and surveys; planning evidence of Ms McLaughlin and Mr Bayliss; a large number of submissions; and statements from community groups and individuals) to establish that visitor accommodation activities can have significant adverse effects if left unregulated. We do not agree with Mr Bonis’ position which would mean little regulation and relying on self-management by visitor accommodation providers. Nor do we agree with Mr Giddens that there should be an “avoid” approach to the provision of visitor accommodation in residential areas.
213. Mr Bayliss takes a middle ground as do we and we accept the objective as recommended by the Council in its PC4 Closing Version. This contains:
- a. An outcome requiring that residential activity remains the predominant activity in residential zones (14.2.9.a i). We have already outlined our findings that residential coherence is a key factor in establishing visitor accommodation primarily targeted at any adverse effects of unhosted visitor accommodation.
 - b. That character, high quality residential environments and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours (14.2.9.a.ii). This reflects considerable evidence from some parties as to the adverse effects of visitor accommodation in certain situations and the amenity expectations there are for other residential occupiers.
 - c. Recognition that strategic infrastructure is protected from incompatible activities and reverse sensitivity effects (14.2.9.a.iii).
214. Overall, we are satisfied that Objective 14. 2.9 as recommended by Mr Bayliss is appropriate as the outcome sought for managing visitor accommodation in Residential Zones, and that the primary residential character, amenity and coherence matters that apply have been appropriately identified.
215. Directly related to Objective 14.2.9 is Policy 14.2.9.1, which is the implementation and management policy for Objective 14.2.9. This policy has also been subject to some change during the hearing process.
216. Mr Bonis²²⁵ recommended alternative wording for this policy reflecting a “lighter” approach and to be enabling of home sharing in Residential Zones (only avoiding it when it affects strategic infrastructure). As with our views on Objective 14.2.9, we do not see that a light regulation approach to the provision of visitor accommodation is appropriate. We consider that for unhosted visitor accommodation beyond 60 days per year, there are potential effects on residential amenity, character and coherence, that need to be considered on a case-by-case basis

²²⁵ Mr Bonis, EIC, at [207.4]

dependent on location, scale and management approach.

217. In their presentation to the hearing, the Victoria Neighbourhood Association asked that there be an addition to Policy 14.2.9.1 to refer to cumulative effects where there is a concentration of unhosted visitor accommodation in the immediate neighbourhood. In this regard, we requested guidance from Council in closing as to how to identify when unhosted visitor accommodation cumulatively reaches the point of adversely affecting residential coherence of a neighbourhood that warrants declining resource consent. Council advised in closing²²⁶ that Mr Bayliss had considered proposed amendments to the PC4 framework to provide clearer guidance regarding matters of coherence and cumulative effects. In defining "the straw that breaks the camel's back" when it comes to identifying when unhosted visitor accommodation cumulatively reaches the point of adversely affecting residential coherence, Mr Bayliss and Council in closing²²⁷ proposed additions to Policy 14.2.9.1.b., which we discuss below.
218. In considering Policy 14.2.9.1 (as contained in the PC4 Closing Version), it is helpful to break it down into three sections:
- a. 14.2.9.1.a. which is a permissive policy that relates to hosted visitor accommodation and emphasises the predominance of residential activity on site while managing any character or amenity effects. Record keeping is also required.
 - b. 14.2.9.1.b. relates to managing unhosted visitor accommodation in a residential unit to ensure adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings are minimised. This is subject to:-
 - i. Controlling the scale, location and extent of use of visitor accommodation to ensure residential zones are still predominantly used for residential activity;
 - ii. Management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours.
 - iii. A direction that each residential activity retains a residential neighbour, and each residential block remains at least half used for residential activities.
 - c. 14.2.9.1.c. relates to avoiding visitor accommodation in a residential unit at a scale or extent that is inconsistent with:
 - i. Retaining predominantly residential character and coherence;
 - ii. Maintaining or enhancing the amenity of the site and its immediate surroundings;
 - iii. Minimising the disturbance of neighbours;
 - iv. Protecting strategic infrastructure from reverse sensitivity effects.

219. We consider it necessary to recommend some additional modifications to Policy 14.2.9.1 to

²²⁶ Closing Legal Submissions for the Council, at [8.9]

²²⁷ Closing Legal Submissions for the Council, at [8.1 to 8.20]

improve clarity and avoid unnecessary duplication.

220. In response to our request, the Council's PC4 Closing Version added the following two separate expectations to Policy 14.2.9.1.b., as recommended by Mr Bayliss to address cumulative effects on residential coherence:

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.

221. Whilst we agree that specific guidance for cumulative effects on residential coherence is required in Policy 14.2.1.9.b., we consider that Mr Bayliss' recommended clauses are too specific for a policy and would act more in the nature of rules rather than policy direction for consideration of discretionary activity applications. We consider the wording contained in our recommended provisions for PC4 provides the required direction, but with less specificity. We have recommended removing the references to boundary sharing with one or more residential activities and not wanting to have unhosted visitor accommodation on all their adjoining boundaries, as well as the percentage of residential activities in a block. We consider that a more appropriate clause is "*each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours*". We consider this will enable an appropriate level of assessment as to whether a new unhosted visitor accommodation activity will result in a cumulative adverse effect on residential coherence.

222. With respect to Policy 14.2.9.1.c., at a policy level we agree that recognition of these potential adverse effects and methods to avoid them are necessary. We have recommended a change from that recommended by Council in closing.

223. We have recommended the reference to "*the amenity of the site and its immediate surroundings*" is transferred from sub clause i. to ii., as we consider the words are better aligned with minimising disturbance effects for neighbours, as opposed to retaining predominantly residential character and coherence effects. We have also recommended changing "*maintaining or enhancing the amenity of the site and its immediate surroundings*" to "*minimising adverse effects on the amenity of the site and its immediate surroundings*". We consider this would make clause c. more consistent with the equivalent direction in clause b. of this policy to ensure such effects are "minimised". As a result, clause c. would state that unhosted visitor accommodation is to be avoided where these effects cannot be "minimised". We also consider this is more consistent and appropriate.

Residential Zones - Activity Status for Hosted and Unhosted Visitor Accommodation

Hosted Visitor Accommodation

224. Our findings from earlier in our report were that, from the submissions and evidence we heard, hosted visitor accommodation has less significant effects on residential amenity, character and amenity than does unhosted visitor accommodation. The planning evidence from Ms McLaughlin (in the s42A Report), and Mr Bayliss (in adopting the relevant parts of the s42A Report²²⁸ and in the recommended changes to the provisions in his Rebuttal evidence), was that hosted visitor accommodation could appropriately be a permitted activity in the Residential Zones. We understood the planning evidence of both Mr Bonis (for Airbnb) and Mr Giddens (for Hospitality NZ²²⁹) to not be opposed to this classification for hosted visitor accommodation. There was no other evidence, or submissions presented at the hearing, to argue a contrary view.
225. Accordingly, we accept that hosted visitor accommodation can appropriately be a permitted activity in the Residential Zones, subject to permitted activity performance standards. The appropriateness of the performance standards, and the evidence we heard on this, is addressed later in our report.

Unhosted Visitor Accommodation

Introduction

226. At the outset PC4, as notified, proposed that unhosted visitor accommodation in residential zones²³⁰ be classed as a controlled activity for up to 60 nights per year; a discretionary activity for between 61 and 180 nights per year; and a non-complying activity for in excess of 180 nights per year.
227. There were many submissions supporting the PC4 provisions, for example from Hospitality NZ. Mr Giddens²³¹ in planning evidence said he considered it represented a good balance of enabling some peer-to-peer accommodation at an appropriate scale while imposing stronger controls on higher degrees of non-residential, commercial use.
228. However, there were a number of submissions that opposed any requirement for resource consents to be applied for, and other submitters that requested some changes, including less restrictive activity status, whilst other submitters requested more restrictive provisions.

The 'No Resource Consent' Approach - Permitted Activity Status

229. The notified provisions were opposed by many submitters including several of whom we heard from at the hearing including Airbnb, Bookabach, Bachcare, Christchurch Holiday Homes, Williams Corporation, and MAC.
230. As noted earlier, we heard planning evidence from Mr Bonis, planner for Airbnb, who considered

²²⁸ S42A Addendum Report, at [5.1.1]

²²⁹ Submission S123

²³⁰ For convenience our evaluation here refers to the relevant provisions for the Residential Suburban Zone and the Residential Suburban Density Transition Zone

²³¹ Mr Giddens, EIC, at 39].

this activity warranted only a “light touch” and could mainly be managed via voluntary methods such as Airbnb’s own policies for parties, neighbour complaints, guest numbers etc. He recommended that all home sharing (hosted and unhosted) be a permitted activity 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.

231. Mr Bayliss, in response, maintained his view that this activity should be subject to a resource consent process as short-term accommodation, especially in high demand areas, could lead to proliferation with no ability for Council to control the potential for significant adverse effects on character, coherence and amenity. His view was that a permitted activity ‘light approach’ would be inconsistent with the higher level unchanged objectives and policies which establish the outcomes sought for residential zones including Objective 14.2.6 which is to achieve a predominance of residential activities, and several policies including Policy 14.2.1.1, Policy 14.2.1.3, Policy 14.2.1.4, and Policy 14.2.6.3 (designed to maintain and enhance residential character and to minimise adverse effects from non-residential activities).
232. He also noted the potential to review conditions of consent under section 128 of the Act also serves as an important backstop that would not exist if permitted activity standards were relied upon, and also that fees for more consistent consent monitoring can also be charged with a controlled activity through conditions of consent.
233. Several submitters also raised concerns at the costs associated with the resource consent process. We heard that this would impose a considerable burden on them, even for a controlled activity. Ms McLaughlin in her s42A Report said: “ ... *in my view the costs are necessary to provide assurance to the wider community that the effects on residential amenity are being managed*”, and that “*The costs are not unreasonable given the additional revenue generated by the activity*”. We also understood Mr Bayliss to be in agreement with Ms McLaughlin on this point. Mr Bayliss²³² considered that, through the development and use of standard conditions and implementation of specific application forms and standard report templates, it is reasonable to expect that the standard \$1,000 deposit that currently applies to this activity could be kept to a minimum to further streamline these consents and possibly changed to a fixed fee.
234. At the conclusion of the hearing, and as a follow up to matters raised by Mr Bonis and representatives of the accommodation providers, we also asked the Council to address whether there might be some situations where permitted activity status might be appropriate for some unhosted visitor accommodation (i.e. as being proportional to the lower end of the scale of potential effects).
235. The Council’s reply²³³ emphasised that the effects of the activity will be most efficiently and effectively managed by people undertaking the activity being required to develop and implement a management plan which is best formalised through a controlled activity consent to provide

²³² s42A Report Addendum, at [2.4.8]

²³³ Closing Legal Submissions for the Council, at [9.1]

certainty and accountability in terms of conditions that can be placed on a consent which can be enforced as required. In terms of the proportionality of the costs from requiring consents for short periods of use, the Council referred to the uncertainty that is likely to arise from providing for permitted activities and the resultant plan complexity and implementation and enforcement challenges.

236. Having considered all of the evidence and legal submissions we find that we are in agreement with the evidence that unhosted visitor accommodation in residential zones cannot appropriately be managed as a permitted activity. We accept the reasons given in evidence by Mr Bayliss, and also Mr Giddens, on this aspect. We have further considered Strategic Objective 3.2.2 (i.e. to minimise transaction costs and reliance on resource consent processes) but do not consider that this overrides or detracts from our conclusion that a consent process, in this instance, is necessary to achieve the settled objectives and policies for the residential zones. We accept Mr Bayliss' evidence that the costs associated with the consent process, particularly at the controlled activity level, will be able to be managed so that they are reflective of the effects that need to be considered. We also note, in particular, that controlled activity status for unhosted visitor accommodation at the lower end of the scale (i.e. for up to 60 nights a year) will provide some certainty that consent will in fact be granted.

Activity Status where Resource Consent is Required

237. There was a divergence of opinion between several submitters as to what the appropriate activity status should be where resource consent is required for unhosted visitor accommodation (including where 60 days per year is exceeded and where the maximum number of guests is exceeded).
238. Submitters who supported more stringent provisions included Ms Karen Phelps²³⁴, who requested full discretionary status for all unhosted visitor accommodation. Submissions from her parents²³⁵ and from the Mt Pleasant Neighbourhood Watch Group²³⁶ supported this approach. Several community groups, including the Waikura/Linwood-Central-Heathcote Community Board, ICON, and the Victoria Neighbourhood Association requested non-complying activity status for this activity where the 60 days per year are exceeded. Coalition for Safer Accommodation and Ms Ricki Jones requested restricted discretionary activity as the appropriate starting point for a resource consent, rather than controlled activity.
239. Mr Edwards²³⁷ in his evidence on behalf of the Coalition for Safer Accommodation, and supported by the evidence of this submitter's other witnesses, requested restricted discretionary activity status as the starting point. He said this activity status would enable Council to better manage the effects of the activity, rather than controlled activity status.

²³⁴ Submission S17.1

²³⁵ S80 FA Phelps & S81 WS Phelps

²³⁶ Submission S18.1

²³⁷ Statement of Mr Edwards, at [13 - 23]

240. We note also, and acknowledge, that there were several other submitters who did not appear at the hearing who also requested a more stringent activity status.
241. Ms McLaughlin²³⁸ did not support the requests for stricter provisions. Her view was that the changes requested, as outlined above, would be unduly onerous, and are not supported by the evidence of effects on neighbours. Her view was that as long as the predominant use of the site is residential, and there are appropriate conditions on the management of the site to protect residential amenity, a reasonable number of nights per year to enable more efficient use of the housing is acceptable without requiring a stricter consenting regime.
242. Having considered the s42A Report, and the points made in submissions, Mr Bayliss recommended²³⁹ some changes to the PC4 provisions as notified to essentially simplify the thresholds and extent of differentiation between activity status.
243. In particular, he recommended that the non-complying activity status be replaced by discretionary activity status as an appropriate default position for hosted and unhosted visitor accommodation activities that do not meet permitted and controlled activity standards (including the controlled activity limit of 60 nights per year). Mr Bayliss said that this achieves the correct balance between anticipating the activity and not seeking to prevent the activity, while ensuring its adverse effects will be avoided through careful and appropriate controls.
244. He said that a threshold where the activity becomes a discretionary (rather than non-complying) activity should see proposals involving large numbers of guests, inadequate management of effects arising from parking, poor guest management, frequent servicing by commercial vehicles, and cumulative effects on the local environment, being refused or encouraged to be amended, withdrawn or conditioned appropriately. Mr Edwards²⁴⁰ supported the removal of non-complying activity status as recommended by Mr Bayliss.
245. Mr Bayliss did however recommend retaining the non-complying activity threshold for exceedances of the maximum number of guests standard specified for a discretionary activity (12 guests per site at any one time). The Council²⁴¹ elaborated on this to say: “... *the proposed 12 guest limit on visitor accommodation in residential zones and the 20 guest limit ... 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.*”
246. The Panel questioned Mr Bayliss on whether restricted discretionary activity status might be preferable to discretionary activity status. In response, Mr Bayliss said there would be nothing contrary to convention in the District Plan in doing that. However, he said that, after analysing

²³⁸ s42A Report, at [7.9.11 – 7.9.6]

²³⁹ s42A Report Addendum, at [2.4.21]

²⁴⁰ Statement of Mr Edwards, at [13 - 23]

²⁴¹ Closing Legal Submissions for the Council, at [9.8]

some relevant case law²⁴², he still preferred full discretionary activity status. Mr Bayliss said the key points were the use of restricted discretionary activity status is generally confined to relatively minor matters incidental to some principal activity, and discretionary activity status is more appropriate where an activity is not suitable in all locations in a zone.

247. We accept the evidence of Ms McLaughlin, and Mr Bayliss, that the appropriate starting point for resource consents should be controlled activity status for unhosted visitor accommodation up to 60 nights per year. Whilst we acknowledge the points made by the submitters requesting full or restricted discretionary activity status as the starting point, we consider controlled activity status more appropriately reflects that there should be certainty that the activity at this scale and duration is residential in character and will be approved subject only to such conditions as may be necessary to manage effects including effects on the amenity of neighbours.
248. We accept the Council's position, as set out in its closing legal submissions, and the reasons provided in Mr Bayliss' evidence, that discretionary activity status is the appropriate level of management for instances where the controlled activity standards are not able to be met. We consider that non-complying activity status is appropriate only where the maximum number of guests for a discretionary activity is exceeded. This will partially grant the relief sought by several submitters including the visitor accommodation providers.
249. Overall, we consider that based on the evidence as to effects, the changes to activity status as recommended by the Council in its closing legal submissions, and as outlined above, will be most efficient and will provide the appropriate balance between enabling the activity, whilst appropriately managing the effects.

Residential Zones - Standards to be applied

250. We have also considered the standards to apply within the relevant PC4 rules.

Nights Used per Year

251. Numerous submissions²⁴³ suggested alternative standards for managing the frequency of occupancy of hosted and unhosted visitor accommodation; including alternative methods of measuring the frequency²⁴⁴, and more and less restrictive numerical thresholds for resource consents. However, we did not hear a great deal of specific evidence on these alternatives.
252. Airbnb, Bookabach, Bachcare, Williams Corporation, the property owners represented by MAC International Property Limited and various other submitters were all opposed to extensive restrictions on the number of nights per year used for unhosted visitor accommodation. As noted earlier, Mr Bonis on behalf of Airbnb proposed a "light touch" approach with permitted activity status for all home sharing (hosted and unhosted) subject only to standards requiring prior

²⁴² References to *Auckland City Council v The John Wooley Trust and SJ Christmas* [2008] CIV-2004-404-3787, and to *Edens v Thames-Coromandel District Council* [2020] NZEnvC 13

²⁴³ Refer to Section 7.9 of the s42A Report

²⁴⁴ Such as nights per year a property is listed as being available for booking, or limits on the number of individual bookings per year

notification to Council, the keeping of records, and not using outdoor space between 10pm and 7am with advisory signage.

253. Mr Bayliss did not agree. He considered that the most appropriate standard on occupancy times is to limit unhosted visitor accommodation up to 60 nights per year as a controlled activity after which the activity becomes a discretionary activity. We also do not agree with the appropriateness of a “light touch” or self-regulation system.
254. As outlined previously, various residents’ associations and individuals expressed concerns about residential amenity, character and coherence effects if there were few restrictions upon the amount of time per year for unhosted visitor accommodation.
255. We agree with Mr Bayliss that 60 nights is the most appropriate cut off between controlled activity for unhosted visitor accommodation and discretionary activity. The number of days as a controlled activity is based upon an individual property being available for two months spread over a year. At this frequency of use, the predominant activity on the site remains residential, reducing the likelihood that neighbours may experience disturbance, whilst still enabling people to make efficient use of their homes, such as when they are away on holiday.
256. We have also been mindful of the consenting burden that there would be on individual applicants for potentially a high number of controlled activity consent applications and for Council in respect of administration of the District Plan. However, we agree with the Council who stated in closing:

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 32²⁴⁵.

257. As stated previously in relation to activity status, we accept Mr Bayliss’ evidence that the costs associated with the consent process, particularly at the controlled activity level, will be able to be managed so that they are reflective of the effects that need to be considered.
258. We also consider that a 60 day allowance for controlled activity is appropriate as it would enable this frequency of use per year for unhosted visitor accommodation by way of an application that cannot be refused. Longer time period operations would then be able to be considered on their merits and assessed as a discretionary activity against the revised PC4 objective and policy framework, particularly the targeted Objective 14.9.2 and its related Policy 14.9.2.1.

Hours of Check-in / Check-out

259. As notified PC4 included standards restricting hosted and unhosted visitor accommodation in residential units to check-in and check-out hours between 6am and 10pm, on the basis that these times are comparable to restrictions on hours of operation for other non-residential activities in

²⁴⁵ Closing Legal Submissions for the Council, at [9.3]

residential zones²⁴⁶. This was based on concerns predominantly arising with disturbances from late night visitors seeking directions and help associated with checking-in. In closing, the Council²⁴⁷ proposed that the control be limited to check-in times only.

260. At the hearing there were a number of submitters such as Airbnb, who said that a check in hours condition was not necessary and would potentially discriminate against travellers arriving in Christchurch on later flights for example, from being able to access pre-booked accommodation.
261. We consider that much of the concern is around good practice procedures for managing late night arrivals. Rather than having a hard and fast limitation on hours and potentially forcing discretionary activity consents for those that have a late check in option, it is more appropriate to have controls on check-in and check-out times as a matter of control rather than as a standard in the controlled activity rule. This will enable an assessment of the adequacy of such procedures and conditions can be applied if necessary.
262. In recommending the hours of check in standards be deleted, we would be removing any requirement for permitted activities to manage disturbance to neighbours from visitors checking in late at night. We have, therefore, recommended introducing an alternative standard for permitted activities (hosted visitor accommodation and visitor accommodation in a heritage item). This requires procedures to be put in place for managing adverse effects on neighbours from late-night check in of guests, and for these to be provided to the Council if requested. We consider this is an appropriate requirement for permitted activities in all Residential Zones, which avoids hard and fast limitations on hours of check in, whilst requiring the owner to focus on good practice management procedures to minimise adverse effects on neighbours.

Size / Scale

263. The size and scale of hosted and unhosted visitor accommodation dictates the level of intensity anticipated at an individual property. In the Residential Suburban Zone unhosted visitor accommodation is fixed at 6 people per property as a controlled activity, 12 people per property as a discretionary activity with greater numbers being considered as a non-complying activity. Exceptions are made for heritage buildings with 10 people per property as a permitted / controlled activity, 20 people per property as a discretionary activity, with above 20 being treated as a non-complying activity.
264. There was little comment on this at the hearing as there was general agreement that the greater the number of people that an unhosted visitor accommodation activity provides for, the greater potential there is for disturbance to adjoining residential occupiers. We are therefore satisfied that the size and scale standards recommended by the Council for controlled, and discretionary, activity consents are appropriate. We also agree for visitor accommodation activities that exceed numbers to be provided for on site, that non-complying activity status is also appropriate.

²⁴⁶ Closing Legal Submissions for the Council, at [11.3]

²⁴⁷ Closing Legal Submissions for the Council, at [11.4]

Functions

265. At the hearing there was concern raised by some that some unhosted visitor accommodation activities have created significant disturbance to residential occupiers. In particular, a number of community groups and residents from various areas of the Central City, as well as suburban areas, spoke to us about the adverse effects on residential character and amenity. Ms Karen Phelps succinctly provided her first-hand experience with living adjoining a large unhosted visitor accommodation where parties were a frequent event. We were also reminded of recent circumstances in Christchurch where unhosted visitor accommodation had been the venue for large gatherings which had got out of control.
266. We consider that the management of functions or parties including the use of outdoor areas is a matter that should be assessed as a matter of control for smaller scale unhosted visitor accommodation with this also being a factor for properties accommodating a larger number of guests. This responsibility for management practices to be in place, will largely fall to the building owner to demonstrate that there are procedures in place that will prevent excessive disturbance to adjoining residential neighbours. We therefore endorse the Council's position in closing²⁴⁸ that "controls on the effects and scale of functions or events" is required as a specific matter to be addressed through a controlled activity consent.

Record-Keeping

267. On the premise that controlled activity consents are required for unhosted visitor accommodation in most residential zones (and permitted activity status for hosted visitor accommodation), there needs to be a method of providing Council with the necessary information as to the number of nights booked per year. We were advised by Mr Nolan for Airbnb that records are required for their own purposes in any event.
268. We consider that record keeping and information flow to Council is required for monitoring purposes and, if required, for enforcement purposes and agree that this should be a specific standard for permitted activities and a matter of control for controlled activities. We also consider that providing such information to Council on an ongoing basis is not particularly onerous.

Cumulative Density in an Area or within One Development

269. We received clear views from some submitters²⁴⁹ relating to concerns that a predominance of unhosted visitor accommodation in a particular area will have a detrimental effect on residential coherence. This was clearly expressed by Ms Nuthall and Ms Sharlotte from the Inner City West Neighbourhood Association and Mrs Manthei from the Victoria Neighbourhood Association, who saw evidence of a clustering of unhosted visitor accommodation within their areas. We were also told of some newer apartments and dwellings being marketed as being suitable for unhosted visitor accommodation.

²⁴⁸ Closing Legal Submissions for the Council, at [15.5]

²⁴⁹ Including Halswell Hornby Community Board, Inner City West Neighbourhood (ICON), Mt Pleasant Neighbourhood Watch Group, Victoria Neighbourhood Association, Ms Karen Phelps, and Ms Robin Meier

270. As stated earlier, we agree with the views expressed that long-term unhosted visitor accommodation activities in residential areas are not truly residential in character, principally as there is no permanent residential use of the site, and adjoining properties can experience the effects associated with a constant changeover in guests arriving and leaving, much in the manner of motels and other full time visitor accommodation activities.
271. Overall, the evidence was compelling that long-term this activity can have actual and potential effects on residential coherence and a sense of community. At 60 days of use per year, unhosted visitor accommodation as a controlled activity consent must be granted. Although this does not allow a case-by-case assessment of cumulative effects, we consider any adverse effects on residential coherence are minimised by retaining the potential for residential use as the predominant activity on the site for the great majority of the year. For those activities seeking discretionary or non-complying activity consent, a site-specific assessment at the resource consent stage can be made as to whether an individual proposal has policy support in terms of ensuring predominantly residential use of the site; retaining a high proportion of residential activities in the block; and retaining a high proportion of residential neighbours for the surrounding residential activities.

Health and Safety / Building Act

272. The primary evidence on whether PC4 should contain references to other legislation was from Mr Giddens on behalf of Hospitality New Zealand. He was of the view that, *“someone undertaking an accommodation activity would in most cases fall foul of the ‘change of use’ requirements under the Building Act. An activity with an approved resource consent may well not be an activity that can be legally undertaken. This issue in my opinion is a shortcoming in the provisions and represents a significant “cost” in terms of section 32 of the RMA that has not been evaluated by the Council”*²⁵⁰.
273. Mr Bayliss in his rebuttal evidence²⁵¹ did not agree, stating that *“adding compliance with the Building Act 2004 to the definitions for visitor accommodation or unhosted visitor accommodation as the Building Act has to be complied with regardless of what the district plan says and highlighting just the visitor accommodation provisions in this way would be inconsistent with the balance of the plan”*.
274. This position was re-enforced by the Council in its closing²⁵² where *“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”*.
275. We agree with the position of Council, as it is certainly not the normal practice to reference

²⁵⁰ Mr Giddens, EIC, at [22]

²⁵¹ Mr Bayliss, Rebuttal Evidence, at [6.13]

²⁵² Closing Legal Submissions for the Council, at [13.10]

requirements under other legislation, such as the Building Act or the Health and Safety in Employment Act, in District Plan rules and we do not see any particular requirement to duplicate any matters which are more appropriately managed through other legislation.

Rural Zone Provisions

276. PC4 as notified proposed a different approach for the Rural Zones compared to the Residential Zones. This was on the basis that, in terms of the function and the environment anticipated in the Rural Zones, high levels of residential amenity are not a priority outcome²⁵³. Accordingly, the provisions as notified allow unhosted visitor accommodation in a residential unit as a permitted activity in Rural Zones for up to 180 nights a year. There are also limits on 6 guests at any one time, neighbours to be provided with owner/manager contact details, and booking details to be provided to the Council.
277. There were several submissions, including those in support and others seeking that the Rural Zone should not be treated differently from the Residential Zones.
278. We accept Ms McLaughlin's evidence²⁵⁴ that, whilst adverse effects may arise in Rural zones, the proposed thresholds provide the appropriate balance, and level of regulation that relates to the outcomes expected in the Rural Zones. We heard from Mr Steve Harris²⁵⁵, who said that in his experience of renting out a holiday home in Decanter Bay, in the Rural Banks Peninsula Zone, that there was no need for any regulation in the outer bays of Banks Peninsula. Despite the relative remoteness, and lower density of settlement, in these areas we favour the evidence of Ms McLaughlin that some form of regulation is required albeit at a lower level than is the case for the Residential Zones.
279. Airbnb²⁵⁶ requested that the provisions be replaced with a single "home-sharing" activity²⁵⁷ that would be a permitted activity (subject only to a standard requiring records to be provided to the Council). We have earlier in our report found that there does need to be a differentiation between hosted and unhosted visitor accommodation, and we accept Ms McLaughlin's evidence²⁵⁸ that this is also necessary in the Rural Zones. We therefore recommend that Airbnb's submission on this point is rejected.
280. CIAL²⁵⁹ raised concerns about potential overlaps between the definitions for visitor accommodation and terms replacing "farm stay", and how these may be affected for properties within the 50 dB Ldn Air Noise, or Engine Testing, Contour. We accept the evidence that the amended provisions (e.g. amended definitions for "hosted visitor accommodation" and "unhosted

²⁵³ From s42A Report, at [7.12.6]

²⁵⁴ From s42A Report, at [7.12.3] – [7.12.3]

²⁵⁵ Submission S16.3

²⁵⁶ Submission points S112.28 and S112.29

²⁵⁷ Defined as a residential unit for visitor accommodation where individual bookings are for less than 21 consecutive days duration

²⁵⁸ s42A Report, at [7.12.14]

²⁵⁹ S101.35, S101.37

visitor accommodation”) will clear up any potential for overlap, as addressed earlier in our report.

281. Airbnb²⁶⁰ also sought that there be no limit on the number of guests for “home-sharing”, including where the residential unit is located within the airport noise contours, rather than the limit of 4 guests as proposed in PC4. We accept Ms McLaughlin’s evidence²⁶¹ that this relief would be inconsistent with the Strategic Objective 3.3.12(b)(iii) to avoid new noise sensitive activities in those areas affected by airport noise, except within an existing residentially-zoned area or greenfield priority area.

Area-Specific Provisions (Banks Peninsula and Central City)

Banks Peninsula

282. Banks Peninsula has three residential zones, these being the Residential Banks Peninsula Zone (RBPZ), Residential Small Settlement Zones (RSSZ), and Residential Large Lot Zone (RLLZ). PC4, as notified, contained the same provisions for these zones as for the city Residential Zones, i.e. with controlled activity status for up to 60 nights per year as the starting point.
283. Several submitters requested more permissive provisions for some or all of the residential zones around Banks Peninsula. The submission of Te Pakata o Rakaihautu/Banks Peninsula Community Board²⁶² supported the provision for unhosted visitor accommodation in a residential dwelling as a permitted activity for up to 180 nights. We note that is the proposed provision with respect to the Rural Banks Peninsula Zone.
284. Ms Paula Smith²⁶³ considered that all of the Banks Peninsula zones should be treated differently from the city residential zones, and that it should not be necessary to apply for consent for her Airbnb property in Diamond Harbour. Bachcare supported rural towns like Akaroa being treated differently to city zones but did not support the need for any regulation in these holiday towns.
285. In the s42A Report²⁶⁴, Ms McLaughlin said she had investigated the character in the three different residential zones and that:
- a. In the RLLZ, the residential density and likelihood of effects on amenity are more similar to Rural Zones, and therefore it should have the same provisions;
 - b. For the areas of RBPZ and the RSSZ around Akaroa Harbour and the eastern bays, the high proportion of holiday homes creates a different character to that of the residential zones in the city, and there is also a heavy reliance on the visitor economy meaning the same provisions as for the Rural Zones would be more appropriate; and
 - c. The areas of RBPZ and the RSSZ around Lyttelton Harbour have mostly permanent residents and their character is much more similar to residential zones in the city and these

²⁶⁰ S112.29

²⁶¹ s42A Report, at [7.12.36] – [7.12.37]

²⁶² S103.2

²⁶³ Submission S122

²⁶⁴ s42A Report, at [7.19.3]

should therefore have the same provisions.

286. Ms McLaughlin recommended amendments accordingly. In relation to the RLLZ, and the RBPZ and the RSSZ around Akaroa Harbour and the eastern bays, her view was that the provisions being aligned with the Rural Zone provisions will support the efficient use of homes while supporting the visitor accommodation. She maintained that a 180-night limit is warranted as beyond that the activity takes on more of a commercial character, and that it is appropriate for the more flexible provisions to only apply to the specified settlements.
287. Ms McLaughlin's main conclusion²⁶⁵ was:

The changes above strike an appropriate balance between enabling the efficient use of holiday homes that might otherwise be sitting empty and enabling long-term economic and employment opportunities in commercial centres on Banks Peninsula. Because the majority of homes in these identified Banks Peninsula settlements are existing holiday homes, in my view the part time use of family holiday homes for visitor accommodation is not inconsistent with the expected residential character in those settlements and a level of amenity consistent with what is anticipated in Policy 14.2.1.1 can still be achieved.

288. We accept her evidence and adopt her reasons for recommending these changes, noting that more flexible provisions with respect to these three residential zones, except for the zones around Lyttleton Harbour, will partially grant the relief sought by several of the submitters. We wish also to re-iterate that, whilst Ms McLaughlin did not appear at the hearing, her s42A Report was adopted by Mr Bayliss in relation to her assessment of the Banks Peninsula zones.

Central City

289. Two submitters²⁶⁶ sought that there should be no resource consent requirement for unhosted visitor accommodation in a residential unit in the Central City. This was on the basis that Christchurch should be encouraging more visitors to the Central City and offering a wide variety of accommodation options.
290. The s42A Report noted²⁶⁷ that the majority of the Central City is zoned Commercial (including the CBZ, CCMU, CSF zones) and visitor accommodation, including in a residential unit, is already a permitted activity in these zones. This provides ample choices for visitors to stay in a variety of accommodation types close to the Central City amenities. Ms McLaughlin also considered the higher density of dwellings in the Residential Central City Zone (RCCZ) means that amenity effects on neighbours are likely to be more pronounced and to affect more people than in other parts of the District, and it has greater potential for effects on residential coherence. We concur with that evidence as consistent with our findings on effects on residential amenity, character and coherence in earlier parts of this report.

²⁶⁵ s42A Report, at [7.19.4]

²⁶⁶ Jim Coubrough (S14.2), Andrew Sweet (S24.1)

²⁶⁷ s42A Report, at 7.19.17

291. Victoria Neighbourhood Association²⁶⁸ and Axel Wilke²⁶⁹ requested a more restrictive activity status for the RCCZ, effectively only allowing unhosted visitor accommodation in a residential unit in non-residential zones in the Central City. We also heard from Inner City West Neighbourhood Association (ICON)²⁷⁰ who requested non-complying activity status for unhosted visitor accommodation in the RCCZ. We agree with the reporting officer's recommendation to reject these submissions, as we are satisfied that PC4 as amended by our recommendations will achieve the appropriate balance of enabling the activity to occur in the zones in which it has effect, whilst managing the adverse effects to acceptable levels.

Notification Requirements

292. Some submitters²⁷¹ sought inclusion of clauses to require that neighbours be notified and/or have to give permission before unhosted visitor accommodation can be undertaken in a residential unit. Airbnb²⁷² sought that notification should be precluded on any resource consent application except with respect to rules related to strategic infrastructure.

293. The s42A Report²⁷³ noted that section 95A-B of the Act provides that for controlled activities the application cannot be publicly or limited notified except if special circumstances are identified. Ms McLaughlin's evidence was that for applications for more than 60 nights per year the range of potential circumstances and effects will be more varied and notification in some circumstances will still be appropriate. Her view was that as the effects in residential and other urban zones are generally localised a clause restricting public notification but still enabling limited notification of affected parties could be supported. In Rural Zones, as proposals could affect parties spread over a wider area or could impact a wider group of stakeholders (e.g. users of rural tourism activities) then there may be some circumstances where public notification could be appropriate.

294. The Council's position at the hearing²⁷⁴ was that the effects of visitor accommodation 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. It also submitted it is most efficient to specify in the District Plan that this type of activity will not require full notification, and also that, other than for controlled activities, it is most appropriate to allow for resource consent applications to be limited notified.

295. Accordingly, the Council's updated version of PC4 retained the same notification rules as those in the s42A Report, i.e. for the Residential Zones discretionary and non-complying activities are not publicly notified but may be limited notified, and for the Rural Zones there are no notification provisions for discretionary activities, i.e. applications in those zones will still be subject to

²⁶⁸ S90.1

²⁶⁹ S124.1

²⁷⁰ Submission S87.2, supported by several further submissions.

²⁷¹ Submissions by Mt Pleasant Neighbourhood Watch Group (S18.1); Tony Vine (S126.3); James Dyer (S133.1)

²⁷² Submission 112.6

²⁷³ s42A report, at [7.17.3 – 7.17.4]

²⁷⁴ Closing Legal Submissions for the Council, at [12.2] – [12.3]

assessment for notification.

296. We accept that the scale and localised nature of effects is such that it is unnecessary to require full public notification in the Residential Zones. However, from our earlier findings on the effects of unhosted visitor accommodation we also accept that there will be situations where limited notification will be appropriate. These effects can vary from case to case depending on the situation and we therefore consider it is important that residents and neighbours are able to comment on the ways that any particular proposal for discretionary and non-complying activity may impact on them. We also agree with the Council's position based on Ms McLaughlin's evidence that notification in Rural Zones may be necessary as some proposals could impact a wider group of stakeholders.
297. Overall, we consider the PC4 provisions achieve the correct balance regarding notification.

Site-Specific Submissions

Spires Development Limited

298. Spires Development Ltd²⁷⁵ sought site-specific plan provisions for its property on Yaldhurst Road. The submitter's land is zoned RUFZ and is within the 55dB Ldn Air Noise Contour. The Proposed PC4 provisions for hosted and unhosted visitor accommodation would require a resource consent to be obtained for more than four guests on this site. The submitter sought recognition of its property in the District Plan and the ability to have up to 15 guests without needing to obtain a resource consent. The submission was opposed by CIAL²⁷⁶ on the basis that it would enable an increased density of sensitive activities within the Airport Noise Contours.
299. Mr Brooke McKenzie and Ms Bridget McKenzie addressed us at the hearing. Mr McKenzie described the facilities on the property, which includes his home and an accommodation lodge, and the ongoing use of the lodge since the early 2000's as visitor, temporary and longer-term accommodation for multiple families and groups. Mr McKenzie explained his understanding of the existing use rights for the lodge and previous consenting requirements (including a temporary consent for earthquake recovery workers). He asked that ongoing use of the lodge for visitor accommodation for up to 15 guests be permitted through the District Plan.
300. The s42A Report recommended the relief sought by Spires Development Ltd be rejected. Ms McLaughlin considered the relief would not be consistent with Strategic Objective 3.3.12 and the CRPS Objective 6.5.6 to avoid new noise sensitive activities in Rural Zones within the 50 dB Ldn Air Noise Contour. She also expressed concern about the precedent that could be set by enabling this level of permanent visitor accommodation through the District Plan on an ad hoc basis, when the current temporary consent was specific to earthquake recovery needs.
301. We agree with the s42A Report that providing for the use of this specific site for visitor accommodation as a permitted activity would be ad hoc, without the level of evaluation required

²⁷⁵ Submission S89

²⁷⁶ FS8.1

to establish existing use rights or to grant a resource consent. It is not the role of this Panel to consider whether or not this property has established existing use rights for visitor accommodation of the scale sought. Neither did we have before us the level of information from the property owner or submitters in opposition that would be required to adequately assess the effects (and policy implications) of allowing this activity through the District Plan. We consider a future resource consent would be required to appropriately evaluate the implications of a site-specific visitor accommodation use of this site. We do not recommend enabling the use of this site for visitor accommodation by way of amendments to the PC4 rules.

Church Property Trustees and Sister Eveleen Retreat

302. Earlier in this report we have addressed the submission from Church Property Trustees and Sister Eveleen Retreat²⁷⁷ that the Council acknowledge the existing use rights of the Sister Eveleen Retreat House at 6 Whitewash Head Road, Sumner, and permit its continued operation without requiring an application for resource consent. We found that the relief to not be “on” PC4 and we do not recommend granting this relief as part of this plan change process.
303. There is one further aspect of this submission that we have not addressed. The submission sought that the Council not impose limits on the Sister Eveleen Retreat House site based on access, car or cycle parking. Should the site be used for hosted or unhosted visitor accommodation, PC4 proposes standards in Chapter 7 Transport relating to these matters. Removing these requirements for this site would go beyond the question of existing use rights for the current Retreat activities as argued by the submitter and would remove these requirements for all future activities on the site. The submitter did not provide evidence that convinced us that this would be appropriate, and we do not recommend that this aspect of the submission be accepted. If future activities seek to go ahead without fully meeting the District Plan transport requirements, resource consent processes are provided for to allow this to be considered on the merits of the particular case.

Sensitive Activities near Infrastructure

Christchurch International Airport

304. As we set out earlier in this report, CIAL confirmed that the majority of its submission points were resolved through the proposed amendments set out in the PC4 Rebuttal Version and that it withdrew some other submissions points relating to the SP(GR)Z. We have also already addressed the outstanding matters in CIAL’s submission relating to visitor accommodation in residential units within the SP(GR)Z and the definition of “sensitive activities”.
305. We have previously addressed the submissions²⁷⁸ seeking that PC4 be deferred or not imposed at all while the airport noise contours are being reviewed, as well as the trade competition and natural justices raised by Mr Lawry in respect of CIAL. The remaining substantive matter raised by Mr Lawry regarding sensitive activities within the Airport Noise Contours concerns the

²⁷⁷ Submission S113

²⁷⁸ For example, from Mr Lawry (FS1) and Spires Development Limited (S89)

provisions for “farm stays”.

306. Mr Lawry²⁷⁹ expressed his view that under the operative District Plan farm stay activities are currently exempt from additional controls within Airport Noise Contours, and that Proposed PC4 is eliminating this exemption. He stated that farm stay activities currently have only one standard applied under the District Plan which limits them to 10 persons (not the four persons he considers is proposed in PC4) with a total exemption from Air Noise Contour restrictions. Mr Lawry sought that the additional controls over farm stays within the Airport Noise Contours, that he considered are introduced through PC4, be removed.
307. In its legal submissions²⁸⁰, CIAL pointed us to the relevant rules in the operative District Plan. It submitted that farm stays are subject to specific rules within the 50dB Ldn Air Noise Contour (for example, in Rule 17.5.1.1 P11 for the RUFZ, farm stays are permitted activities within the Noise Contour for up to four guests, as long as guests are accommodated in an existing residential unit). CIAL was clear²⁸¹ that it only sought that the drafting of PC4 ensure the status quo remained in place with respect to activities such as farm stays, and it did not seek any additional restrictions. At the hearing, Ms Hill confirmed CIAL was happy with the drafting changes recommended by Mr Bayliss in the PC4 Rebuttal Version and that they adequately reflect the operative farm stay rules.
308. Having considered the points put forward by Mr Lawry, Mr Bayliss²⁸² confirmed that, in his assessment, PC4 does not materially alter the situation in the current District Plan where farm stays are permitted activities subject to standards (including particular standards when they are within the Airport Noise Contours). This was further confirmed in the Council’s closing legal submissions²⁸³ which stated that PC4 does not seek to alter the substance of the requirements for permitted activity farm stays in the operative plan, including retaining the permitted maximum of 4 guests.
309. Having considered the relevant rules for farm stays in the operative District Plan which PC4 proposed to delete and replace (in particular RUFZ Rule 17.5.1.1 P11 and RWZ Rule 17.6.1.1 P12), we agree with Ms Hill and Mr Bayliss that there is no material difference between the operative rules and those contained in the PC4 Closing Version, as they apply within the Airport Noise Contours. Whilst the definitions²⁸⁴ and the structure of the rules have been changed, we are satisfied that there are no additional restrictions proposed through PC4. To this extent, we consider PC4 consistent with the outcome sought by Mr Lawry.

Electricity Transmission Infrastructure (Orion)

310. The submission from Orion supported the proposed new definitions for “hosted visitor

²⁷⁹ PC4 Hearing Points David Lawry FS1

²⁸⁰ Legal submission on behalf of Christchurch International Airport, 8 October 2021, at [17] & [39]

²⁸¹ Ibid, at [36]

²⁸² Mr Bayliss, Rebuttal Evidence, at [5.5.5]

²⁸³ Closing Submissions for the Council, at [17.3]

²⁸⁴ “Farm stays” are replaced with “Visitor accommodation accessory to farming”

accommodation in a residential unit” and “unhosted visitor accommodation in a residential unit”, on the assumption that both definitions are a subset of the definition of “visitor accommodation”. The submission pointed out that these definitions link to the definition of sensitive activities, of which visitor accommodation is a subset. Orion wished to ensure this remains the case, as it is important to ensure the corridor protection rules across the District Plan Chapters continue to cover all sensitive activities.

311. Orion did not attend the hearing to discuss its submission. However, as we have discussed earlier in this report, the Council has proposed amendments to clarify that the defined terms for hosted and unhosted visitor accommodation sit squarely within the general definition of “visitor accommodation”. We consider these activities clearly fall within the definition of “sensitive activities” as part of the broader “visitor accommodation” activity. Accordingly, we recommend the submission from Orion be accepted.

CONSIDERATION OF OTHER MATTERS RAISED

Accommodation for 28 or more Consecutive Days

312. As noted in the Council’s closing legal submissions²⁸⁵, during the course of the hearing some submitters²⁸⁶ raised concerns regarding the use of residential units for several months, such as by a visiting contractor or temporary worker. Some submitters questioned whether this type of use should be regulated as visitor accommodation, as it is more akin to ordinary residential activity.
313. The Council confirmed that PC4 does not seek to regulate residential units being rented out for 28 or more consecutive days. PC4 proposes a change to the definition of “residential activity” which specifically includes rental accommodation and serviced apartment where individual bookings are for 28 consecutive days or more. PC4 is also specific that to come within the proposed activity definitions for hosted and unhosted visitor accommodation individual bookings by visitors must be for a continuous period of less than 28 days. We accept, and agree with, the Council’s explanation of PC4 and in our consideration of submissions we have focussed on visitor accommodation bookings of less than 28 days in duration.

Temporary Emergency Accommodation

314. The Temporary Accommodation Services within the Ministry for Business, Innovation and Employment (MBIE)²⁸⁷ sought that PC4 include provision for temporary accommodation in response to an emergency. This submission was considered by Ms McLaughlin in the s42A Report who agreed the submission was within the scope of PC4, but somewhat peripheral to its purpose. She agreed it would be helpful to amend the existing objectives and policies for temporary earthquake recovery activities, in order to facilitate future responses to emergencies. However, she did not consider there was sufficient detail in the submission to make changes to

²⁸⁵ At [17.1]

²⁸⁶ For example, Hospitality New Zealand (S123) and Christchurch Holiday Homes (S1)

²⁸⁷ Submitter S129

the relevant rules through PC4 and that a more comprehensive review of the District Plan in relation to future emergency responses would be required.

315. The submitter did not appear at the hearing to provide further information in support its submission. Accordingly, we accept the recommendation in the S42A Report (adopted by Mr Bayliss) that this submission be rejected.

OVERALL CONCLUSION ON THE AMENDMENTS TO PC4

316. Our recommended text for PC4 is set out in Appendix 1 to this report, including identifying our recommended amendments to the PC4 Closing Version. For the reasons set out in our report above, we are satisfied that:

- a. the amendments we are recommending to the objectives of the District Plan are the most appropriate way to achieve the purpose of the Act and the strategic objectives of Chapter 3;
- b. the amendments we are recommending to the policies and rules of the District Plan are the most efficient and effective in achieving the District Plan's objectives;
- c. our recommended amendments to the rules of the District Plan will be efficient and effective in implementing the District Plan's policies; and
- d. as recommended, PC4 will give effect to the relevant higher-order planning direction and achieve the purpose of the Act.

317. Our recommended text for PC4 includes some changes to the PC4 Closing Version which are consequential changes required as a result of changes to provision numbers or addition / deletion of provisions; or for consistency of drafting conventions or numbering in the District Plan.

OVERALL RECOMMENDATION

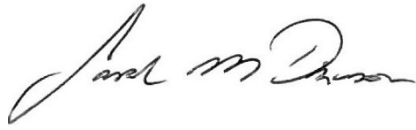
318. Having considered the evidence before us, and for the reasons we have set out above, we recommend the Council:

- a. adopt PC4 with the wording as set out in Appendix 1; and
- b. accept, accept in part, or reject the submissions on PC4 as set out in Appendix 2.

319. We have not listed our recommendations for the further submissions in Appendix 2, as the result in respect of any further submission necessarily follows the recommendation on the primary submission, whether that be supported or opposed.

320. For the reasons we set out earlier in our report, we recommend the Council does not accept FS17 and FS18 as further submissions. We have not included these further submissions in Appendix 2.

Dated this 3rd day of March 2022



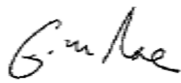
Sarah Dawson

Independent Hearings Commissioner (Chair)



Lindsay Daysh

Independent Hearings Commissioner



Gary Rae

Independent Hearings Commissioner

Appendix 1- Plan Change 4 as Recommended by the Panel of Independent Hearing Commissioners

APPENDIX 1 – Plan Change 4 as Recommended by the Panel of Independent Hearing Commissioners

CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE 4 – SHORT TERM ACCOMMODATION

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 Plan Change as publicly notified and by the closing version of the Plan Change is shown as underlined and text to be deleted as ~~strikethrough~~.

Text recommended to be added by the Panel is shown as **bold red underlined** and text recommended to be deleted as ~~**bold red 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 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 on-line Christchurch District Plan.

Changes that are implementing a National Planning Standard are **grey shaded**.

Amend the District Plan as follows:

Chapter 2 Abbreviations and Definitions

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

Means the use of a **residential unit** for **visitor accommodation** where:

- 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 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. e- sheltered housing; but

excludes:

- g. ~~d.~~ guest visitor accommodation including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation and unhosted visitor accommodation;

- h. e- the use of land and/or **buildings** for custodial and/or supervised living accommodation where the residents are detained on the **site**; and
- i. f. 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.

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** or **unhosted visitor accommodation**.

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** 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

means the use of a **residential unit** 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 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 and unhosted visitor accommodation.

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 <u>guest visitor accommodation</u> 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 In any rural zone other than the Rural Quarry Zone, any new noise sensitive activity and any addition to an existing noise <u>addition of a whole room to an existing building or any part of a new building</u> where these are intended for a <u>sensitive activity</u> proposed between the Ruapuna Inner and Outer Noise Boundary relating to Ruapuna Motorsport Park as shown on the relevant Planning Maps.	<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> <p>1. These rules are intended to mitigate the effects of motorsport noise within internal <u>building</u> spaces only. Noise from motor sport activities will also be audible outside of <u>buildings</u> to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating <u>outdoor living spaces</u> 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.</p>

6.1.7.1.5 Non-complying activities

(...)

Activity	
NC5	In any rural zone, any <u>addition of a whole room to an existing building or any part of a new building</u> 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.
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</u> where these are intended for a new noise

Activity
sensitive activity or any addition to an existing noise 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 and unhosted visitor accommodation](#):
 - 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
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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	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.	[...]
----	---	-------

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	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.	[...]
----	---	-------

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;

	<ul style="list-style-type: none"> 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>	<p>[...]</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> <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>	[...]

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; Open Space Avon River Precinct/Te Papa Otakaro; Open Space Water and Margins (where adjacent to the above zones);	Activity status tables (including activity specific standards) in Rule 6.6.4

Area	Zones	Provisions
	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, <p>(...)</p>	(...)

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		
Rural Banks Peninsula Zone		

Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign
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 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 Overlay, as shown on the			

Zone or scheduled activity	Number of signs per site	Maximum total area of signs	Maximum height above ground level at top of sign
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 sign	Maximum height above ground level at top of sign	Maximum width	Maximum total area of a sign	Maximum height above ground level at top of sign
Commercial Banks Peninsula 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), (other than billboards permitted under Rule 6.8.4.1.1 P15)		1m ²	2 metres	2 metres	2m ²	4 metres
Residential Guest Visitor Accommodation Zone							
Commercial Local Zone		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 service stations							

6.9 Late Night Licensed Premises

6.9.4.1.3 Restricted discretionary activities

(...)

Activity	The Council's discretion shall be limited to the following matters:
RD1 Sale and/or supply of alcohol between the hours of 11pm and 7am from any site located within 75m of a residential zone, an Edge Housing Area Overlay or Trial Housing Area Overlay within the Specific Purpose (Ōtākaro Avon River Corridor) Zone as shown on the Development Plan in Appendix 13.14.6.1 or a site identified in Appendix 13.14.6.2 that is in private ownership and has a Residential	a. Amenity – Rule 6.9.5.1

Activity	The Council's discretion shall be limited to the following matters:
<p>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; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay Planning Map) where the restricted hours are 11pm to 7am along Victoria Street and 1am to 7am for other Category 2 precincts. 	

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.	Any activity: A. where standard car parking spaces are provided (except <u>a. residential developments with less than 3 residential units, or b. visitor accommodation for up to ten guests</u>); or B. containing buildings with a GFA of more than 2,500m ² .	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.	Any activity (other than in respect of: <u>a. {residential activities}, or</u> <u>b. visitor accommodation for up to ten guests.</u> A. where car parking spaces are provided, or B. containing buildings with a GFA of more than 2,500m ² .	The minimum number of mobility parking spaces in accordance with Appendix 7.5.1 shall be provided on the same site as the activity.	Rule 7.4.4.3 – Mobility parking spaces

Advice note:

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

7.4.3.5 Gradient of parking areas and loading areas

Applicable to:		Standard	The Council's discretion shall be limited to the following matters:
a. All non-residential activities with vehicle access (except visitor accommodation for up to ten guests).	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%).	

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 parking areas and/or loading areas used during hours of darkness (except hosted visitor accommodation or unhosted visitor accommodation).	Lighting of parking areas and loading areas 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 urban activity , except: <ul style="list-style-type: none"> i. residential activities, hosted visitor accommodation or unhosted visitor accommodation, containing less than three car parking spaces; or ii. sites where access is obtained from an unsealed road; or iii. temporary activities and buildings. 	The surface of all car parking areas, loading areas , and associated access areas shall be formed, sealed and drained and car parking spaces 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	1 space/ 20 bedrooms (Outside the Central City) 1 space/ 20 beds (except 1 space/ 30 bedrooms for	1 space/ 5 FTE staff (Outside the Central City) 1 space/ 80 beds (except 1 space/ 80 bedrooms for

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ residents/ students cycle parks
	<u>accommodation or unhosted visitor accommodation</u>	Hotels) (within the Central City)	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.	Hotels	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 visitor accommodation for up to ten guests 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

	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)
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 net site area	Additional standards
p.	Residential <u>Guest Visitor</u> 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 guest accommodation with or without a tariff) and associated accessory buildings	Nil
(...)		
P15	Farm stay	Nil
(...)		
P21	Hosted visitor accommodation	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</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>
P22	Unhosted visitor accommodation	<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>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>
P23	Visitor accommodation accessory to farming	<ul style="list-style-type: none"> 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> b. <u>No more than six guests total shall be accommodated on the same site at the same time.</u> c. <u>Visitors must be accommodated in a residential unit or minor residential unit, other building, campground consisting of tents, or no more than three vehicles.</u>

Activity	Activity specific standards
<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>	<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
<p>D4</p>	<p>a. <u>Visitor accommodation that:</u></p> <p>i. <u>is not associated with a marae complex, hosted visitor accommodation, unhosted visitor accommodation, 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>b. <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 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 residential unit residing permanently on the site; and c. no guest given accommodation for more than 90 consecutive days. <ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</u> b. Check-in times shall not be between the hours of 22:00pm to 06:00am. b. <u>The Council shall be notified in writing prior to commencement.</u>

Activity	Activity specific standards
	<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> <p>d. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u></p> <p>e. 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>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

<p>C1</p>	<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 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> <p>h. <u>Controls on check-in and check-out times.</u></p>
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13.11.4.1.4 Discretionary activities

<p>D9</p>	<p>a. <u>Hosted visitor accommodation on a site 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 per site at any one time.</u></p>
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	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D10	a. Unhosted visitor accommodation on a site that was privately owned as at 12 October 2015 not subject to Rule C1 for a maximum of: and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

13.11.4.1.5 Non-complying activities

NC4	a. Visitor accommodation that is: <ul style="list-style-type: none"> i. not hosted visitor accommodation , or unhosted visitor accommodation ; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D9; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a); b. Any application arising from this rule shall not be publicly notified but may be limited notified.
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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 wharenui, wharekai, manuhiri noho (guest visitor accommodation with or without tariff) and associated accessory buildings .	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. ~~ii.~~ 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.

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:
- i. residential activity remains the predominant activity within the residential neighbourhoods;
 - ii. the character, high quality residential environment and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours;
 - iii. strategic infrastructure is protected from incompatible activities and reverse sensitivity effects;
- 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 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, 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 where a permanent resident 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 residential activity;
 - ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours;
 - iii. each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours.
 - iv. ~~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~~
 - v. ~~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 ~~adverse effects on the amenity of the site and its immediate surroundings, including minimising~~ the disturbance of neighbours; or
- iii. protecting ~~strategic infrastructure~~ from ~~reverse sensitivity~~ effects.

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	<u>a.</u> 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.
P29	<u>Hosted visitor accommodation</u>	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. Check-in times shall not be between the hours of 22:00pm to 06:00am. b. The Council shall be notified in writing prior to commencement. 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. d. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>
P30	<u>Visitor accommodation in a heritage item</u>	<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 times shall not be between the hours of 22:00pm to 06:00am. c. The 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. e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures 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:</u> <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 times are not between the hours of 22:00pm to 06:00am; 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 	<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>

	<p>unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</p> <p>e. no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</p>	<p>g. <u>Controls on the effects and scale of functions or events</u></p> <p>h. <u>Controls on check-in and check-out times.</u></p>
C8	<p>Visitor accommodation in a <u>heritage item</u> that does not comply with activity specific standard (a) in Rule <u>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. <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> <p>h. <u>Controls on check-in and check-out times.</u></p>

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. <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). <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 <u>14.4.1.1</u> for:</p> <ol style="list-style-type: none"> i. P1 <u>Residential activity</u>; ii. P8 Conversion of an <u>elderly person's housing unit</u> into a <u>residential unit</u>; iii. P14 Care of non-resident children ; iv. P15 <u>Bed and breakfast</u>;

	<ul style="list-style-type: none"> iv. P20 Places of assembly; or v. Storage of more than one heavy vehicle for P16-P19 and P21.
(...)	
D7	<ul style="list-style-type: none"> a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.4.1.1 P29 and that does not exceed twelve guests per site at any one time. 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. Unhosted visitor accommodation that does not comply with Rule 14.4.1.2 C7 for a maximum of: and that does not exceed i. twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D9	<ul style="list-style-type: none"> a. Visitor accommodation in a heritage item not subject to Rule 14.4.1.1 P30 that does not comply with activity specific standards (b) – (e) in Rule 14.4.1.1 P30 and that does not exceed for a maximum of twenty guests per site at any one time that does not comply with activity specific standards (b), or (c) in Rule 14.4.1.1 P30. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

14.4.1.5 Non-complying activities

(...)	
NC8	<ul style="list-style-type: none"> a. Visitor accommodation that is: <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 14.4.1.4 D7; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D8; and iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D9. 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	<p>Guest accommodation</p> <p>Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary</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 type of ancillary activity shall be more than 250m² GLFA.

	<u>office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.</u>	
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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	<u>a.</u> 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	<ul style="list-style-type: none"> a. A maximum of six guests shall be accommodated at any one time. b. Check in times shall not be between the hours of 22:00pm to 06:00am. b. The Council shall be notified in writing prior to commencement. 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. d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.
P23	Visitor accommodation in a heritage item	<ul style="list-style-type: none"> a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time. c. Check in times shall not be between the hours of 22:00pm to 06:00am. c. The 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. e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.

14.5.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C6	<p>Unhosted visitor accommodation :</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 times are not between the hours of 22:00pm to 06:00am; c. residential units on adjoining sites, including sites separated by an access, share a boundary with one or more residential activities, and do not have 	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding

	<p>unhosted visitor accommodation on all boundaries (excluding boundaries on public roads); and</p> <p>d. no more than half of any residential block in which the activity is located is used for unhosted visitor accommodation.</p>	<p>g. <u>Controls on the effects and scale of functions or events</u></p> <p>h. <u>Controls on check-in and check-out times.</u></p>
C7	<p>Visitor accommodation in a <u>heritage item</u> that does not comply with activity specific standard (a) in Rule <u>14.4.1.1 P23</u>.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u></p> <p>b. <u>Record keeping and provision of information to the Council</u></p> <p>c. <u>Management of outdoor entertainment and recreation facilities</u></p> <p>d. <u>Management of solid waste disposal</u></p> <p>e. <u>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> <p>h. <u>Controls on check-in and check-out times.</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 <u>14.5.1.1</u> for:</p> <ul style="list-style-type: none"> i. P1 <u>Residential activity</u>; ii. P3 Conversion of an <u>elderly person's housing unit</u> into a <u>residential unit</u>; iii. P5 Care of non-resident children in a <u>residential unit</u>; iv. P6 <u>Bed and breakfast</u>; iv. v. P11 <u>Place of assembly</u>; or v. vi. Storage of more than one <u>heavy vehicle</u> for activities for P7-P10 and P14. 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).
(...)	
D7	<p>a. <u>Hosted visitor accommodation</u> that does not comply with activity specific standards in <u>Rule 14.5.1.1 P22</u> and that does not exceed twelve guests per site 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. <u>Unhosted visitor accommodation</u> not subject to that does not comply with Rule 14.5.1.2 C6 for a maximum of: and that does not exceed twelve guests per <u>site</u> 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. <u>Visitor accommodation</u> in a <u>heritage item</u> not subject to Rule 14.5.1.1 P23 that does not comply with activity specific standards (b) - (e) in Rule 14.5.1.1 P23 and that does not</p>

	<p>exceed for a maximum of twenty guests per site at any one time 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 , unhosted visitor accommodation or visitor accommodation in a heritage item; b. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D7; c. unhosted visitor accommodation 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 <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 more of the activity specific standards in Rule 14.5.3.1.1 P2.</p>	<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</u> guest accommodation up to 40m ² gross floor area (including any area of outdoor storage used for activities other	<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.

	than residential activities), except those activities provided for in Rule 14.6.1.1 P10.	
P10	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.	<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	Hosted visitor accommodation	<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 times shall not be between the hours of 22:00pm to 06:00am.</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>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>
P15	Visitor accommodation in a heritage item	<ul style="list-style-type: none"> a. <u>A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</u> b. <u>A maximum of ten guests shall be accommodated at any one time.</u> c. <u>Check in 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> e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>

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14.6.1.2 Controlled activities

		The matters over which Council reserves its control:
C1	<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 times are not between the hours of 22:00pm to 06:00am;</u></p> <p>c. <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>d. <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>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> <p>h. <u>Controls on check-in and check-out times.</u></p>
C2	<p><u>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.6.1.1 P15.</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> <p>h. <u>Controls on check-in and check-out times.</u></p>

14.6.1.4 Discretionary activities

	Activity
(...)	
D2	<p>a. Any education facility, spiritual activity, health care facility, <u>or preschool</u> (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3), or <u>guest accommodation</u>, that is over 40m² but less than 201m² in gross floor area (including any area of outdoor storage used for activities), other than:</p> <p>i. on a site with frontage to Fitzgerald Avenue, or Bealey Avenue between Durham Street North and Madras Streets; or</p> <p>ii. on a site with frontage to a local road,</p>

	<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. 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 iii. P7 Care of non-resident children in a residential unit
(...)	
D5	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.6.1.1 P14 and that does not exceed twelve guests per site 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 not subject to that does not comply with Rule 14.6.1.2 C1 for a maximum of: i. and that does not exceed twelve guests per site 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. Visitor accommodation in a heritage item not subject to Rule 14.6.1.1 P15 that does not comply with activity specific standards (b) - (e) in Rule 14.6.1.1 P15 and that does not exceed for a maximum of twenty guests per site at any one time that does not comply with activity specific standards (b), (c) or (d) in Rule 14.6.1.1 P15.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.6.1.5 Non-complying activities

	Activity
NC4	Any activity listed in Rule 14.6.1.1 P10 that does not meet any one or more of the activity standards in Rule 14.6.1.1 P10 a.-b.
NC5	Any education facility, spiritual activity, health care facility, <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	a. Visitor accommodation (other than as provided for in Rule 14.6.1.1 P10 and 14.6.1.5 NC4): that is:

	<p>i. not <u>hosted visitor accommodation</u> , <u>unhosted visitor accommodation</u> or <u>visitor accommodation</u> in a <u>heritage item</u>;</p> <p>ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.6.1.4 D5</u>;</p> <p>iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.6.1.4 D6</u>; or</p> <p>iv. <u>visitor accommodation</u> in a <u>heritage item</u> that exceeds the maximum number of guests in <u>Rule 14.6.1.4 D7</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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14.7 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> <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>
P22	<u>Hosted visitor accommodation</u>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in times shall not be between the hours of 22:00pm to 06:00am.</p> <p>b. The <u>Council</u> 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 <u>Council</u> on request.</p> <p>d. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u></p>
P23	<u>Visitor accommodation</u> in a <u>heritage item</u>	<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 times shall not be between the hours of 22:00pm to 06:00am.</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> <p>e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures 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. 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 times are not between the hours of 22:00pm to 06:00am;</p> <p>c. 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>d. <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>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> <p>h. <u>Controls on check-in and check-out times.</u></p>
C6	<p><u>Visitor accommodation</u> in a <u>heritage item</u> that does not comply with activity specific standard (a) in Rule 14.47.1.1 P3023.</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> <p>h. <u>Controls on check-in and check-out times.</u></p>

14.7.1.4 Discretionary activities

	Activity
D2	<p>a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for:</p> <p>i. P1 <u>Residential activity</u>;</p> <p>ii. P5 Conversion of family flat into a <u>residential unit</u>;</p> <p>iii. P9 Care of non-resident children in a <u>residential unit</u>; or</p> <p>iv. P10 Bed and breakfast; or</p> <p>iv. v. Storage of more than one <u>heavy vehicle</u> for P11-P16.</p>
(...)	
D6	<p>a. <u>Hosted visitor accommodation</u> that does not comply with activity specific standards in Rule 14.7.1.1 P22 and that does not exceed twelve guests per site at any one time.</p>

	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D7	<p>a. <u>Unhosted visitor accommodation</u> that does not comply with <u>Rule 14.7.1.2 C5</u> for a maximum of: and that does not exceed 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>
D8	<p>a. <u>Visitor accommodation</u> in a <u>heritage item</u> not subject to Rule 14.7.1.1 P23 that does not comply with activity specific standards (b) - (e) in Rule 14.7.1.1 P23 and that does not exceed for a maximum of twenty guests per <u>site</u> at any one time 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. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. <u>not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.7.1.4 D6;</u> iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.7.1.4 D7;</u> or 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> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.8 Rules - Residential Banks Peninsula Zone

14.8.1 Activity status tables

14.8.1.1 Permitted activities

		Activity Specific Standards
P7	Bed and breakfast	<p>a. There shall be:</p> <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 <u>bed and breakfast</u> within the Lyttelton Port Influences Overlay refer to area specific <u>Rule 14.8.3.</u>
P22	<u>Hosted visitor accommodation</u>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in times shall not be between the hours of 22:00pm to 06:00am.</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> <p>d. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u></p> <p>Advice note:</p> <p>1. <u>For hosted visitor accommodation within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</u></p>
P23	<p><u>Unhosted visitor accommodation in the following Residential Banks Peninsula Zones:</u></p> <p>a. <u>Akaroa</u></p> <p>b. <u>Duvauchelle</u></p> <p>c. <u>Wainui</u></p>	<p>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>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 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> <p>f. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u></p>
P24	<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 times shall not be between the hours of 22:00pm to 06:00am.</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>e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures 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:
(...)		

<p>C2</p>	<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> b. <u>for a maximum of six guests at any one time; and</u> c. <u>where check-in times are not between the hours of 22:00pm to 06:00am.</u></p> <p>Advice note: 1. <u>For unhosted visitor accommodation</u> within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	<p>a. <u>Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</u> 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> h. <u>Controls on check-in and check-out times.</u></p>
<p>C3</p>	<p><u>Visitor accommodation</u> in a <u>heritage item</u> that does not comply with activity specific standard (a) in Rule 14.8.1.1 P24.</p>	<p>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> h. <u>Controls on check-in and check-out times.</u></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> <p>i. P1 <u>Residential activity</u>; ii. P4 Conversion of an <u>elderly person's housing unit</u> into a <u>residential unit</u>; iii. P6 Care of non-resident children in a <u>residential unit</u>; iv. P7 <u>Bed and breakfast</u>; or v. Storage of more than one <u>heavy vehicle</u> for activities for P8-P12.</p>
(...)	
D9	<p>a. <u>Hosted visitor accommodation</u> that does not comply with activity specific standards (a), or (b) in Rule 14.8.1.1 P22 and that does not exceed twelve guests per site at any one time. 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>: i. that does not comply with the activity specific standards for Rule 14.8.1.1 P23 to a maximum of and that does not exceed twelve guests <u>per site</u> at any one time. ii. not subject to Rule 14.8.1.2 C2 for a maximum of:</p>

	<p>A and that does not exceed twelve guests per site at any one time.</p> <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 P24 that does not comply with activity specific standards (b) – (e) in Rule 14.8.1.1 P24 and that does not exceed for a maximum of twenty guests per site at any one time that does not comply with activity specific standards (b) or (c) in Rule 14.8.1.1 P24.</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, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.1.4 D9; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.1.4 D10; or iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.1.4 D11. <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.

	Activity/area	Area specific standards
P3.	<u>Hosted visitor accommodation 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 maximum of six guests shall be accommodated at any one time.</u> c. <u>Check-in 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> e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures 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 times shall not be between the hours of 22:00pm to 06:00am.</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> f. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>

14.8.3.1.2 Area-specific controlled activities

<p>C1.</p>	<p><u>Unhosted visitor accommodation in the Lyttleton Port Influences Overlay:</u></p> <p>a. for a total per <u>site</u> of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p> <p>c. where check-in times are not between the hours of 22:00pm to 06:00am;</p> <p>c. 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>d. 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. <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> <p>i. <u>Controls on check-in and check-out times.</u></p>
<p>C2.</p>	<p><u>Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay</u> that does not comply with activity specific standard (b) in Rule 14.8.3.1.2 P4.</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>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> <p>i. <u>Controls on check-in and check-out times.</u></p>

14.8.3.1.4 Area-specific discretionary activities

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

14.8.3.1.5 Area-specific non-complying activities

NC5	<p>a. New noise <u>sensitive activities</u> in the Lyttelton Port Influences Overlay <u>except for</u> 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. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. <u>not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.8.3.1.4 D1; iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2; or iv. <u>visitor accommodation in a heritage item</u> that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3. <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> <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	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in times shall not be between the hours of 22:00pm to 06:00am.</p> <p>b. The 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. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p>
P24	Unhosted visitor accommodation	<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. 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 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. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p>
P25	Visitor accommodation in a heritage item	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. Check-in times shall not be between the hours of 22:00pm to 06:00am.</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>

		e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>
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14.9.1.2 Controlled activities

		The matters over which Council reserves its control:
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>	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> h. <u>Controls on check-in and check-out times.</u>

14.9.1.3 Restricted discretionary activities

(...)

RD7	a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.9.1.1 for: <ol 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: <ol 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. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.9.1.1 P23 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D7	a. Unhosted visitor accommodation not subject to Rule 14.9.1.1 P24 <u>for a maximum of: and that does not exceed</u> twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

D8	<p>a. <u>Visitor accommodation</u> in a <u>heritage item</u> not subject to Rule 14.9.1.1 P25 that does not comply with activity specific standards (b) – (e) in Rule 14.9.1.1 P25 and that does not exceed for a maximum of twenty guests per <u>site</u> at any one time that does not comply with activity specific standards (b), (c) or (d) in Rule 14.9.1.1 P25.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
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14.9.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. <u>not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.4.1.4 D6;</u> iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.4.1.4 D7;</u> and iv. <u>visitor accommodation in a heritage item</u> that exceeds the maximum number of guests in <u>Rule 14.4.1.4 D8.</u> <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	<u>Hosted visitor accommodation</u>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in times shall not be between the hours of 22:00pm to 06:00am.</p> <p>b. The <u>Council</u> 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 <u>Council</u> on request.</p> <p>d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p>
P21	<u>Unhosted visitor accommodation</u> in the following	<p>a. The total number of nights per year that guests may be accommodated on any one <u>site</u> is 180.</p> <p>b. A maximum of six guests shall be accommodated at any one time.</p>

	Residential Small Settlement Zones: d. <u>Barry's Bay</u> e. <u>Cooptown</u> f. <u>French Farm</u> g. <u>Kukupu</u> h. <u>Le Bons Bay</u> i. <u>Little Akaroa</u> j. <u>Little River</u> k. <u>Okains Bay</u> l. <u>Pigeon Bay</u> m. <u>Robinsons Bay</u> n. <u>Takamatua</u> o. <u>Tikao Bay</u> p. <u>Wainui</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 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> f. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>
P22	<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 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> e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures 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 except in the locations specified in Rule 14.10.1.1 P21:</u> 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; and</u> c. <u>where check in times are not between the hours of 22:00pm to 06:00am.</u>	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> h. <u>Controls on check-in and check-out times</u>
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 14.10.1.1 P22.</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>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> <p>h. Controls on check-in and check-out times.</p>
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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> <ul style="list-style-type: none"> i. P4 Home occupation ii. P5 Care of non-resident children within a residential unit in return for monetary payment to the carer; and iii. P6 Bed and breakfast. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified to affected persons.</p>	<p><u>a.</u> As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale of activity - Rule 14.15.5 ii. Traffic generation and access safety – Rule 14.15.6 iii. Non-residential hours of operation – Rule 14.15.21
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14.10.1.4 Discretionary activities

	Activity
(...)	
D4	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.10.1.1 P20 and that does not exceed twelve guests per site 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 :</p> <ul style="list-style-type: none"> i. that does not comply with the activity specific standards for Rule 14.10.1.1 P21 to a maximum of and that does not exceed twelve guests per site at any one time. ii. not subject to Rule 14.10.1.2 C2 for a maximum of: —A— and that does not exceed twelve guests per site at any one time. <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 P22 that does not comply with activity specific standards (b) – (e) in Rule 14.10.1.1 P22 and that does not exceed for a maximum of twenty guests per site at any one time that does not comply with activity specific standards (b), (c) or (d) in Rule 14.10.1.1 P22.</p>

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

14.10.1.5 Non-complying activities

	Activity
(...)	
N3	<p>a. <u>Visitor accommodation</u> not subject to Rule 14.10.1.3 RD7 that is:</p> <ul style="list-style-type: none"> i. not <u>hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation</u> in a <u>heritage item</u>; ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.10.1.4 D4</u>; iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in <u>Rule 14.10.1.4 D5</u>; or iv. <u>visitor accommodation</u> in a <u>heritage item</u> that exceeds the maximum number of guests in <u>Rule 14.10.1.4 D6</u>. <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
<p>P1</p> <p><u>Guest Visitor accommodation</u> including <u>ancillary</u>:</p> <ul style="list-style-type: none"> i. <u>offices</u>; ii. <u>meeting and conference facilities</u>; iii. <u>fitness facilities</u>; and iv. <u>the provision of goods and services primarily for the convenience of guests</u> 	<ul style="list-style-type: none"> a. <u>Guest Visitor accommodation</u> 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 <u>ancillary retail activity</u> (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all <u>buildings</u> on the same <u>site</u>, whichever is the lesser.
(...)	
<p>P3</p> <p>a. On the YMCA site listed as GA18 in Appendix 14.16.11:</p> <ul style="list-style-type: none"> i. <u>Recreation activities</u>, and any of the following activities which are <u>ancillary</u> to <u>guest visitor accommodation</u> and/or <u>recreation activities</u> on the <u>site</u>: 	

	<p>A. Education activities;</p> <p>B. Health care facility;</p> <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	<u>Hosted visitor accommodation</u>	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. Check-in times shall not be between the hours of 22:00pm to 06:00am.</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>

		d. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u>
P25	Visitor accommodation in a heritage item	<p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. Check-in times shall not be between the hours of 22:00pm to 06:00am.</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> <p>e. <u>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</u></p>

14.12.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<p>a. Any activity listed in Rule 14.12.1.1 that meets all applicable built form standards in Rule 14.12.2 and is located within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, other than the following activities:</p> <ul style="list-style-type: none"> i. P5 (Home occupation); ii. P6 (Care of non-resident children); iii. P7 (Bed and breakfast); <u>iii.</u> iv. P17 (Temporary lifting or moving of earthquake damaged buildings); <u>iv.</u> v. P19 (Market gardens, community gardens and garden allotments); and <u>v.</u> 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 :</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 times are not between the hours of 22:00pm to 06:00am; and</p> <p>c. 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>d. 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. <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> <p>h. Controls on check-in and check-out times.</p>
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. <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> <p>h. Controls on check-in and check-out times</p>

14.12.1.3 Restricted discretionary activities

RD26	<p>a. The following activities and facilities located within the 50 dB L_{dn} 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); 	<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. <u>Hosted visitor accommodation</u> that does not comply with activity specific standards in Rule 14.12.1.1 P24 and that does not exceed twelve guests per site 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. <u>Unhosted visitor accommodation</u> not subject to that does not comply with Rule 14.12.1.2 C8 for a maximum of: i. and that does not exceed twelve guests per site 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. <u>Visitor accommodation in a heritage item</u> not subject to Rule 14.12.1.1 P25 that does not comply with activity specific standards (b) – (e) in Rule 14.12.1.1 P25 and that does not exceed for a maximum of twenty guests per site at any one time 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. <u>not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item;</u> ii. <u>hosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.12.1.4 D5; iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 14.12.1.4 D6; or

	<p>iv. <u>visitor accommodation</u> in a <u>heritage item</u> that exceeds the maximum number of guests in <u>Rule 14.12.1.4 D7</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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14.15 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</u> and <u>unhosted visitor accommodation</u>		
Sleeping areas	65	40
Other habitable areas	75	50
<u>Guest Visitor accommodation</u> (except where specified above), resort hotels, hospitals and health care facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
(...)		

Appendix 14.16.11 Grouping of Residential Guest Visitor Accommodation Zone Sites

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

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

(...)

Residential ~~Guest~~ Visitor Accommodation Zone site locations

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

Chapter 15 Commercial

15.2 Objectives and Policies

15.2.2.1 Policy - Role of centres

Table 15.1 - Centre's role

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

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

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

15.2.6 Objective - Role of the Commercial Central City Business Zone

15.2.6.1 Policy - Diversity of activities and concentration of built development

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

15.4 Rules - Commercial Core Zone

15.4.1 Activity status tables - Commercial Core Zone

15.4.1.1 Permitted activities

(...)

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

15.4.1.5 Non-complying activities

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

15.5 Rules - Commercial Local Zone

15.5.1 Activity status tables - Commercial Local Zone

15.5.1.1 Permitted activities

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

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	<p>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.</p> <p>b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street</p>
(...)		

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

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

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

16.4.3.1.1 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</u> outside the 50 dB _{L_{dn}} Air Noise Contour line defined on the planning maps	<p>a. <u>A maximum of six guests shall be accommodated at any one time in a residential unit.</u></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>																			

16.4.3.1.2 Area specific controlled activities

	Matters of control
<p>C1. <u>Unhosted visitor accommodation</u> outside the 50 dB _{L_{dn}} Air Noise Contour line defined on the planning maps:</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>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>

16.4.3.1.4 Area specific discretionary activities

D2	<p>a. <u>Hosted visitor accommodation</u>-that does not comply with activity specific standards in Rule 16.4.6.1.1 P6 and that does not exceed twelve guests per site at any one time.</p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>
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D3	<p>a. <u>Unhosted visitor accommodation</u> not subject to Rule 16.4.6.1.2 C1 for a maximum of: and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
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16.4.3.1.5 Area specific non-complying activities

NC3	<p>a. <u>Visitor accommodation</u> that is:</p> <ul style="list-style-type: none"> i. not <u>hosted visitor accommodation</u>, or <u>unhosted visitor accommodation</u>; ii. <u>hosted visitor accommodation</u>-that exceeds the maximum number of guests in Rule 16.4.6.1.4 D2; iii. <u>unhosted visitor accommodation</u> that exceeds the maximum number of guests in Rule 16.4.6.1.4 D3; <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 <u>guest visitor accommodation</u> 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</u>	<ul style="list-style-type: none"> a. <u>A maximum of six guests shall be accommodated at any one time.</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</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>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 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>
P24	<u>Visitor accommodation accessory to farming</u>	<ul style="list-style-type: none"> 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> b. <u>No more than ten guests total shall be accommodated on the same site at the same time.</u> c. <u>Visitors must be accommodated in a residential unit or minor residential unit, other building, campground consisting of tents, or no more than three vehicles.</u>

P25	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<p>a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u></p> <p>b. <u>No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</u></p> <p>c. <u>The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</u></p> <p>d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u></p> <p>e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</u></p>
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17.4.1.4 Discretionary activities

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

17.5 Rules - Rural Urban Fringe Zone

17.5.1 Activity status tables - Rural Urban Fringe Zone

17.5.1.1 Permitted activities

(...)

	Activity	Activity Specific Standards
P11	Farm stay	<p>a. <u>Shall accommodate no more than 10 farm stay guests at one time; and</u></p> <p>b. <u>Guests may be accommodated within an existing residential unit or minor residential unit;</u></p> <p>c. <u>Except that where located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u></p> <p>i. <u>The maximum number of farm stay guests accommodated at one time shall not exceed four; and</u></p> <p>ii. <u>Guests shall only be accommodated in an existing residential unit.</u></p>
(...)		
P20	<u>Hosted visitor accommodation</u>	<p>a. <u>No more than six guests total may be accommodated at the same time.</u></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> <p>d. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time; and</u></p> <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>

<p>P21</p>	<p><u>Unhosted visitor accommodation</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.</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 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 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</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>P22</p>	<p><u>Visitor accommodation accessory to farming</u></p>	<ul style="list-style-type: none"> 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> b. <u>No more than ten guests total may be accommodated on the same site at the same time.</u> c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u> d. <u>Within the 50dB Ldn Air Noise Contour or the-dB Ldn Engine Testing Contour:</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time;</u> ii. <u>Visitors may not be accommodated in campgrounds consisting of tents, caravans or vehicles.</u>
<p>P23</p>	<p><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>	<ul style="list-style-type: none"> a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u> 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> c. <u>The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</u> d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u> e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</u> f. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time;</u>

		ii. Visitor accommodation 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 <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 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 (ed); and iv. any activity listed in Rule 17.5.1.1 P21 that does not meet activity specific standards (a), (b) or (bg); and v. any activity listed in Rule 17.5.1.1 P22 that does not meet activity specific standards (b) or (ed). 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	<u>Hosted visitor accommodation</u>	<p>a. <u>No more than six guests total may be accommodated at the same time.</u></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> <p>d. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time; and</u></p> <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>
P19	<u>Unhosted visitor accommodation</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>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 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> <p>f. <u>Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area</u></p> <p>g. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time; and</u></p> <p>ii. <u>guests shall only be accommodated in a building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat).</u></p>

P20	<u>Visitor accommodation accessory to farming</u>	<ul style="list-style-type: none"> 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> b. <u>No more than six guests total may be accommodated on the same site at the same time.</u> c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u> d. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time;</u> ii. <u>Visitors may not be accommodated in campgrounds consisting of tents, caravans or vehicles.</u>
P21	<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>	<ul style="list-style-type: none"> a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u> 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> c. <u>The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</u> d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u> e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</u> f. <u>Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</u> <ul style="list-style-type: none"> i. <u>No more than four guests may be accommodated at the same time;</u> ii. <u>Visitor accommodation must be within buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u>

17.6.1.4 Discretionary activities

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

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 17.6.1.1 P12 P18 that does not meet activity specific standards <u>b, c, or d</u>; and b. any activity listed in Rule 17.6.1.1 P8 that does not meet activity specific standard <u>d</u>; c. <u>any activity listed in Rule 17.6.1.1 P18 that does not meet activity specific standards a. or <u>ed</u>; and</u> d. <u>any activity listed in Rule 17.6.1.1 P19 that does not meet activity specific standards a., b. or <u>fg</u>; and</u> e. <u>any activity listed in Rule 17.6.1.1 P20 that does not meet activity specific standards b. or <u>ed</u>.</u> f. <u>any activity listed in Rule 17.6.1.1 P21 that does not meet activity specific standards <u>b, e. or f.</u></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	<ul 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	<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. <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>
P18	<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. <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 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>
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 building, campground consisting of tents or no more than three heavy vehicles.</u></p>
P20	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<p>a. <u>No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</u></p> <p>b. <u>No more than ten cabins, huts or other buildings can be located accessory to any one conservation activity or rural tourism activity within Christchurch District.</u></p> <p>c. <u>The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</u></p> <p>d. <u>Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</u></p> <p>e. <u>The maximum number of guests that can be accommodated on any one site in association with a conservation activity is six.</u></p>

17.7.1.4 Discretionary activities

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

Chapter 18 Open Space Zones

18.4 Rules – Open Space Community Parks Zone

18.4.1 Activity status tables – Open Space Community Parks Zone

18.4.1.1 Permitted activities

(...)

Activity		Activity specific standards
P8	<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>
(...)		
P14	<p>The following additional activities within a building listed as a heritage item:</p> <ul style="list-style-type: none"> i. gymnasium; ii. conference and function facilities; iii. <u>guest-visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests;</u> iv. residential activity; and v. cultural activity. 	<ul style="list-style-type: none"> a. Residential activity shall be limited to no more than two residential units except as specified in b. below. b. There shall be no residential activity 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><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 P20, shall be: (...)</p>

(...)		
P20	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	(...)

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 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	a. Shall be limited to: i. Tramping huts with a maximum 100 m ² of gross floor area; ii. The use of existing building/s on the site; and iii. Camping grounds restricted to tents.
P11 Farm-stay Visitor accommodation accessory to farming or to a conservation activity or rural tourism activity	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 building listed as a heritage item : c. guest-visitor accommodation including ancillary: i. offices, ii. meeting and conference facilities, iii. fitness facilities and	(...)

	<u>iv. the provision of goods and services primarily for the convenience of guests</u>	
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District Plan Map legends and notations (all)

Residential ~~Guest~~ Visitor Accommodation Zone

~~RGA~~ RVA

Appendix 2- Summary of Submissions with Commissioners' Recommendations

Appendix 2- Summary of Submissions with Commissioners' Recommendations

CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE 4

SUMMARY OF SUBMISSIONS WITH COMMISSIONERS' RECOMMENDATIONS

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			standards. The establishment of a new largely industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties... Work with the platforms (Airbnb and Bookabach are particularly proactive) to create a workable solution with buy-in from the industry at all levels. They advocate registration of owners and a code of conduct with a 3 strikes rule.”			
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.5	Airbnb Australia Pty Ltd	Support	
			FS15.3	Ricki Jones	Oppose	
			FS10.3	Bob Pringle	Oppose	
			FS10.4	Bob Pringle	Support in part	
			FS12.3	Jeff Peters	Oppose	
			FS12.4	Jeff Peters	Support in part	
	S1.4	Reject	Oppose	“Encourage a NZ-wide approach to STRA regulation so as not to geographically distort the market, creating ‘winners’ and ‘losers’ among local areas.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.8	Airbnb Australia Pty Ltd	Support	
			FS15.4	Ricki Jones	Oppose	
			FS10.5	Bob Pringle	Oppose	
			FS10.6	Bob Pringle	Support in part	
			FS12.5	Jeff Peters	Oppose	
			FS12.6	Jeff Peters	Support in part	
	S1.5	Accept in part	Oppose	“Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.3	Victoria Neighbourhood Association	Oppose	
			FS4.11	Airbnb Australia Pty Ltd	Support	
			FS11.132	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.5	Ricki Jones	Oppose	
			FS10.7	Bob Pringle	Oppose	
			FS12.7	Jeff Peters	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S1.6	Reject	Oppose	“Reject Nightcaps for Unhosted Accommodation... and find a more workable solution. ”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.14	Airbnb Australia Pty Ltd	Support		
			FS11.133	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS15.6	Ricki Jones	Oppose		
			FS10.8	Bob Pringle	Oppose		
		FS12.8	Jeff Peters	Oppose			
	S1.7	Reject	Oppose	“Engage with local stakeholders and ChristchurchNZ for an outcome that benefits Christchurch.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS15.7	Ricki Jones	Oppose		
	S2 Centro Roydvale Limited (c/o Glen Stapley)	S2.1	Reject	Support in part	[re: references to resource consent thresholds of 1-60 nights, 61-180 nights and over 180 nights] “Support the Plan change, however, the following suggestion, is with reference to the above day ranges throughout the plan change. In many other countries they state the day range is AVAILABLE FOR RENT, not rented days... an activity starts where a property is available for rent not actual rented days... Change the reference to have "Available for rent" for each day range Controlled/Discretionary and Non Complying”		
				Further Submission #	Further Submitter	Support	or
FS4.15				Airbnb Australia Pty Ltd	Oppose		
FS11.1				Coalition for Safe Accommodation in Christchurch	Support		
FS10.9				Bob Pringle	Support		
		FS12.9	Jeff Peters	Support			
S2.2		Accept in part	Support in part	“To have as a standard condition that a log book of rented days, detail of occupants and available for rent days. This can be inspected by the Council without notice. (Also have a current address of where the Logs are held)”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.16	Airbnb Australia Pty Ltd	Support in part		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			FS11.2	Coalition for Safe Accommodation in Christchurch	Support		
			FS10.10	Bob Pringle	Support		
			FS12.10	Jeff Peters	Support		
	S2.3	Reject	Support in part	"It may save a lot of time by having a penalty embedded in the plan if there is non compliance. eg \$5000 instant fine if a resource consent is not applied for and a smaller fine if there are material breaches of the conditions of a resource consent"			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.17	Airbnb Australia Pty Ltd	Oppose	
				FS11.3	Coalition for Safe Accommodation in Christchurch	Support	
				FS10.11	Bob Pringle	Support	
			FS12.11	Jeff Peters	Support		
S3 Dave King	S3.1	Accept in part	Support	"In favour of the proposed limits... Please approve it in its proposed form"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.134	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.12	Bob Pringle	Oppose		
			FS12.12	Jeff Peters	Oppose		
S4 John Ascroft	S4.1	Reject	Oppose	[re: changes to the resource consent requirements for visitor accommodation in a house or unit in most residential, rural and papakāinga zones]			
				"Oppose extra regulation and compliance costs being forced on Airbnb providers... Leave things as they are"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.74	Victoria Neighbourhood Association	Oppose		
			FS11.135	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.13	Bob Pringle	Oppose		
			FS12.13	Jeff Peters	Oppose		
S5 Evgeny Fardman	S5.1	Accept in part	Support	"Support all of the above. All of the above approved"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.136	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.14	Bob Pringle	Oppose		
			FS12.14	Jeff Peters	Oppose		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
S6 Samuel Brooks	S6.1	Accept in part	Oppose in part	“Oppose for Akaroa only, Agree for other regions... what evidence suggests adding compliance costs to rental home owners in Akaroa will assist motelliers in the same township?”			
			Further Submission #	Further Submitter	Support	or	
			FS4.160	Airbnb Australia Pty Ltd	Oppose in part		
			FS11.137	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.15	Bob Pringle	Oppose		
			FS12.15	Jeff Peters	Oppose		
S7 Clark Kerr	S7.1	Reject	Oppose	“It's a disaster for tourists and economy in Christchurch. Learn from other countries.”			
			Further Submission #	Further Submitter	Support	or	
			FS10.16	Bob Pringle	Oppose		
			FS12.16	Jeff Peters	Oppose		
S8 Graham Paul	S8.1	Reject	Oppose	“Airbnb operators should not be restricted in what they do with their own properties, unless there is positive evidence that they have caused a problem such as noise disturbance or overparking.”			
			Further Submission #	Further Submitter	Support	or	
			FS3.72	Victoria Neighbourhood Association	Oppose		
			FS11.138	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.17	Bob Pringle	Oppose		
		FS12.17	Jeff Peters	Oppose			
	S8.2	Reject as out of scope	Oppose	“They should pay tax on their rental income like every other landlord, but otherwise they should not be unfairly disadvantaged as the current proposals would do.”			
			Further Submission #	Further Submitter	Support	or	
			FS3.73	Victoria Neighbourhood Association	Oppose		
			FS10.18	Bob Pringle	Support		
FS12.18			Jeff Peters	Support			
S9	S9.1	Reject in part	Oppose	“Oppose having to apply for resource consent for using a residential home for visitor accommodation... Remove any and all regulations / fees surrounding private homeowners becoming accommodation providers.”			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
Catherine Webber		Reject as out of scope in part	Further Submission #	Further Submitter	Support or Oppose	
			FS11.139	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.19	Bob Pringle	Oppose	
			FS12.19	Jeff Peters	Oppose	
S10 Inner City East Neighbourhood Group (c/o Monica Reedy)	S10.1	Accept in part	Support	"The proposed change is necessary to restrict the proliferation of unhosted Air B&B type accommodation in the Inner City... Place limits on this type of accommodation"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.58	Victoria Neighbourhood Association	Support	
			FS5.31	Michelle Lomax	Support	
			FS11.4	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.8	Ricki Jones	Support	
			FS10.20	Bob Pringle	Support	
	FS12.20	Jeff Peters	Support			
	S10.2	Accept in part Reject as out of scope in part	Support in part	"Ensure the suggested higher standard of consent is applied and any subsequently permitted properties pay commercial rates to the Council."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.18	Airbnb Australia Pty Ltd	Oppose	
			FS5.32	Michelle Lomax	Support	
			FS11.5	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.9	Ricki Jones	Support	
			FS10.21	Bob Pringle	Support	
	FS12.21	Jeff Peters	Support			
	S10.3	Accept	Support	"Limitations to hosted accommodation are also supported."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS5.33	Michelle Lomax	Support	
FS11.6			Coalition for Safe Accommodation in Christchurch	Support		
FS15.10			Ricki Jones	Support		
FS10.22			Bob Pringle	Support		
FS12.22	Jeff Peters	Support				
S11 A.G. Talbot	S11.1	Accept in part	Support	"Strongly support the proposed plan changes as outlined... no amendments at this stage, in fact... [strengthen] the provisions outlined."		
			Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			FS15.11	Ricki Jones	Support	
S12 Marcel De Wit	S12.1	Reject	Oppose	“Let the free market decide what people like to use as accommodation... oppose[d] to any changes where there's a need to apply for resource consent to provide (non) hosting accommodation.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.23	Bob Pringle	Support in part	
S13 Michele McConnochie	S13.1	Accept in part	Oppose	[re: rural zones, unhosted visitor accommodation permitted for first 180 days] “Rural zones should have the same protection from unhosted visitors as everyone else; the rules should be the same”		
			Oppose	[re: no need for commercial parking and vehicle access requirements for visitor accommodation for a limited number of days] “There absolutely should be the same commercial parking requirements for such accommodation to provide equity with commercial accommodation providers”		
	Further Submission #	Further Submitter	Support or Oppose			
	FS10.24	Bob Pringle	Support			
	FS12.24	Jeff Peters	Support			
	S13.3	Reject	Oppose in part	“If you bring people into your home and ask them to pay you, you should be subject to the same rules right across the board as a motelier, for example, including health & safety expectations.”		
			Further Submission #	Further Submitter	Support or Oppose	
FS11.7			Coalition for Safe Accommodation in Christchurch	Support		
FS15.12			Ricki Jones	Support		
FS10.25			Bob Pringle	Support		
FS12.25	Jeff Peters	Support				
S14 Jim Coubrough	S14.1	Accept in part	Oppose	“Firstly, Banks Peninsula and in particular the Akaroa Harbour and outer Bays area, needs to be exempt... Limiting the operation of short term, non hosted accommodation will seriously inhibit the economy and social cohesion of the area. Therefore, it should be exempt [from] any restrictive regulations.”		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support or Oppose		
			FS4.161	Airbnb Australia Pty Ltd	Oppose in part		
			FS15.13	Ricki Jones	Support in part		
	S14.2	Reject	Oppose	“The central Christchurch city area and specifically the area defined by the “four avenues” needs to be exempt... In order to attract more visitors into the central city there is a need to provide a variety of accommodation options to suit all... Limiting the operation of short term, non hosted accommodation will seriously inhibit the economy and social cohesion of the area. Therefore, the inner city should be exempt [from] any restrictive regulations.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.162	Airbnb Australia Pty Ltd	Oppose in part	
				FS11.140	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.14	Ricki Jones	Oppose	
				FS10.26	Bob Pringle	Oppose	
				FS12.26	Jeff Peters	Oppose	
S15 Alan Roberts	S15.1	Reject	Oppose	[re: all rules applicable to AirBNB]			
				“Totally oppose all of the proposal... This is an interference in private property rights... Do not go ahead with the plan change.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.75	Victoria Neighbourhood Association	Oppose	
				FS11.141	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.27	Bob Pringle	Oppose	
FS12.27	Jeff Peters	Oppose					
S16 Steve Harris	S16.1	Accept in part	Support	“Support the proposals within the city limits of Christchurch”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS15.15	Ricki Jones	Support	
				FS10.28	Bob Pringle	Support	
		FS12.28	Jeff Peters	Support			
	S16.2	Accept in part	Support	“Support the implementation of the proposed plan changes within the Christchurch residential area”			
				Further Submission #	Further Submitter	Support or Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			FS15.16	Ricki Jones	Support		
			FS10.29	Bob Pringle	Support		
			FS12.29	Jeff Peters	Support		
	S16.3	Accept in part	Oppose	“Oppose the proposals for the Banks Peninsula district both rural and residential... It would be counter productive to start bringing in a requirement to obtain consents... The Banks Peninsula residential and rural areas should be exempt from any rule changes.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.163	Airbnb Australia Pty Ltd	Oppose in part	
				FS11.142	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.17	Ricki Jones	Support in part	
				FS10.30	Bob Pringle	Oppose	
FS12.30				Jeff Peters	Oppose		
S17 Karen Phelps	S17.1	Accept in part	Oppose	“Keep... the current district plan rules, which allow people who live in a house to rent out rooms but do not permit unhosted short term accommodation in residential areas.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.55	Victoria Neighbourhood Association	Support	
				FS11.143	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.18	Ricki Jones	Support	
				FS10.31	Bob Pringle	Oppose	
				FS12.31	Jeff Peters	Oppose	
S18 Mount Pleasant Neighbourhood Watch Group (c/o Brent McConnochie)	S18.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				“Oppose how lenient this provision is... Have all unhosted visitor accommodation for any number of days in residential areas requiring a resource consent that includes sign off by all immediate and near neighbours.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS14.1	Accommodation Association of New Zealand	Support	
				FS15.19	Ricki Jones	Support	
				FS10.32	Bob Pringle	Support	
FS12.32	Jeff Peters	Support					

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
	S18.2	Reject in part Reject as out of scope in part	Oppose	“[Apply] rules fairly - same rates, same compliance and same resource consents for all accommodation providers.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.19	Airbnb Australia Pty Ltd	Oppose
			FS14.2	Accommodation Association of New Zealand	Support
			FS15.20	Ricki Jones	Support
			FS10.33	Bob Pringle	Support
			FS12.33	Jeff Peters	Support
S19 John & Rosalie Austin	S19.1	Accept in part	Oppose	“[Oppose] the proposed plan change as it relates to Akaroa... It would merely be another compliance cost imposed upon a small group of property owners.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.164	Airbnb Australia Pty Ltd	Oppose in part
			FS11.144	Coalition for Safe Accommodation in Christchurch	Oppose
			FS10.34	Bob Pringle	Oppose
S20 Helen Louise Gallagher	S20.1	Reject	Oppose in part	“Support the AirBnB submission that activities of short term rental is residential activity and should not require resource consent.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.170	Airbnb Australia Pty Ltd	Support
			FS11.145	Coalition for Safe Accommodation in Christchurch	Oppose
			FS15.21	Ricki Jones	Oppose
			FS10.35	Bob Pringle	Oppose
S21 Waipapa/Papanui-Innes Community Board (c/o Emma Norrish)	S21.1	Accept in part	Support in part	“The Board supports, in general, the proposed changes to the District Plan in relation to short term accommodation, particularly with regard to un-hosted accommodation.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.61 FS3.91	Victoria Neighbourhood Association	Support
			FS11.8	Coalition for Safe Accommodation in Christchurch	Support
			FS15.22	Ricki Jones	Support
			FS10.36	Bob Pringle	Support
			FS12.36	Jeff Peters	Support

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S21.2	Reject as out of scope	Support in part	“The Board would however, recommend that the enforcement of the changes be consistent. In implementing the proposed District Plan changes, the Board requests that the Council assign appropriate resources to carry out the enforcement of the changes.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.9	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.23	Ricki Jones	Support	
			FS10.37	Bob Pringle	Support	
			FS12.37	Jeff Peters	Support	
S22 Wendy Sealey	S22.1	Reject	Oppose	“Oppose the provisions of plan change 4, due to its restrictive nature both with night capping and cost... lack of parity with other sectors of the industry and duplication in parameters with central government.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS14.3	Accommodation Association of New Zealand	Support in part	
			FS11.146	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.24	Ricki Jones	Oppose	
			FS10.38	Bob Pringle	Oppose	
			FS12.38	Jeff Peters	Oppose	
	S22.2	Reject	Oppose	“It is essential to allow central government to come up with a plan for STRA providers and for the council to build their plan around this... It would be pertinent to push pause on the process in the interim, until central government has come up with a strategy to deal with STRA through a different avenue like increasing rates, registering properties and STRA WOF's.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS14.4	Accommodation Association of New Zealand	Support in part	
	S22.3	Reject	Oppose	“Oppose using the district plan to regulate STRA and find an alternative to better regulate STRA in order to allow it to continue in Christchurch.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.147	Coalition for Safe Accommodation in Christchurch	Oppose	
FS10.39			Bob Pringle	Oppose		
			FS12.39	Jeff Peters	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested				
S23 Martin Donnithorne	S23.1	Reject	Oppose	"Allow a property to be used for unhosted short term accommodation for up to 180 days per year in a residential zone."				
			Further Submission #	Further Submitter	Support	or		
			FS10.40	Bob Pringle	Oppose			
			FS12.40	Jeff Peters	Oppose			
S24 Andrew Sweet	S24.1	Reject	Oppose	"In central city residential areas visitor accommodation in a house or unit should be a permitted activity."				
			Further Submission #	Further Submitter	Support	or		
			FS11.149	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.25	Ricki Jones	Oppose			
			FS10.41	Bob Pringle	Oppose			
	FS12.41	Jeff Peters	Oppose					
	S24.2	Accept in part	Oppose	"In other residential areas [<i>outside the central city</i>] the council should provide clear rules in the Plan so everyone knows in advance where and when the activity is allowed."				
				Further Submission #	Further Submitter	Support	or	
				FS4.165	Airbnb Australia Pty Ltd	Oppose in part		
				FS15.26	Ricki Jones	Oppose		
	S24.3	Reject	Oppose	"A resource consent requirement is a cop out... the resource consent process will lead to inconsistent decisions from case to case, and impose unnecessary administrative costs on all parties."				
				Further Submission #	Further Submitter	Support	or	
FS4.166				Airbnb Australia Pty Ltd	Oppose in part			
FS15.27				Ricki Jones	Oppose			
S25 Gary Monk	S25.1	Reject	Oppose	"Reject PC4 as notified. These provisions need amending with clear simple provisions in the district plan which enable Hosted and unhosted visitor accommodation as a residential activity."				
			Further Submission #	Further Submitter	Support	or		
			FS3.4	Victoria Neighbourhood Association	Oppose			
			FS4.171	Airbnb Australia Pty Ltd	Support			
			FS11.150	Coalition for Safe Accommodation in Christchurch	Oppose			
			FS15.28	Ricki Jones	Oppose			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			FS10.42	Bob Pringle	Oppose	
			FS12.42	Jeff Peters	Oppose	
	S25.2	Reject	Oppose in part	“ <i>[These provisions]</i> need to recognise the vital importance of Airbnb and other similar accommodation types to the economy and community of Christchurch.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.5	Victoria Neighbourhood Association	Oppose	
			FS4.172	Airbnb Australia Pty Ltd	Support	
			FS11.181	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.29	Ricki Jones	Oppose	
			FS10.43	Bob Pringle	Oppose	
			FS12.43	Jeff Peters	Oppose	
	S25.3	Reject	Oppose	“Treat Airbnb home sharing simply as a residential activity with no significant restrictions. Airbnb has a strict code of conduct and review feedback system which significantly assists in this regard”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.6 FS3.132	Victoria Neighbourhood Association	Oppose	
			FS4.173	Airbnb Australia Pty Ltd	Support	
			FS11.152	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.30	Ricki Jones	Oppose	
			FS10.44	Bob Pringle	Oppose	
			FS12.44	Jeff Peters	Oppose	
	S25.4	Reject	Oppose in part	“Strongly support the “Official Airbnb submission” to the Christchurch City Council which advocates for a simple clear and reasonable planning regime that would see home sharing treated as a form of residential activity which does not require costly resource consents and overly restrictive conditions.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.7 FS3.133	Victoria Neighbourhood Association	Oppose	
			FS4.174	Airbnb Australia Pty Ltd	Support	
			FS11.153	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS15.31	Ricki Jones	Oppose	
			FS10.45	Bob Pringle	Oppose	
			FS12.45	Jeff Peters	Oppose	

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

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

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

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
				"Having a cut off time for arrivals is unrealistic"			
			Further Submission #	Further Submitter	Support or Oppose		
			FS11.172	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.64	Bob Pringle	Oppose		
				FS12.64	Jeff Peters	Oppose	
	S31.3	Reject	Oppose	"Don't feel that small – unique operators... should be penalized with resource consent charges."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.173	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.65	Bob Pringle	Oppose	
				FS12.65	Jeff Peters	Oppose	
	S31.4	Reject as out of scope	Oppose	"Don't feel that small – unique operators... should be penalized with business rates."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.174	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.66	Bob Pringle	Oppose	
				FS12.66	Jeff Peters	Oppose	
	S31.5	Reject	Oppose	There should not be restrictions on the number of nights			
Further Submission #				Further Submitter	Support or Oppose		
FS11.175				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.67				Bob Pringle	Oppose		
			FS12.67	Jeff Peters	Oppose		
S32 Viviana Zanetti	S32.1	Accept in part	Support	[re: <i>Unhosted Short Term Rental Accommodation, in particular Objective 14.2.9, Policy 14.2.9.1, Rules 14.6</i>]			
				"Support the plan change."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.10	Coalition for Safe Accommodation in Christchurch	Support	
				FS15.38	Ricki Jones	Support	
			FS10.68	Bob Pringle	Support		
			FS12.68	Jeff Peters	Support		

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support	or	
			FS4.185	Airbnb Australia Pty Ltd	Support		
			FS11.178	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS10.72	Bob Pringle	Oppose		
			FS12.72	Jeff Peters	Oppose		
	S34.3	Reject	Oppose	“A complicated day counting resource consent process... is totally unnecessary and... unfair.”			
				Further Submission #	Further Submitter	Support	or
				FS4.186	Airbnb Australia Pty Ltd	Support	
				FS11.179	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.73	Bob Pringle	Oppose	
FS12.73				Jeff Peters	Oppose		
S35 Debbie Rehu	S35.1	Reject as out of scope	Oppose	“The residential rates here in Rapaki are very high, over \$4k per year, so if the council decided to charge commercial rates instead of residential rates for Air BnB hosts... it would be unaffordable.”			
			Further Submission #	Further Submitter	Support	or	
			FS15.41	Ricki Jones	Oppose		
			FS10.74	Bob Pringle	Oppose		
	S35.2	Reject	Oppose	“ <i>[Reject]</i> the Proposed PC4 and instead insert clear, simple provisions into the Christchurch District Plan which enable visitor accommodation and recognise the importance of Air BnB type accommodation for the continued growth recovery of the community of Christchurch.”			
				Further Submission #	Further Submitter	Support	or
				FS11.180	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.42	Ricki Jones	Oppose	
				FS10.75	Bob Pringle	Oppose	
	S35.3	Reject	Oppose	“A simple, clear and reasonable planning regime that would see home sharing treated as a form of residential activity not requiring costly resource consents”			
				Further Submission #	Further Submitter	Support	or
				FS11.181	Coalition for Safe Accommodation in Christchurch	Oppose	

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S36.4	Accept in part	Support in part	“The Board would like to see some form of restriction relating to the number of properties being used as unhosted visitor accommodation imposed in residential suburbs.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS6.1	J Daly	Support	
			FS4.23	Airbnb Australia Pty Ltd	Oppose	
			FS11.15	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.47	Ricki Jones	Support	
			FS10.80	Bob Pringle	Support	
			FS12.80	Jeff Peters	Support	
	S36.5	Reject	Support	“The Board supports the restrictions that limit the arrival and departure times and size of events for both hosted and unhosted visitor accommodation.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS11.16	Coalition for Safe Accommodation in Christchurch	Support	
			FS15.48	Ricki Jones	Support in part	
			FS10.81	Bob Pringle	Support	
S36.6	Reject	Support in part	“While the Board also supports the tiered approach to the consent requirements of unhosted visitor accommodation dependent on the number of nights per year they are let, the Board considers that the restrictions should be more closely aligned to that of larger visitor accommodation providers. It suggests that the number of nights for a ‘Controlled Activity’ consent may need to be reviewed and possibly reduced.”			
		Further Submission #	Further Submitter	Support or Oppose		
		FS4.24	Airbnb Australia Pty Ltd	Oppose		
		FS11.17	Coalition for Safe Accommodation in Christchurch	Support		
		FS10.82	Bob Pringle	Support		
		FS12.82	Jeff Peters	Support		
S36.7	Accept	Support	“The Board strongly supports the requirement for improved noise protection for visitor accommodation located within the airport noise contour.”			
		Further Submission #	Further Submitter	Support or Oppose		
		FS10.83	Bob Pringle	Support		
		FS15.49	Ricki Jones	Support		

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested														
Fraser Taylor				<p>“Oppose this change but would support more control over UNHOSTED residential Air BnB dwellings in general because they unfairly compete with commercial business although... would like to see this based on "visitor capacity per property" (e.g. 10 people or 5 rooms). Sometimes a property is unhosted simply because the owner is travelling. The real intention of this change should be to limit free activity of large unhosted venues that unfairly compete with motels.”</p>														
				<table border="1"> <thead> <tr> <th>Further Submission #</th> <th>Further Submitter</th> <th>Support or Oppose</th> </tr> </thead> <tbody> <tr> <td>FS11.22</td> <td>Coalition for Safe Accommodation in Christchurch</td> <td>Support</td> </tr> <tr> <td>FS10.184</td> <td>Bob Pringle</td> <td>Support</td> </tr> <tr> <td>FS12.181</td> <td>Jeff Peters</td> <td>Oppose</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS11.22	Coalition for Safe Accommodation in Christchurch	Support	FS10.184	Bob Pringle	Support	FS12.181	Jeff Peters	Oppose		
	Further Submission #	Further Submitter	Support or Oppose															
	FS11.22	Coalition for Safe Accommodation in Christchurch	Support															
	FS10.184	Bob Pringle	Support															
	FS12.181	Jeff Peters	Oppose															
	S70.2	Accept	Support	<p>[re: <i>night caps for unhosted visitor accommodation in a residential unit in rural zones</i>]</p> <p>“Support this change.”</p>														
	S70.3	Reject	Oppose	<p>[re: <i>additional standards for hosted visitor accommodation in a residential dwelling</i>]</p> <p>“Oppose this change as it stands... This change should be restricted to large capacity (e.g. 10 people or 5 rooms) UNHOSTED venues ONLY.”</p>														
				<table border="1"> <thead> <tr> <th>Further Submission #</th> <th>Further Submitter</th> <th>Support or Oppose</th> </tr> </thead> <tbody> <tr> <td>FS11.275</td> <td>Coalition for Safe Accommodation in Christchurch</td> <td>Oppose</td> </tr> <tr> <td>FS10.185</td> <td>Bob Pringle</td> <td>Oppose</td> </tr> <tr> <td>FS12.182</td> <td>Jeff Peters</td> <td>Oppose</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS11.275	Coalition for Safe Accommodation in Christchurch	Oppose	FS10.185	Bob Pringle	Oppose	FS12.182	Jeff Peters	Oppose		
	Further Submission #	Further Submitter	Support or Oppose															
FS11.275	Coalition for Safe Accommodation in Christchurch	Oppose																
FS10.185	Bob Pringle	Oppose																
FS12.182	Jeff Peters	Oppose																
S70.4	Accept in part	Oppose in part	<p>[re: <i>amending parking and vehicle access width requirements to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year</i>]</p> <p>“Oppose any change that would introduce a trigger for commercial parking and vehicle access requirements on hosted residential venues when there is no impact on parking and where off street parking is available... Council should</p>															

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			Further Submission #	Further Submitter	Support or Oppose		
			FS15.130	Ricki Jones	Oppose		
			FS10.247	Bob Pringle	Oppose		
			FS12.244	Jeff Peters	Oppose		
	S84.8	Reject	Oppose	“Create a mandatory short-term rental code of conduct for owners, managers and guests which may include an enforceable 3 Strikes Rule for those who do not meet the standards. The establishment of an industry-funded and administered body to address problems and adjudicate questions about amenity, noise and overcrowding at short-term rental accommodation properties.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.324	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.131	Ricki Jones	Oppose	
				FS10.248	Bob Pringle	Oppose	
	FS12.245	Jeff Peters	Oppose				
	S84.9	Accept in part	Oppose	“Light touch local planning controls which are carefully calibrated to address local planning issues, not behavioural issues which are better addressed by other parts of the regulatory framework including as above.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS11.325	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS15.132	Ricki Jones	Oppose	
FS10.249				Bob Pringle	Oppose		
FS12.246	Jeff Peters	Oppose					
S85 Waikura/ Linwood- Central- Heathcote Community Board (c/o	S85.1	Reject	Oppose in part	“In residential zones, instead of requiring a Discretionary activity resource consent the changes require a Controlled activity resource consent for 1-60 days, and is a prohibited activity for stays of more than sixty (60) days”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.88	Victoria Neighbourhood Association	Support		
			FS4.47	Airbnb Australia Pty Ltd	Oppose		
			FS5.1	Michelle Lomax	Support		
			FS11.35	Coalition for Safe Accommodation in Christchurch	Support		
			FS15.133	Ricki Jones	Support		
FS10.250	Bob Pringle	Support					

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S100.2	Accept in part	Support in part	"Bachcare is in support of a clear, simple addition to the District Plan which recognises the critical role short term rental plays in the economy and community."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.203	Airbnb Australia Pty Ltd	Support	
			FS11.341	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.303	Bob Pringle	Oppose	
			FS12.300	Jeff Peters	Oppose	
	S100.3	Accept in part	Oppose in part	"Bachcare supports the detailed submission made by Airbnb Australia Pty Ltd"		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.204	Airbnb Australia Pty Ltd	Support	
			FS11.342	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS10.304	Bob Pringle	Oppose	
			FS12.301	Jeff Peters	Oppose	
	S100.4	Reject	Oppose	"There is no justification in a distinction between hosted or non-hosted accommodation. This should be removed and replaced with a clear definition for short term rental accommodation."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.14	Victoria Neighbourhood Association	Oppose	
FS4.205			Airbnb Australia Pty Ltd	Support		
FS11.343			Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.305			Bob Pringle	Oppose		
FS12.302			Jeff Peters	Oppose		
S100.5	Accept in part	Oppose	"The proposal judges the requirement for control in urban centres and rural towns to be the same. Rural towns such as Akaroa in the Banks Peninsula, an area with a reliance on tourism and a need for short term rentals, has the same controls as central Christchurch residential zones. The recommendation fails to identify the needs of the communities with a significant dependency on short term rentals to the local economy."			
		Further Submission #	Further Submitter	Support or Oppose		
		FS2.1	Fiona Temple	Support		

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S101.2	Accept	Oppose in part	“Ensure that any potential reverse sensitivity effects on the safe and efficient operation of Christchurch International Airport will be avoided. Notwithstanding this, CIAL wishes to emphasise that visitor accommodation is a key part of the Christchurch visitor economy and CIAL supports enablement of a broad range of visitor accommodation types across the district.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.91	Airbnb Australia Pty Ltd	Neutral	
				FS11.349	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.311	Bob Pringle	Oppose	
				FS12.308	Jeff Peters	Oppose	
			FS1.2	David Lawry	Oppose		
	S101.3	Reject	Oppose in part	“CIAL does not believe it is necessary to constrain choice by differentiating between particular types of visitor accommodation, imposing complicated regulation, or taking an overly directive approach in respect of certain types of guest accommodation in Christchurch.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.115	Airbnb Australia Pty Ltd	Support	
				FS11.350	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS10.312	Bob Pringle	Oppose	
				FS12.309	Jeff Peters	Oppose	
			FS1.3	David Lawry	Oppose		
	S101.4	Reject	Oppose in part	“CIAL is concerned that the outcome of this plan change will be that people will be discouraged from participating in the sharing economy and ultimately accommodation options in Christchurch will decrease.”			
Further Submission #				Further Submitter	Support or Oppose		
FS4.116				Airbnb Australia Pty Ltd	Support		
FS11.351				Coalition for Safe Accommodation in Christchurch	Oppose		
FS10.313				Bob Pringle	Oppose		
FS12.310				Jeff Peters	Oppose		
		FS1.4	David Lawry	Oppose			
S101.5	Accept	Oppose in part	“It is critical that proper consideration is given to how visitor accommodation activities are integrated into the Plan’s regime for managing sensitive activities... CIAL’s main concern with respect to PC4 is to ensure that the				

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

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			<p>means the use of land and/or buildings for the purpose of living accommodation. It includes:</p> <ul style="list-style-type: none"> a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings); b. emergency and refuge accommodation; <u>c. hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit;</u> c. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged; d. house-sitting and direct home exchanges where a tariff is not charged; e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone) <u>f. Resort hotels;</u> and f. sheltered housing; but <p>excludes:</p> <ul style="list-style-type: none"> g. guest visitor accommodation, including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit; h. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and i. accommodation associated with a fire station.” 			
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>	
			<p>FS4.96</p>	<p>Airbnb Australia Pty Ltd</p>	<p>Neutral</p>	
			<p>FS7.2</p>	<p>Clearwater Land Holdings Limited</p>	<p>Oppose</p>	
			<p>FS9.2</p>	<p>Clearwater Projects Limited</p>	<p>Oppose</p>	

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested																	
				<p>c. education activities and preschools, unless specified below; d. guest visitor accommodation, unless specified below; e. health care facilities which include accommodation for overnight care; f. hospitals; and g. custodial and/or supervised living accommodation where the residents are detained on the site; <u>h. hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit</u> but excludes in relation to airport noise: h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008; i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and j. guest visitor accommodation (except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit) which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.”</p>																	
			<table border="1"> <thead> <tr> <th data-bbox="775 1018 958 1082">Further Submission #</th> <th data-bbox="958 1018 1527 1082">Further Submitter</th> <th data-bbox="1527 1018 1751 1082">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 1082 958 1114">FS4.97</td> <td data-bbox="958 1082 1527 1114">Airbnb Australia Pty Ltd</td> <td data-bbox="1527 1082 1751 1114">Neutral</td> </tr> <tr> <td data-bbox="775 1114 958 1145">FS10.323</td> <td data-bbox="958 1114 1527 1145">Bob Pringle</td> <td data-bbox="1527 1114 1751 1145">Oppose</td> </tr> <tr> <td data-bbox="775 1145 958 1177">FS12.319</td> <td data-bbox="958 1145 1527 1177">Jeff Peters</td> <td data-bbox="1527 1145 1751 1177">Oppose</td> </tr> <tr> <td data-bbox="775 1177 958 1206">FS1.15</td> <td data-bbox="958 1177 1527 1206">David Lawry</td> <td data-bbox="1527 1177 1751 1206">Oppose</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS4.97	Airbnb Australia Pty Ltd	Neutral	FS10.323	Bob Pringle	Oppose	FS12.319	Jeff Peters	Oppose	FS1.15	David Lawry	Oppose			
Further Submission #	Further Submitter	Support or Oppose																			
FS4.97	Airbnb Australia Pty Ltd	Neutral																			
FS10.323	Bob Pringle	Oppose																			
FS12.319	Jeff Peters	Oppose																			
FS1.15	David Lawry	Oppose																			
	S101.1 6	Accept	Support	<p>[re: definition of “visitor accommodation”] “CIAL acknowledges replacement of the definition of “guest accommodation” with this definition is required for consistency with the National Planning Standards.”</p>																	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
			Further Submission #	Further Submitter	Support or Oppose
			FS1.16	David Lawry	Oppose
	S101.1 7	Accept in part Withdrawn in part	Support in part	<p data-bbox="972 264 1854 304">[Noise provisions - Rule 6.1.7.2.2 Activities near Christchurch Airport]</p> <p data-bbox="972 344 2018 504">“CIAL supports the amendments which confirm that the relevant acoustic insulation standards for residential units apply to any new buildings or additions to existing buildings that will be used for visitor accommodation in a residential unit.</p> <p data-bbox="972 544 1984 663">In addition, CIAL seeks that a standard for other habitable spaces is inserted for other forms of visitor accommodation to align with the standards for residential activity.</p> <p data-bbox="972 703 1854 743">Retain proposed amendments to rule 6.1.7.2.2 and amend further.</p> <p data-bbox="972 783 1559 823">6.1.7.2.2 Activities near Christchurch Airport</p> <p data-bbox="972 863 1995 983">a. The following activity standards apply to new buildings and additions to existing buildings located within the 55 dB Ldn air noise contour or the 55 dB Ldn engine testing contour shown on the planning maps:</p> <p data-bbox="972 991 1984 1110">i. Any new buildings and/or additions to existing buildings shall be insulated from aircraft noise and designed to comply with the following indoor design sound levels:</p> <p data-bbox="972 1150 1984 1230">A. Residential units, including hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit:</p> <p data-bbox="972 1238 1491 1270">I. Sleeping areas – 65 dB LAE/40 dB Ldn</p> <p data-bbox="972 1278 1603 1310">II. Other habitable areas – 75 dB LAE /50 dB Ldn</p> <p data-bbox="972 1358 1939 1430">B. <u>Guest Visitor</u> accommodation, resort hotels, hospitals and health care facilities:</p>	

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested					
			FS4.100	Airbnb Australia Pty Ltd	Neutral				
			FS1.20	David Lawry	Oppose				
	S101.2 1	Reject as out of scope Withdrawn in part	Amend	<p data-bbox="972 240 1783 271">[Specific Purpose (Golf Resort) Zone - Rules 13.9.4 and 13.9.4.1]</p> <p data-bbox="972 320 2018 395">“CIAL strongly opposes the omission of the Specific Purpose (Golf Resort) Zone from plan change 4...</p> <p data-bbox="972 440 1962 515">The total number of days’ occupancy threshold determined by the Council should apply equally to this zone...</p> <p data-bbox="972 560 2002 676">Amend the provisions in the Specific Purpose (Golf Resort) Zone to align with the regulations proposed for visitor accommodation in the rest of the district. Including the following:</p> <p data-bbox="972 721 1742 751">Amend the Specific Purpose (Golf Resort) Zone as follows:</p> <table border="1" data-bbox="972 759 1854 1126"> <tr> <td data-bbox="972 759 1055 1126">P9</td> <td data-bbox="1055 759 1301 1126">Resort hotel bedrooms and associated activities.</td> <td data-bbox="1301 759 1854 1126"> <p data-bbox="1314 767 1816 962">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1314 970 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p> </td> </tr> </table> <p data-bbox="972 1171 1025 1201">And</p> <p data-bbox="972 1254 2018 1445">Insert rules related to “hosted visitor accommodation in a residential unit” and “unhosted visitor accommodation in a residential unit” into these zone rules. Insert rules which are consistent with the rules proposed for accommodation activities which occur in residential units in other zones and which appropriately manage those sensitive activities within the Noise Contours.”</p>			P9	Resort hotel bedrooms and associated activities.	<p data-bbox="1314 767 1816 962">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1314 970 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p>
P9	Resort hotel bedrooms and associated activities.	<p data-bbox="1314 767 1816 962">a. Up to 350 bedrooms in total within the Clearwater Golf Resort, with up to 255 bedrooms within the 55 dB Ldn airport noise contour, including associated ancillary buildings.</p> <p data-bbox="1314 970 1816 1118">b. The maximum period of owner occupancy of resort hotel bedrooms shall be three months <u>28 days</u> in total per calendar year.</p>							

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested					
				<p>“CIAL supports the amendments to update references to “visitor accommodation” and retention of the requirement for visitor accommodation located within the 50dB Ldn Air Noise Contour to be designed and constructed in order to meet appropriate indoor design sound levels as an activity specific standard in Rule 14.11.1 P1.”</p>					
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>				
			<p>FS4.103</p>	<p>Airbnb Australia Pty Ltd</p>	<p>Neutral</p>				
			<p>FS1.27</p>	<p>David Lawry</p>	<p>Oppose</p>				
	<p>S101.2 8</p>	<p>Reject</p>	<p>Oppose in part</p>	<p>[re: Residential Suburban Zone, Residential Suburban Density Zone, and Residential New Neighbourhood Zone rules]</p> <p>“With regard to residentially zoned land that falls within the Noise Contours, CIAL seeks that the rules apply the same standards to hosted / unhosted visitor accommodation in a residential unit as apply presently to residential activities and residential units within the Noise Contours.</p> <p>Make further amendments to the zone rules as follows:</p> <p>14.4.1.3 - Residential Suburban Zone, Residential Suburban Density Zone rules</p> <table border="1" data-bbox="974 1026 1848 1428"> <tr> <td data-bbox="974 1026 1093 1428"> <p>RD34</p> </td> <td data-bbox="1093 1026 1525 1428"> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity;</p> <p>ii. Education activities (Rule 14.4.1.1 P16);</p> </td> <td data-bbox="1525 1026 1848 1428"> <p>a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be</p> </td> </tr> </table>			<p>RD34</p>	<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity;</p> <p>ii. Education activities (Rule 14.4.1.1 P16);</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</p>
<p>RD34</p>	<p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour as shown on the planning maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity;</p> <p>ii. Education activities (Rule 14.4.1.1 P16);</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</p>							

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested																
				<table border="1"> <tr> <td data-bbox="974 169 1093 373"></td> <td data-bbox="1093 169 1525 373">publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).</td> <td data-bbox="1525 169 1854 373"></td> </tr> </table>				publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).												
	publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).																			
			<table border="1"> <tr> <th data-bbox="775 416 965 480">Further Submission #</th> <th data-bbox="965 416 1525 480">Further Submitter</th> <th data-bbox="1525 416 1715 480">Support or Oppose</th> </tr> <tr> <td data-bbox="775 480 965 512">FS1.28</td> <td data-bbox="965 480 1525 512">David Lawry</td> <td data-bbox="1525 480 1715 512">Oppose</td> </tr> <tr> <td data-bbox="775 512 965 539">FS4.104</td> <td data-bbox="965 512 1525 539">Airbnb Australia Pty Ltd</td> <td data-bbox="1525 512 1715 539">Neutral</td> </tr> </table>	Further Submission #	Further Submitter	Support or Oppose	FS1.28	David Lawry	Oppose	FS4.104	Airbnb Australia Pty Ltd	Neutral								
Further Submission #	Further Submitter	Support or Oppose																		
FS1.28	David Lawry	Oppose																		
FS4.104	Airbnb Australia Pty Ltd	Neutral																		
	<p>S101.2 9</p>	<p>Accept in part</p> <p>Withdrawn in part</p>	<p>Oppose in part</p>	<p>[Residential chapter - Appendix 14.16.4]</p> <p>“CIAL supports the amendments to the Appendix to update references to “guest accommodation” to “visitor accommodation”.</p> <p>CIAL also seeks amendment to this appendix to clarify the standards applicable to the council’s proposed new categories of hosted and unhosted visitor accommodation in a residential unit.</p> <p>Support and amend further:</p> <table border="1" data-bbox="974 986 1854 1396"> <thead> <tr> <th data-bbox="974 986 1563 1114" rowspan="2">Building type and activity</th> <th colspan="2" data-bbox="1563 986 1854 1066">Indoor design and sound levels</th> </tr> <tr> <th data-bbox="1563 1066 1715 1114">SEL dB</th> <th data-bbox="1715 1066 1854 1114">dB Ldn</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 1114 1563 1321">Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing</td> <td data-bbox="1563 1114 1715 1321"></td> <td data-bbox="1715 1114 1854 1321"></td> </tr> <tr> <td data-bbox="974 1321 1563 1361">Sleeping areas</td> <td data-bbox="1563 1321 1715 1361">65</td> <td data-bbox="1715 1321 1854 1361">40</td> </tr> <tr> <td data-bbox="974 1361 1563 1396">Other habitable areas</td> <td data-bbox="1563 1361 1715 1396">75</td> <td data-bbox="1715 1361 1854 1396">50</td> </tr> </tbody> </table>			Building type and activity	Indoor design and sound levels		SEL dB	dB Ldn	Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing			Sleeping areas	65	40	Other habitable areas	75	50
Building type and activity	Indoor design and sound levels																			
	SEL dB	dB Ldn																		
Residential units, <u>hosted visitor accommodation in a residential unit and unhosted visitor accommodation in a residential unit</u> and older person's housing																				
Sleeping areas	65	40																		
Other habitable areas	75	50																		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				Guest <u>visitor</u> accommodation, resort hotels, hospitals and health care facilities		
				Relaxing or sleeping	65	40
				Conference meeting rooms	65	40
				Service activities	75	60
				<u>Other habitable areas</u>	<u>75</u>	<u>50</u>
				”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.105	Airbnb Australia Pty Ltd	Neutral	
			FS1.29	David Lawry	Oppose	
	S101.30	Accept in part	Support in part	[re: <i>Commercial Core Zone, Commercial Office Zone, Commercial Local Zone</i>] <p>“CIAL notes that, although residential activities and visitor accommodation activities are provided for in these zones, there is presently no amendments proposed to insert rules related to hosted or unhosted visitor accommodation in a residential unit. There is some commercially zoned land within the noise contours. Should rules be inserted to provide for any specific noise sensitive activities in these zone rules, CIAL seeks that there is also corresponding standards to give effect to the RPS requirement to avoid noise sensitive activities within the noise contours.</p> <p>Should any additional activity rules be inserted into the Commercial zone rules which apply to land with commercial zoning located within the noise contours, ensure that the following standard applies (as presently applies to residential activities in these zones):</p> <p><u>“x. The activity shall not be located within the 50 dB Ldn Air Noise Contour as shown on the planning maps”</u>”</p>		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.106	Airbnb Australia Pty Ltd	Neutral	

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
			Further Submission #	Further Submitter	Support or Oppose
			FS1.33	David Lawry	Oppose
	S101.34	Accept in part	Oppose in part	<p data-bbox="972 264 1680 303"><i>[Rural Urban Fringe Zone - Rules 17.5.1.1 P20 and P21]</i></p> <p data-bbox="972 347 1944 459">“CIAL is neutral as to the establishment of visitor accommodation or residential activities in rurally zoned areas which are outside of the Noise Contours.</p> <p data-bbox="972 507 2020 746">With regard to rurally zoned land that does fall within the Noise Contours, CIAL seeks that the rules apply the same standards to hosted / unhosted visitor accommodation in a residential unit as apply presently to residential activities and residential units within the Noise Contours. PC4 must not enable any additional development or establishment of residential units in excess of that currently permitted in the Plan.</p> <p data-bbox="972 794 2002 906">CIAL considers that a simpler and easier to understand suite of rules could be established if these activities were clearly classified as residential activities and regulated as such.</p> <p data-bbox="972 954 2002 1066">Provided that these activities are only enabled as of right to the same extent that residential activity is presently enabled within the Noise Contour, CIAL is not otherwise concerned about imposing a bespoke regulatory regime.</p> <p data-bbox="972 1114 2020 1426">CIAL notes that tents, caravans etc are included in the definition of “building” and may ordinarily be used as a residential unit. To the extent that this is currently enabled within the Noise Contours through the existing rules in the Plan, CIAL is neutral as to whether a tent or caravan is utilised for a residential unit being used for hosted or unhosted visitor accommodation, provided the unit complies with the various rules applicable to residential activities and residential density in the Plan. Should buildings of this type be established for guest accommodation which is not within a residential unit, that would</p>	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested				
				<p>constitute a noise sensitive activity and must be avoided within the Noise Contours.</p> <p>The proposed text “or any more restrictive air noise or engine testing contour” is unnecessary and will introduce inconsistency into the plan provisions... CIAL seeks that consistent language is kept throughout the Plan.</p> <p>Make further amendments to the drafting as follows:</p> <p>17.5.1.1</p> <table border="1" data-bbox="972 616 1852 1423"> <tr> <td data-bbox="972 616 1072 1423"><u>P20</u></td> <td data-bbox="1072 616 1339 1423"><u>Hosted visitor accommodation in a residential unit</u></td> <td data-bbox="1339 616 1852 1423"> <p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p> </td> </tr> </table>		<u>P20</u>	<u>Hosted visitor accommodation in a residential unit</u>	<p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p>
<u>P20</u>	<u>Hosted visitor accommodation in a residential unit</u>	<p><u>a. No more than six guests total may be accommodated at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours.</p> <p><u>b. Guests shall not hold functions or events on the site where the number of additional attendees exceed the number of paying guests.</u></p> <p><u>c. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour</u> or any more restrictive air noise or engine testing contours, guests shall only be accommodated in a <u>residential unit which is otherwise provided for as a</u></p>						

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

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

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				<p>However, CIAL considers these new activity classifications are confusing. It is not clear to what extent these activities will also be captured by definitions of “hosted” or “unhosted” “visitor accommodation in a residential unit” or the definition of “visitor accommodation”.</p> <table border="1" data-bbox="972 371 1854 1425"> <tr> <td data-bbox="972 371 1070 1425">P22</td> <td data-bbox="1070 371 1339 1425"> <u>Visitor accommodation accessory to farming</u> </td> <td data-bbox="1339 371 1854 1425"> <p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u></p> <p>d. <u>Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time;</u></p> <p>ii. <u>Guests must be accommodated</u></p> </td> </tr> </table>	P22	<u>Visitor accommodation accessory to farming</u>	<p>a. <u>At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</u></p> <p>b. <u>No more than ten guests total may be accommodated on the same site at the same time. No more than four guests may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u></p> <p>c. <u>Visitors must be accommodated in a residential unit, minor residential unit or other existing building (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</u></p> <p>d. <u>Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u></p> <p>i. <u>No more than four guests may be accommodated at the same time;</u></p> <p>ii. <u>Guests must be accommodated</u></p>
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Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested										
					<p><u>in an existing residential unit;</u> iii. Visitors may <u>only not</u> be accommodated in campgrounds consisting of tents or <u>no</u> more than three heavy vehicles <u>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>									
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FS4.110	Airbnb Australia Pty Ltd	Neutral												
FS1.35	David Lawry	Oppose												
	S101.3 6	Accept	Support	<p>[Rural Urban Fringe Zone - Rule 17.5.1.1 P22]</p> <p>“CIAL supports activity standard P22 c. requiring that no campground associated with these visitor accommodation activities is enabled within the 50dB Ldn Air Noise Contour. Visitor accommodation is a sensitive activity where it is not in a building that is designed and constructed to mitigate the effects of aircraft noise on occupants. Tents, caravans, etc are not so constructed and accordingly should be avoided within the Noise Contours if they are to be used for Visitor Accommodation. However, CIAL notes that the first sentence of standard c. excludes accommodation within tents, trailers, caravans etc anyhow so this does not appear to provide for campgrounds in any part of the district regardless of where they are located.”</p>										
				<table border="1"> <thead> <tr> <th>Further Submission #</th> <th>Further Submitter</th> <th>Support or Oppose</th> </tr> </thead> <tbody> <tr> <td>FS4.111</td> <td>Airbnb Australia Pty Ltd</td> <td>Neutral</td> </tr> <tr> <td>FS1.36</td> <td>David Lawry</td> <td>Oppose</td> </tr> </tbody> </table>	Further Submission #	Further Submitter	Support or Oppose	FS4.111	Airbnb Australia Pty Ltd	Neutral	FS1.36	David Lawry	Oppose	
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FS1.36	David Lawry	Oppose												
	S101.3 7	Accept in part	Support in part	<p>[Rural Urban Fringe Zone - Rule 17.5.1.1 P23]</p>										

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
				<p>“CIAL supports P23 f. requiring that visitor accommodation accessory to conservation activities or rural tourism is excluded within the Noise Contours if it takes place in a tent, caravan, trailer etc...</p> <p>A family flat is used specifically by occupants dependent on the main household on the site and so it is also appropriate to exclude that type of accommodation, given it cannot be used for residential accommodation associated with a rural tourism or conservation activity by definition.”</p> <table border="1" data-bbox="972 533 1852 1423"> <tr> <td data-bbox="972 533 1070 1423">P23</td> <td data-bbox="1070 533 1339 1423"> <u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u> </td> <td data-bbox="1339 533 1852 1423"> <u>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u> <u>f. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u> <u>i. No more than four guests may be accommodated at the same time;</u> <u>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air</u> </td> </tr> </table>	P23	<u>Visitor accommodation accessory to a conservation activity or rural tourism activity including tramping huts and camping in tents in association with walking and cycling tracks</u>	<u>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten. No more than four guests in association with a conservation activity may be accommodated at the same time within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air noise or engine testing contours.</u> <u>f. Within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour:</u> <u>i. No more than four guests may be accommodated at the same time;</u> <u>ii. Visitor accommodation within the 50 dB Ldn Air Noise Contour or the 50 dB Ldn Engine Testing Contour or any more restrictive air</u>
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Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
						noise or engine testing contours must be within an existing buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).:-
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.112	Airbnb Australia Pty Ltd	Neutral	
			FS1.37	David Lawry	Oppose	
	S101.3 8	Accept	Support	[Rural Urban Fringe Zone - Rule 17.5.1.5 NC5] “CIAL supports provisions that will ensure any new noise sensitive activity within the Noise Contours which cannot comply with activity-specific standards is a non-complying activity.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.113	Airbnb Australia Pty Ltd	Neutral	
			FS1.38	David Lawry	Oppose	
	S101.3 9	Accept in part	Oppose in part	[Rules proposed for the Rural Waimakariri Zone] “CIAL seeks the same relief as that related to the same new rules proposed in the Rural Urban Fringe Zone and discussed above.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS1.39	David Lawry	Oppose	
			FS4.114	Airbnb Australia Pty Ltd	Neutral	
S102 Halswell/ Hornby/ Riccarton Community Board	S102.1	Accept	Support	“The Board understands the distinction in the plan and the Change between hosted and unhosted accommodation and agrees that this recognises that those staying short term at a property in the company of its regular occupants, whether paying a tariff or not are likely to behave as guests and conform to the normal patterns of the household and neighbourhood.”		
			Further Submission #	Further Submitter	Support	or Oppose
			FS4.119	Airbnb Australia Pty Ltd	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
(c/o Faye Collins)			FS10.324	Bob Pringle	Support in part	
			FS12.320	Jeff Peters	Support in part	
			FS15.171	Ricki Jones	Oppose	
	S102.2	Accept in part	Support	"The Board supports the proposal in the Change to introduce new standards for hosted visitor accommodation in a residential unit to qualify as a permitted activity including limits on late night arrivals and departures (between 10pm and 6am) and sizes of functions (up to five guests)."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.120	Airbnb Australia Pty Ltd	Oppose	
			FS10.325	Bob Pringle	Support in part	
			FS12.321	Jeff Peters	Support in part	
			FS15.172	Ricki Jones	Support	
	S102.3	Accept in part	Support	"The Board considers it is extremely important that residential amenity does not suffer by the intrusion of visitor accommodation and it therefore supports the proposed changes to objectives and policies aimed at directing larger-scale or commercial-type visitor accommodation to commercial areas."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.121	Airbnb Australia Pty Ltd	Oppose	
			FS15.173	Ricki Jones	Support	
	S102.4	Accept in part	Support	"The Change proposes that it be a Controlled Activity for premises to be used for visitor accommodation for up to 60 nights per year, a discretionary activity for premises to be used for visitor accommodation between 61-180 nights per year and a non-complying activity for premises to be used for visitor accommodation for more than 180 nights per year. The Board is generally supportive of this proposal and is mindful that there is an opportunity in each of these scenarios for proposals to be considered on a case by case basis and for appropriate conditions to be imposed or (in the case of more than 60 nights per year) for the necessary resource consent to be denied."		
			Further Submission #	Further Submitter	Support or Oppose	
		FS4.122	Airbnb Australia Pty Ltd	Oppose		
		FS15.174	Ricki Jones	Support		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S102.5	Accept	Support	“The Board reiterates that the potential for residential unit use for visitor accommodation to disrupt neighbourhood amenity is a significant concern. It is reassured therefore that consideration of proposals via the resource consent process is likely to take into account not only the effects of a single unit use but also the cumulative effects of a number of units in the same area being used for visitor accommodation.”			
Further Submission #				Further Submitter	Support or Oppose		
FS4.123				Airbnb Australia Pty Ltd	Oppose		
FS10.326				Bob Pringle	Support in part		
FS12.322				Jeff Peters	Support in part		
			FS15.175	Ricki Jones	Support		
	S102.6	Accept	Support	“The Board supports the different approach proposed in rural and papakāinga zones providing unhosted visitor accommodation for up to 180 nights per year would be considered a ‘Permitted activity’ with no resource consent required provided records are maintained and provided to the Council.”			
Further Submission #				Further Submitter	Support or Oppose		
FS4.124				Airbnb Australia Pty Ltd	Oppose		
			FS15.176	Ricki Jones	Support		
	S102.7	Accept	Support	“The Board agrees with the proposal to support the ongoing use of heritage items by enabling them to be used for visitor accommodation in residential zones for a larger number of guests and a greater number of nights per year than other residential units. The Board agrees with the approach of up to 10 guests being allowed to stay hosted in heritage buildings without the requirement for a resource consent if hosted and as a controlled activity without night limits if unhosted.”			
Further Submission #				Further Submitter	Support or Oppose		
FS4.125				Airbnb Australia Pty Ltd	Oppose		
			FS15.177	Ricki Jones	Support		
	S102.8	Accept	Support	“The Board supports changing the “residential activity” and “residential unit” definitions to clarify the difference between living and transient			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested				
				accommodation in situations like home exchanges, house-sits and serviced apartments.”				
			Further Submission #	Further Submitter	Support	or		
			FS4.126	Airbnb Australia Pty Ltd	Oppose			
			FS15.178	Ricki Jones	Support			
	S102.9	Accept	Support	“The Board also supports introducing the National Planning Standard’s definition of “visitor accommodation” into the definitions in the Plan to provide clarity and consistency.”				
				Further Submission #	Further Submitter	Support	or	
				FS15.179	Ricki Jones	Support		
	S102.10	Reject	Oppose in part	“The Board understands the reasons for the proposed restrictions on the type of structures that can be used for visitor accommodation within the airport noise areas but considers that the rules proposed may be too inflexible. For example the Board thinks that there could be a future possible demand in Ruapuna and similar areas for very short term accommodation in items such as caravans and campervans, perhaps for the duration of a motorsport event. The Board therefore requests that the restrictions on the type of structures that can be used for visitor accommodation within the airport noise areas include allowance for the type of temporary visitor accommodation contemplated above.”				
				Further Submission #	Further Submitter	Support	or	
				FS8.3	Christchurch International Airport Limited	Oppose		
				FS10.327	Bob Pringle	Support in part		
				FS12.323	Jeff Peters	Support in part		
				FS15.180	Ricki Jones	Support		
S103 Te Pātaka o Rākaihautū/ Banks Peninsula				S103.1	Accept	Support	“The Board supports the following existing change: <ul style="list-style-type: none"> <i>In rural zones, un-hosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.”</i> 	
	Further Submission #	Further Submitter	Support				or	
	FS10.328	Bob Pringle	Oppose					
	FS11.353	Coalition for Safe Accommodation in Christchurch	Oppose					

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
Community Board (c/o Adrianna Hess)	S103.2	Accept in part	FS12.324	Jeff Peters	Oppose		
			FS15.181	Ricki Jones	Support		
			Oppose	<p>“In many parts of the peninsula, motels and hotels are unavailable, and therefore home-stay type accommodation may be the only feasible option. The Board supports the following additional change:</p> <ul style="list-style-type: none"> <i>In the Banks Peninsula Ward, un-hosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.”</i> 			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.329	Bob Pringle	Oppose		
			FS11.354	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.325	Jeff Peters	Oppose		
			FS15.182	Ricki Jones	Support		
S104 Gary Cross	S104.1	Accept in part	Oppose	<p>[re: proposed additional standards for hosted visitor accommodation in a residential dwelling]</p> <p>“Oppose the above plan changes without further clarification on time limits on hosted accommodation. In residential areas... Clarification of likely time limits placed on hosted accommodation for residential dwellings”</p>			
S105 Rae James	S105.1	Reject	Oppose	<p>“Oppose the CCC proposal for Plan Change 4 as it relates to unhosted short term visitor accommodation in the Residential Central City Zone/s.”</p>			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.330	Bob Pringle	Support		
			FS11.73	Coalition for Safe Accommodation in Christchurch	Support		
				FS12.326	Jeff Peters	Support	
		S105.2	Reject	Oppose in part	<p>“Please refer to the submission on this matter from the Victoria Neighbourhood Association... support the amendments sought as expressed in that submission.”</p>		
				Further Submission #	Further Submitter	Support or Oppose	
			FS10.331	Bob Pringle	Support		
			FS11.74	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.327	Jeff Peters	Support		

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
				<ul style="list-style-type: none"> • Residential Small Settlement Zone; and • Residential New Neighbourhood Zone. <p>The Coalition for Safe Accommodation in Christchurch seeks the following relief:</p> <p>a) Unhosted visitor accommodation be classed as a minimum restricted discretionary in all of the above zones; and</p> <p>b) The proposed matters of control become matters of discretion accordingly”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.127	Airbnb Australia Pty Ltd	Oppose
			FS10.333	Bob Pringle	Support
			FS11.76	Coalition for Safe Accommodation in Christchurch	Support
			FS12.329	Jeff Peters	Support
			FS15.184	Ricki Jones	Support
	S106.3	Reject	Oppose	<p>“Additional matters of discretion are included, as follows:</p> <ul style="list-style-type: none"> • Cumulative effects on residential amenity and social cohesion; and • Cumulative effects on housing supply.” 	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.79	Victoria Neighbourhood Association	Support
			FS4.128	Airbnb Australia Pty Ltd	Oppose
			FS10.334	Bob Pringle	Support
			FS11.77	Coalition for Safe Accommodation in Christchurch	Support
			FS12.330	Jeff Peters	Support
			FS15.185	Ricki Jones	Support
	S106.4	Reject	Support in part	<p>“The Coalition requests the following relief: That PC4 is approved with amendments to further control visitor accommodation in residential zones and to discourage unhosted visitor accommodation in residential zones”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.129	Airbnb Australia Pty Ltd	Oppose
			FS10.335	Bob Pringle	Support
			FS11.78	Coalition for Safe Accommodation in Christchurch	Support
			FS12.331	Jeff Peters	Support
			FS15.186	Ricki Jones	Support

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested					
			Further Submission #	Further Submitter	Support	or			
			FS10.339	Bob Pringle	Support				
			FS11.82	Coalition for Safe Accommodation in Christchurch	Support				
			FS12.335	Jeff Peters	Support				
			FS15.190	Ricki Jones	Support				
	S106.9	Reject	Oppose in part	“It is stated on page 4 of the section 32 report that “provisions in the District Plan should not conflict with or duplicate the functions of provisions in the Building Act, Building Code or fire safety regulations that sit at the national level”. The Coalition does not seek that these documents are conflicted with or duplicated, rather it seeks that they are directed to within the District Plan provisions.”					
				Further Submission #	Further Submitter	Support	or		
				FS10.340	Bob Pringle	Support			
				FS11.83	Coalition for Safe Accommodation in Christchurch	Support			
				FS12.336	Jeff Peters	Support			
FS15.191				Ricki Jones	Support				
S107 Didi South	S107.1	Reject	Oppose	“A clear and reasonable planning regime that would see holiday homes treated as a form of residential activity, which does not require costly resource consent.”					
			Further Submission #	Further Submitter	Support	or			
			FS3.15	Victoria Neighbourhood Association	Oppose				
			FS10.341	Bob Pringle	Oppose				
			FS11.355	Coalition for Safe Accommodation in Christchurch	Oppose				
				FS12.337	Jeff Peters	Oppose			
				FS15.192	Ricki Jones	Oppose			
				S107.2	Reject	Oppose	“A simple definition for ‘home sharing’ should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts.”		
				Further Submission #	Further Submitter	Support	or		
				FS10.342	Bob Pringle	Oppose			
			FS11.356	Coalition for Safe Accommodation in Christchurch	Oppose				
			FS12.338	Jeff Peters	Oppose				
			FS15.193	Ricki Jones	Oppose				

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

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			FS10.349	Bob Pringle	Oppose		
			FS11.363	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.345	Jeff Peters	Oppose		
			FS15.199	Ricki Jones	Oppose		
S110 Spreydon-Cashmere Community Board (c/o Karolin Potter)	S110.1	Accept in part	Support	“The Board supports the proposed plan change as it enables more housing to remain available for owner/renter occupiers by introducing more restrictive rules for unhosted, commercial-type visitor accommodation in residential zones and primarily directing this accommodation to commercial areas.”			
	S110.2	Accept in part	Support	“The Board also supports the retention of more permissive rules for hosted visitor accommodation in residential dwellings and the introduction of minor changes, such as restricting late check-ins, to mitigate negative impacts on neighbours.”			
S111 Margaret Flanagan	S111.1	Accept in part	Oppose in part	“Support the submission made by AirBNB.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.210	Airbnb Australia Pty Ltd	Support		
			FS10.350	Bob Pringle	Oppose		
			FS11.364	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.346	Jeff Peters	Oppose		
	S111.2	Accept	Oppose	“Owner-occupied AirBNB homes should not have restrictions on arrival and departure.”			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS4.211	Airbnb Australia Pty Ltd	Support		
			FS10.351	Bob Pringle	Oppose		
			FS11.365	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.347	Jeff Peters	Oppose		
	S111.3	Reject	Oppose	“Limitations on days per year would affect my ability to pay my rates... cannot afford resource consent fees.”			
			Further Submission #	Further Submitter	Support	or	Oppose
FS4.212			Airbnb Australia Pty Ltd	Support			
FS10.352			Bob Pringle	Oppose			
FS11.366			Coalition for Safe Accommodation in Christchurch	Oppose			
FS12.348			Jeff Peters	Oppose			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S111.4	Accept in part	Support in part	“See no problem in regulating apartments that are not owner-occupied that compete via location with hotels etc, as they are a conscious business operation.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.213	Airbnb Australia Pty Ltd	Support	
			FS10.353	Bob Pringle	Oppose	
			FS11.367	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.349	Jeff Peters	Oppose	
S112 Airbnb Australia Pty Ltd (Airbnb)	S112.1	Reject	Oppose	“Reject PC4 as notified”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.17 FS3.102	Victoria Neighbourhood Association	Oppose	
			FS10.354	Bob Pringle	Oppose	
			FS11.368	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.350	Jeff Peters	Oppose	
			FS14.12 FS15.200	Accommodation Association of New Zealand Ricki Jones	Oppose Oppose	
	S112.2	Accept in part	Oppose	“Insert clear, simple provisions into the Christchurch District Plan which enable visitor accommodation and recognise the importance of Airbnb and other similar accommodation types to the economy and community of Christchurch, as per the relief set out in Annexure B; and Any other similar relief that would deal with Airbnb’s concerns set out in this submission... The drafting suggested in this annexure is not comprehensive, but reflects the key changes Airbnb seeks. Consequential amendment would also be necessary to other parts of the proposed PC4 amendments.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.18 FS3.103	Victoria Neighbourhood Association	Oppose	
			FS10.355	Bob Pringle	Oppose	
			FS11.369	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.351 FS14.13 FS15.201	Jeff Peters Accommodation Association of New Zealand Ricki Jones	Oppose Oppose Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S112.3	Accept in part	Oppose in part	“There is a clear need to achieve the right policy settings and remove inappropriate consenting regulation to enable the local visitor economy to grow, protect consumer choice, and empower local residents to secure their financial future through home sharing.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.19 FS3.104	Victoria Neighbourhood Association	Oppose	
			FS10.356	Bob Pringle	Oppose	
			FS11.370	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.352	Jeff Peters	Oppose	
			FS14.14	Accommodation Association of New Zealand	Oppose	
			FS15.202	Ricki Jones	Oppose	
	S112.4	Accept in part	Support in part	“Airbnb supports reform of the planning framework for home sharing in Christchurch to remove overly burdensome and unwarranted restrictions on whole unit listings and treat home-share accommodation as a form of residential activity... The operative rule regime in the Christchurch District Plan is not fit for purpose and would benefit greatly from improved clarity.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.20 FS3.105	Victoria Neighbourhood Association	Oppose	
			FS10.357	Bob Pringle	Oppose	
			FS11.371	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.353	Jeff Peters	Oppose	
			FS14.15 FS15.203	Accommodation Association of New Zealand Ricki Jones	Oppose Oppose	
S112.5	Reject	Oppose	“The District Plan does not need to attempt to replicate the policies and standards that already apply to hosts and guests on Airbnb, which are already operating effectively to manage residential amenity and character issues.”			
		Further Submission #	Further Submitter	Support or Oppose		
		FS3.21 FS3.106	Victoria Neighbourhood Association	Oppose		
		FS10.358	Bob Pringle	Oppose		
		FS11.372 FS12.354	Coalition for Safe Accommodation in Christchurch Jeff Peters	Oppose Oppose		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			FS14.16	Accommodation Association of New Zealand	Oppose		
			FS15.204	Ricki Jones	Oppose		
	S112.6	Accept in part	Oppose	“In the event that the relief sought in this submission is not accepted, if resource consent is to be required for any home sharing activity (whether hosted or un-hosted), notification (either public or limited) of any resource consent application should be precluded. The only exception to this approach should be for the existing specifically-defined situations where limited notification is required with respect to rules related to strategic infrastructure.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.22 FS3.107	Victoria Neighbourhood Association	Oppose	
				FS8.12	Christchurch International Airport Limited	Support	
				FS10.359	Bob Pringle	Oppose	
				FS11.373	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.355	Jeff Peters	Oppose	
				FS14.17	Accommodation Association of New Zealand	Oppose	
				FS15.205	Ricki Jones	Oppose	
	S112.7	Accept in part	Oppose	“Airbnb seeks that PC4 is rejected and replaced with effects-based, simple, and understandable provisions which enable responsible Airbnb hosting in Christchurch and recognise the significant contribution that Airbnb and similar platforms make to the visitor economy and community.”			
				Further Submission #	Further Submitter	Support or Oppose	
			FS3.23 FS3.108	Victoria Neighbourhood Association	Oppose		
			FS10.360	Bob Pringle	Oppose		
			FS11.374	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.356	Jeff Peters	Oppose		
			FS15.206	Ricki Jones	Oppose		
S112.8	Reject	Oppose	[re: definition of “hosted visitor accommodation in a residential unit”] “Delete this definition... There is no justification for distinguishing between “hosted” and “unhosted” accommodation in a residential unit.”				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.24 FS3.109	Victoria Neighbourhood Association	Oppose	
			FS10.361	Bob Pringle	Oppose	
			FS11.375	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.357	Jeff Peters	Oppose	
			FS15.207	Ricki Jones	Oppose	
	S112.9	Reject	Oppose	[re: definition of “unhosted visitor accommodation in a residential unit”] “Delete this definition... There is no justification for distinguishing between “hosted” and “unhosted” accommodation in a residential unit.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.25 FS3.110	Victoria Neighbourhood Association	Oppose	
			FS10.362	Bob Pringle	Oppose	
			FS11.376	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.358	Jeff Peters	Oppose	
			FS15.208	Ricki Jones	Oppose	
	S112.10	Reject	Oppose	“Insert a new definition as follows: <u>Home sharing: means the use of a residential unit for visitor accommodation where individual bookings are for less than 21 consecutive days in length each.</u> A simple definition for ‘home sharing’ should be introduced into the plan which identifies this activity succinctly and simply, avoiding unnecessary layers of complexity for hosts. Individual stays that are greater than 21 days in length should fall within the standard definition of ‘residential activity’.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.26 FS3.111	Victoria Neighbourhood Association	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			FS10.363	Bob Pringle	Oppose	
			FS11.377	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.359	Jeff Peters	Oppose	
			FS15.209	Ricki Jones	Oppose	
	S112.1 1	Reject	Oppose	<p data-bbox="972 296 1464 336"><i>[re: definition of “residential activity”]</i></p> <p data-bbox="972 376 1989 456">“Home sharing is a form of residential activity and should be treated as such within the definitions of the plan.</p> <p data-bbox="972 496 1742 536">Amend the definition of “residential activities” as follows:</p> <p data-bbox="972 576 1818 655">means the use of land and/or buildings for the purpose of living accommodation. It includes:</p> <ul style="list-style-type: none"> <li data-bbox="972 663 2002 743">a. a residential unit, boarding house, student hostel or a family flat (including accessory buildings); <li data-bbox="972 743 1541 783">b. emergency and refuge accommodation; <li data-bbox="972 783 1189 823">c. <u>home sharing</u> <li data-bbox="972 823 1850 903"><u>ed. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged;</u> <li data-bbox="972 903 1839 983"><u>de. house-sitting and direct home exchanges where a tariff is not charged;</u> <li data-bbox="972 983 2007 1102"><u>ef. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and</u> <li data-bbox="972 1102 1263 1142"><u>fg. sheltered housing;</u> <p data-bbox="972 1142 1155 1182">but excludes:</p> <ul style="list-style-type: none"> <li data-bbox="972 1182 1951 1426"><u>gh. guest visitor accommodation other than home sharing, 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;</u> 		

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				<p>b. care facilities; c. education activities and preschools, unless specified below; d. <u>guest visitor</u> accommodation, unless specified below; e. health care facilities which include accommodation for overnight care; f. hospitals; and g. custodial and/or supervised living accommodation where the residents are detained on the site; but excludes in relation to airport noise: h. any residential activities, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008; i. flight training or other trade and industry training activities located on land zoned or legally used for commercial activities or industrial activities, including the Specific Purpose (Airport) Zone; and j. <u>guest visitor</u> accommodation (except hosted visitor accommodation in a residential unit or unhosted visitor accommodation in a residential unit) which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.29 FS3.114	Victoria Neighbourhood Association	Oppose	
			FS8.11	Christchurch International Airport Limited	Support	
			FS10.366	Bob Pringle	Oppose	
			FS11.380	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.362	Jeff Peters	Oppose	
			FS15.212	Ricki Jones	Oppose	
	S112.1 4	Reject	Oppose in part	<p>[Chapter 6 General Rules]</p> <p>“Home sharing of all types should be treated as a residential activity for the purposes of application of the general district-wide rules.</p>		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				Delete the proposed drafting amendments in the General chapter or amend further to treat home sharing of all scales the same way as residential activities.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.30 FS3.115	Victoria Neighbourhood Association	Oppose	
			FS10.367	Bob Pringle	Oppose	
			FS11.381	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.363	Jeff Peters	Oppose	
			FS15.213	Ricki Jones	Oppose	
	S112.1 5	Accept in part	Oppose in part	<p>[Chapter 7 Transport]</p> <p>“Home sharing of all types should be treated as a residential activity for the purposes of application of the transport rules.</p> <p>The amendments applying particular transport and parking rules to “unhosted visitor accommodation in a residential unit” for more than 60 days per year in a residential zone, “hosted accommodation in a residential unit” with more than 6 guests, and “visitor accommodation for up to ten guests in a rural zone” are unnecessary and should be deleted. The same rules should apply to a residential unit regardless of whether it is being utilised for a home share or being used by the owners as their dwelling.</p> <p>Delete the proposed drafting amendments in the Transport chapter or amend further to treat home sharing of all scales the same way as residential activities.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.31 FS3.116	Victoria Neighbourhood Association	Oppose	
			FS10.368	Bob Pringle	Oppose	
			FS11.382	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.364	Jeff Peters	Oppose	
			FS15.214	Ricki Jones	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested														
	S112.1 6	Reject	Oppose	<p data-bbox="972 177 1816 209">[Chapter 12 Papakāinga / Kāinga Nohoanga Zone - Rule 12.4.1.1]</p> <p data-bbox="972 256 2018 368">“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p data-bbox="972 416 1839 488">Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”. Insert the following rules:</p> <p data-bbox="972 536 1234 568">Permitted activities</p> <table border="1" data-bbox="972 576 1850 858"> <thead> <tr> <th data-bbox="972 576 1111 616">Activity</th> <th colspan="2" data-bbox="1111 576 1850 616">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 616 1111 858"><u>PXX</u></td> <td data-bbox="1111 616 1335 858"><u>Home sharing</u></td> <td data-bbox="1335 616 1850 858">a. <u>The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p data-bbox="972 906 1245 938">Controlled activities</p> <table border="1" data-bbox="972 946 1850 1350"> <thead> <tr> <th data-bbox="972 946 1111 986">Activity</th> <th colspan="2" data-bbox="1111 946 1850 986">The matters over which Council reserves its control</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 986 1111 1350"><u>CXX</u></td> <td data-bbox="1111 986 1335 1350"><u>Home sharing which does not comply with the activity specific standards in PXX</u></td> <td data-bbox="1335 986 1850 1350">a. <u>Record keeping and provision of information to the Council</u> b. <u>Host’s plan to manage outdoor recreation and entertainment</u></td> </tr> </tbody> </table> <p data-bbox="972 1350 987 1374">”</p>			Activity	Activity specific standards		<u>PXX</u>	<u>Home sharing</u>	a. <u>The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>	Activity	The matters over which Council reserves its control		<u>CXX</u>	<u>Home sharing which does not comply with the activity specific standards in PXX</u>	a. <u>Record keeping and provision of information to the Council</u> b. <u>Host’s plan to manage outdoor recreation and entertainment</u>
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	Further Submission #	Further Submitter	Support or Oppose															

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested							
			FS3.32 FS3.117	Victoria Neighbourhood Association	Oppose						
			FS10.369	Bob Pringle	Oppose						
			FS11.383	Coalition for Safe Accommodation in Christchurch	Oppose						
			FS12.365	Jeff Peters	Oppose						
			FS15.215	Ricki Jones	Oppose						
	S112.1 7	Reject	Oppose	<p>[Chapter 12 Papakāinga / Kāinga Nohoanga Zone Rule 12.4.1.1 new activity rules for “visitor accommodation accessory to farming” and “visitor accommodation accessory to a conservation activity or rural tourism activity”]</p> <p>“To the extent that these new activity rules would apply to short term home share accommodation, delete and adopt the rules sought above [in S112.16].”</p>							
			Further Submission #	Further Submitter	Support or Oppose						
			FS3.33 FS3.118	Victoria Neighbourhood Association	Oppose						
			FS10.370	Bob Pringle	Oppose						
			FS11.384	Coalition for Safe Accommodation in Christchurch	Oppose						
			FS12.366	Jeff Peters	Oppose						
			FS15.216	Ricki Jones	Oppose						
	S112.1 8	Reject	Oppose	<p>[Chapter 13 Specific Purpose (Flat Land Recovery) Zone Rule 13.11.4.1]</p> <p>“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”. Insert the following rules:</p> <p>Permitted activities</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Activity specific standards</th> </tr> </thead> <tbody> <tr> <td>PXX</td> <td>Home sharing on a site that was</td> </tr> <tr> <td></td> <td>a. The owner of the residential unit must keep records of the</td> </tr> </tbody> </table>		Activity	Activity specific standards	PXX	Home sharing on a site that was		a. The owner of the residential unit must keep records of the
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Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
				<u>privately owned as at 12 October 2015</u>	<u>number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>
				Controlled activities	
				Activity	The matters over which Council reserves its control
				<u>CXX Home sharing which does not comply with the activity specific standards in PXX</u>	<u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u>
				”	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.34 FS3.119	Victoria Neighbourhood Association	Oppose
			FS10.371	Bob Pringle	Oppose
			FS11.385	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.367	Jeff Peters	Oppose
			FS15.217	Ricki Jones	Oppose
	S112.1 9	Accept in part	Support in part	[Residential chapter - Objective 14.2.6] “ Support proposed drafting... Provided the other relief sought by Airbnb is accepted, it is neutral as to the amendments to this objective. Airbnb considers home sharing should be provided for as a residential activity. Airbnb also considers it is appropriate for this objective to provide for visitor accommodation in residential zones.”	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.35	Victoria Neighbourhood Association	Oppose

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			FS3.120			
			FS10.372	Bob Pringle	Oppose	
			FS11.386	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.368	Jeff Peters	Oppose	
			FS15.218	Ricki Jones	Oppose	
	S112.2 0	Accept in part	Support in part	<p>[Residential chapter - Policies 14.2.6.3]</p> <p>“Support proposed drafting...</p> <p>Airbnb seeks that home sharing is treated as a residential activity and therefore that it is not captured by the policies relating to “non-residential” activities.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.36 FS3.121	Victoria Neighbourhood Association	Oppose	
			FS10.373	Bob Pringle	Oppose	
			FS11.387	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.369	Jeff Peters	Oppose	
			FS15.219	Ricki Jones	Oppose	
	S112.2 1	Reject	Support in part	<p>[Residential chapter - Policies 14.2.6.4]</p> <p>“Support proposed drafting...</p> <p>Airbnb seeks that home sharing is treated as a residential activity and therefore that it is not captured by the policies relating to “non-residential” activities.”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.37 FS3.122	Victoria Neighbourhood Association	Oppose	
			FS15.220	Ricki Jones	Oppose	
	S112.2 2	Reject	Support in part	<p>[Residential chapter – Objective 14.2.9]</p> <p>“As explained in Appendix A, home sharing is a residential</p>		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested
				<p>activity and should be regulated as such. If a residential unit complies with the relevant restrictions for residential activities and land use then the owners/occupiers should be free to use it accordingly. The relevant residential zone objectives and policies should reflect this principle and recognise the importance of home sharing to the district's economy and social fabric.</p> <p>Amend the proposed drafting as follows:</p> <p><u>14.2.9 Objective – Visitor Accommodation in Residential Zones</u></p> <p><u>a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:</u></p> <p><u>i. this is compatible with the function and level of amenity intended for the zone; and</u></p> <p><u>ii. the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained.</u></p> <p><u>b. Visitor accommodation such as hotels, resorts, motels, motor and tourist lodges, backpackers, hostels is only established in residential zones (except for the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay) where it of a scale and character that is consistent with meeting objectives for:</u></p> <p><u>i. a sufficient supply of housing, including affordable housing, with a choice of locations including an increase in the number of households within the Four Avenues;</u></p> <p><u>ii. a revitalised Central City with a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region;</u></p>

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				<p>iii. <u>enabling the revitalising of commercial centres;</u> iv. <u>protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and</u> v. <u>high quality residential neighbourhoods with a high level of amenity.</u> <u>c. Home sharing is enabled in residential zones and recognised as an activity which makes a significant contribution to economic and social wellbeing in the district.</u> <u>d. e. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.”</u></p> <table border="1" data-bbox="775 898 2033 1054"> <thead> <tr> <th data-bbox="775 898 958 962">Further Submission #</th> <th data-bbox="958 898 1529 962">Further Submitter</th> <th data-bbox="1529 898 1749 962">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 962 958 1026">FS3.38 FS3.123</td> <td data-bbox="958 962 1529 1026">Victoria Neighbourhood Association</td> <td data-bbox="1529 962 1749 1026">Oppose</td> </tr> <tr> <td data-bbox="775 1026 958 1054">FS15.221</td> <td data-bbox="958 1026 1529 1054">Ricki Jones</td> <td data-bbox="1529 1026 1749 1054">Oppose</td> </tr> </tbody> </table>			Further Submission #	Further Submitter	Support or Oppose	FS3.38 FS3.123	Victoria Neighbourhood Association	Oppose	FS15.221	Ricki Jones	Oppose
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				<p>Amend the proposed drafting as follows:</p> <p>14.2.9.1 Policy - <u>Visitor Accommodation in a Residential Unit Home sharing</u></p> <p>a. <u>Permit Enable home sharing in residential zones and recognise the importance of this activity to economic and social wellbeing in the district.</u></p> <p>b. <u>Provide for home sharing as a valid and appropriate use of a residential unit. Where home sharing is carried out in a residential unit which is fit for existing residential use and complies with other residential scale and density requirements, no additional restrictions will be imposed. visitor accommodation in a residential unit where:</u></p> <p><u>i. at least one permanent resident of the site is in residence for the duration of the stay;</u></p> <p><u>ii. the number of visitors, including additional guests not spending the night, is comparable to use by a residential household; and</u></p> <p><u>iii. disturbance to neighbours is minimal.</u></p> <p>b. <u>Manage visitor accommodation in a residential unit while the permanent resident(s) are not in residence to minimise adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings including through:</u></p> <p><u>i. restrictions on the scale, duration and frequency of use to ensure that the residential unit is still predominantly used for a residential activity; and</u></p> <p><u>ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours.</u></p>

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				<p>c. Avoid <u>home sharing visitor accommodation in a residential unit at a scale, duration and/or frequency that cannot be managed in a way that minimises adverse effects on commercial centres or the residential character, coherence and amenity of the site and its immediate surroundings; or</u> that would be likely to give rise to reverse sensitivity effects on strategic infrastructure.”</p>								
			<p>Further Submission #</p>	<p>Further Submitter</p>	<p>Support or Oppose</p>							
			<p>FS3.39 FS3.124</p>	<p>Victoria Neighbourhood Association</p>	<p>Oppose</p>							
			<p>FS15.222</p>	<p>Ricki Jones</p>	<p>Oppose</p>							
	<p>S112.2 4</p>	<p>Reject</p>	<p>Oppose</p>	<p>[Residential chapter - All residential activity status tables]</p> <p>“Home sharing should be permitted provided certain standards are met and, if the standards are not complied with, resource consent should be required for a controlled activity...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit” in all of the various residential zones. Insert the following rules throughout:</p> <p>Permitted activities</p> <table border="1" data-bbox="972 1054 1854 1342"> <thead> <tr> <th colspan="2">Activity</th> <th>Activity specific standards</th> </tr> </thead> <tbody> <tr> <td>PXX</td> <td>Home sharing</td> <td>a. <u>The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p>Controlled activities</p>			Activity		Activity specific standards	PXX	Home sharing	a. <u>The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>
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<p>S112.2 5</p>	<p>Reject</p>	<p>Support in part</p>	<p>[Chapter 15 Commercial Objective 15.2.5 and Policy 15.2.6.1]</p> <p>“Airbnb supports recognition that a range of activities, including residential activities and visitor accommodation is supported in the central city to enhance vitality. Airbnb seeks that specific mention is made of home sharing activity in this objective.</p> <p>Amend as follows:</p> <p>15.2.5 Objective - Diversity and distribution of activities in the Central City a. A range of commercial activities, community activities, cultural activities, residential activities (including home sharing) and guest visitor accommodation are supported in the Central City</p>		

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				<p>to enhance its viability, vitality and the efficiency of resources, while encouraging activities in specific areas by:</p> <ul style="list-style-type: none"> i. Defining the Commercial Central City Business Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone; ii. Limiting the extent to which retail activity and offices occur outside the Commercial Central City Business Zone; iii. Providing for key anchor projects within and around the Commercial Central City Business Zone; iv. Encouraging entertainment and hospitality activity (including late-night trading) in defined precincts and managing the extent to which these activities <u>(except for visitor accommodation)</u> occur outside the precincts.” 																				
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	S112.2 6	Reject	Oppose in part	<p><i>[Chapter 15 Commercial rules for the Commercial Core, Commercial Local, Commercial Banks Peninsula, Commercial Central City Business, Commercial Central City Mixed Use, and Commercial Central City (South Frame) Mixed Use zones]</i></p> <p>“As discussed above, Airbnb seeks that home sharing falls within the definition of residential activities.</p> <p>Airbnb is supportive of the fact that the Council has not sought to impose complex rules related to “hosted” and “unhosted” visitor accommodation in a residential unit in the commercial zone rules.</p>																				

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				<p>However, given this activity is to be singled out through PC4 and provided for in other chapters of the plan, Airbnb seeks specific recognition for home sharing in the commercial zone rules as a permitted activity, for clarity and to avoid any future unintended consequences which may arise from failure to specifically provide for home sharing.</p> <p>Alternatively, provided Airbnb's requested relief is accepted and home sharing is included in the definition of "residential activities" then no amendment is needed as home sharing will be captured by the existing rules applying to residential activities in commercial zones.</p> <p>Permitted activities</p> <table border="1" data-bbox="972 655 1854 983"> <thead> <tr> <th colspan="2" data-bbox="972 655 1335 699">Activity</th> <th data-bbox="1335 655 1854 699">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 699 1093 983"><u>PXX</u></td> <td data-bbox="1093 699 1335 983"><u>Home sharing</u></td> <td data-bbox="1335 699 1854 983"><u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u></td> </tr> </tbody> </table> <p>Controlled activities</p> <table border="1" data-bbox="972 1066 1854 1428"> <thead> <tr> <th colspan="2" data-bbox="972 1066 1335 1145">Activity</th> <th data-bbox="1335 1066 1854 1145">The matters over which Council reserves its control</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 1145 1093 1428"><u>CXX</u></td> <td data-bbox="1093 1145 1335 1428"><u>Home sharing which does not comply with the activity specific standards in</u></td> <td data-bbox="1335 1145 1854 1428"><u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u></td> </tr> </tbody> </table>	Activity		Activity specific standards	<u>PXX</u>	<u>Home sharing</u>	<u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u>	Activity		The matters over which Council reserves its control	<u>CXX</u>	<u>Home sharing which does not comply with the activity specific standards in</u>	<u>a. Record keeping and provision of information to the Council</u> <u>b. Host's plan to manage outdoor recreation and entertainment</u>
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FS3.44 FS3.129	Victoria Neighbourhood Association	Oppose																																	
FS10.378	Bob Pringle	Oppose																																	
FS11.392	Coalition for Safe Accommodation in Christchurch	Oppose																																	
FS12.374	Jeff Peters	Oppose																																	
FS15.227	Ricki Jones	Oppose																																	
		Reject	Oppose	[Chapter 17 Rural rules for Rural Urban Fringe Zone and Rural Waimakariri Zone]																															

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	S112.2 9			<p>“Airbnb seeks that home sharing is treated the same way as a residential activity in the plan, and accordingly home sharing would fall to be regulated through those existing rules. The amendments proposed seek to retain the status quo, allowing home sharing as a residential activity in existing residential units or in new residential units where those new units are permitted...</p> <p>Delete proposed new rules relating to “hosted” and “unhosted” “accommodation in a residential unit”. Insert the following rules:</p> <p><u>17.5 Rural Urban Fringe Zone</u></p> <p>Permitted activities</p> <table border="1" data-bbox="974 778 1854 1347"> <thead> <tr> <th data-bbox="974 778 1093 820">Activity</th> <th data-bbox="1093 778 1854 820">Activity specific standards</th> </tr> </thead> <tbody> <tr> <td data-bbox="974 820 1093 1347"><u>PXX</u></td> <td data-bbox="1093 820 1854 1347"> <u>Home sharing</u> <u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u> <u>b. where located within the 50 dB Ldn Air Noise Contour or 50 dB Ldn Engine Testing Contour as shown on the planning maps, must occur in an existing residential unit or a new residential unit that is provided for as a permitted activity</u> </td> </tr> </tbody> </table> <p>Controlled activities</p>	Activity	Activity specific standards	<u>PXX</u>	<u>Home sharing</u> <u>a. The owner of the residential unit must keep records of the number of nights booked per year and the dates used for visitor accommodation and provide those records to the Council on request.</u> <u>b. where located within the 50 dB Ldn Air Noise Contour or 50 dB Ldn Engine Testing Contour as shown on the planning maps, must occur in an existing residential unit or a new residential unit that is provided for as a permitted activity</u>
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Non-Complying activities					
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NC6	<p>a. Any sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <p>v. any residential unit on a site less than 4ha;</p> <p><u>vi. any home sharing activity listed in Rule 17.6.1.1 PXX that does not meet activity specific standard</u></p>				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
				<p>b. vii. any activity listed in Rule 17.5.1.1 P7 that does not meet activity specific standard d.; and viii. any activity listed in Rule 17.5.1.1 P11 that does not meet activity specific standard c. or d.</p> <p>”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.45 FS3.130	Victoria Neighbourhood Association	Oppose
			FS8.15	Christchurch International Airport Limited	Support
			FS10.379	Bob Pringle	Oppose
			FS11.393	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.375	Jeff Peters	Oppose
			FS15.228	Ricki Jones	Oppose
	S112.30	Reject	Oppose	<p><i>[Chapter 17 Rural new rules for “visitor accommodation accessory to farming” and “visitor accommodation accessory to a conservation or rural tourism activity]</i></p> <p>“To the extent that these new activity rules would apply to short term home sharing accommodation, delete and adopt the rules sought above <i>[in S112.28 or S112.29]</i>.</p> <p>To the extent that these rules may capture Airbnb hosts or home sharing, Airbnb seeks that – as discussed above – a clear and simple regime applies which does not contain unnecessary restrictions and which is easy for hosts to understand and comply with.”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.46 FS3.131	Victoria Neighbourhood Association	Oppose
			FS10.380	Bob Pringle	Oppose
			FS11.394	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.376	Jeff Peters	Oppose
			FS15.229	Ricki Jones	Oppose

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
S113 Church Property Trustees and Sister Eveleen Retreat House Board	S113.1	Reject as out of Scope in part	Oppose	[With respect to 6 Whitewash Head Road, Sumner - Rule 14.7.1.1 P22, 14.7.1.2 C5, 14.7.1.4 D6 & D7, 7.4.3 standards of carparking number of mobility parts, gradient, design, 7.5 cycle parks]		
		Reject in part		<p>“[Church Property Trustees] <u>oppose</u> the specific provisions above as they relate to the continued operation of Sister Eveleen Retreat House [SERH] at 6 Whitewash Head Road, Sumner.</p> <p>[CPT seeks that] Council acknowledge the existing use right of Sister Eveleen Retreat House at 6 Whitewash Head Road, Sumner.</p> <p>That the Council <u>permit</u> continued operation of the retreat house without application for resource consent.</p> <p>That the Council do not impose limits on use of SERH based on access, car or cycle parking.”</p>		
S114 Kara Unsworth	S114.1	Reject	Oppose	“No change to the current District Plan Provisions for AirBnB and short term rentals... do understand that you do not want to have empty buildings in the City then... propose a limited number of Home Shares available in residential complexes? But to rule against Home Share in the Central City would add further economic stress to the CBD of Christchurch.”		
				Further Submission #	Further Submitter	Support or Oppose
				FS10.381	Bob Pringle	Oppose
				FS11.395	Coalition for Safe Accommodation in Christchurch	Oppose
	FS12.377	Jeff Peters	Oppose			
	S114.2	Reject	Oppose	Oppose	“Do we need to further waste Christchurch people’s rates money on putting further strain on Council resources to ensure compliance due to your rule changes.”	
Further Submission #					Further Submitter	Support or Oppose
FS10.382					Bob Pringle	Oppose
FS11.396					Coalition for Safe Accommodation in Christchurch	Oppose
FS12.378	Jeff Peters	Oppose				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
S115 Edward Jenkins	S115.1	Reject	Oppose	"Oppose the whole proposal. Home sharing is a residential activity and should be treated as such... Reject PC4 as notified."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS3.101	Victoria Neighbourhood Association	Oppose		
			FS10.383	Bob Pringle	Oppose		
			FS11.397	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.379	Jeff Peters	Oppose		
S116 Phillip Dodds	S116.1	Reject	Oppose	"Independent homeowners should be able to continue to offer short term accommodation in their home if it is shared without having restrictions and should not be required to undergo a resource management application so long as all health and safety requirements are met and maintained by the owner... Maintain all provisions as they currently exist."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS10.384	Bob Pringle	Oppose		
			FS11.398	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.380	Jeff Peters	Oppose		
S117 Hannah Herchenbach	S117.1	Reject	Oppose	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				"I rent out one room in my three-bedroom home; 99% of the time, either my flatmate or I are at home... However, sometimes due to last-minute changes, we are not home and I do not see why these instances should merit the need for a resource consent..."			
				Please reconsider the restrictions surrounding unhosted accommodation... as the concerns surrounding these issues (sound?) could surely be addressed in more flexible ways."			
			Further Submission #	Further Submitter	Support	or	Oppose
			FS10.385	Bob Pringle	Oppose		
			FS11.399	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.381	Jeff Peters	Oppose		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S117.2	Accept	Oppose	[re: additional standards for hosted visitor accommodation in a residential dwelling]			
				"Please reconsider the restrictions surrounding... late-night arrivals, as the concerns surrounding these issues (sound?) could surely be addressed in more flexible ways."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.386	Bob Pringle	Oppose	
				FS11.400	Coalition for Safe Accommodation in Christchurch	Oppose	
FS12.382	Jeff Peters	Oppose					
S118 Jacob Turnbull	S118.1	Accept	Support in part	"Support a plan change that looks to correct inadequacies with the present definitions and policies that are not clear and which resulted in the environment court's recommendation."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS15.230	Ricki Jones	Oppose	
	S118.2	Accept	Support in part	"With increasing demand for this activity some controls may be required for visitor accommodation (e.g. more restrictive than a permitted activity status), but clearly there needs to be more certainty for homeowners wanting to provide for the activity and those affected by the activity."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS15.231	Ricki Jones	Oppose	
	S118.3	Accept in part	Support in part	"Support all of the new definitions except... sufficient evidence has [not] been presented on why different adverse effects that would arise from hosted or un-hosted visitor accommodation. As stated in the Council report, with the current rules it is difficult to identify if someone is living on-site (hosting). This would therefore persist with the proposed rules so... using one definition for both these activities would be preferable from both a compliance and effects perspective."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.132	Airbnb Australia Pty Ltd	Support	
FS15.232				Ricki Jones	Oppose		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S118.4	Accept in part	Oppose in part	“This activity has the potential to cause some disturbances to neighbours beyond what could be expected with residential use because visitors may not be as caring for the surrounding environment and the District Plan noise rules do not apply to “spontaneous social activities”. Some specific rules may be necessary to account for this however the number of complaints arising from the activity (2.2.48 of the S32 report) do not warrant non-complying activities and the wide subjects of discretion in the avoid policy 14.2.9.1 c”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.133	Airbnb Australia Pty Ltd	Support	
				FS15.233	Ricki Jones	Oppose	
	S118.5	Accept in part	Oppose	“Seek removal of the words “duration and frequency” in Policy 14.2.9.1 b. i. and 14.2.9.1 c. The tiered approach to the nightcap that appears to relates to these two words is not workable. The effects of someone operating a holiday home year-round vs 90-180 days will be no different. It is highly impractical to need to obtain a rental for a period of approximately 6 months each year in the wintertime.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.134	Airbnb Australia Pty Ltd	Support	
				FS10.387	Bob Pringle	Oppose	
				FS11.401	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.383	Jeff Peters	Oppose	
S118.6	Accept	Oppose	“Seek removal of “commercial centres” from policy 14.2.9.1 c. By including this in the avoidance policy (the implications of which Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd [2014] spell out), it is unclear how anyone looking to establish this activity could truly show that adverse effects on this aspect are being minimised. It is expected that by having a strict avoidance policy whilst including commercial centres, that this could lead to a number of declined resource consents. Therefore the rules as they stand effectively prohibit the activity from occurring in residential zones for more than 180 days per year.”				
			Further Submission #	Further Submitter	Support or Oppose		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			Further Submission # FS15.235	Further Submitter Ricki Jones	Support Oppose	or
	S118.7	Accept in part	Oppose	"The policies and rules fail to provide any certainty for the continuation for the activity in residential areas."		
			Further Submission # FS10.388	Further Submitter Bob Pringle	Support Oppose	or
			FS11.402	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.384	Jeff Peters	Oppose	
			FS15.236	Ricki Jones	Oppose	
	S118.8	Reject	Oppose	"Seek amendment of 14.4.1.2 C7 to instead being a permitted activity"		
			Further Submission # FS4.135	Further Submitter Airbnb Australia Pty Ltd	Support Support	or
			FS10.388A	Bob Pringle	Oppose	
			FS11.402A	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.385	Jeff Peters	Oppose	
			FS15.237	Ricki Jones	Oppose	
	S118.9	Reject	Oppose	"Seek amendment of 14.4.1.4 D8 and 14.4.1.5 NC8 e. to be a controlled activity... Some conditions... would be around hours of use for certain outdoor spaces including lighting, no material available for outdoor fires, maintenance of rubbish bins, contact register for the neighbours to be able to directly call someone (ideally the owner in the first instance) 24/7 should any issues around noise arise."		
			Further Submission # FS10.389	Further Submitter Bob Pringle	Support Oppose	or
			FS11.403	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.386	Jeff Peters	Oppose	
			FS15.238	Ricki Jones	Oppose	
	S118.10	Reject as out of scope	Oppose in part	"More work should be done by the Council to manage the activity through education."		
			Further Submission # FS4.136	Further Submitter Airbnb Australia Pty Ltd	Support Support	or
			FS10.390	Bob Pringle	Oppose	

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			FS11.404	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.387	Jeff Peters	Oppose		
			FS15.239	Ricki Jones	Oppose		
	S118.1 1	Reject	Support in part	“Support the Council using advocacy to support work that seeks positive outcomes by all people affected by the activity, such as that MBIE is working on in regard to the Code of Conduct for the Short-term Rental Accommodation Industry in NZ. This is a national issue that requires a national approach.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.391	Bob Pringle	Oppose	
				FS11.405	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.388	Jeff Peters	Oppose	
				FS15.240	Ricki Jones	Oppose	
	S118.1 2	Accept	Support in part	“More research needs to be done if minimum parking spaces should be implemented in residential zones... Removal of this minimum would be consistent with the NPS-UD.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.392	Bob Pringle	Oppose	
FS11.406				Coalition for Safe Accommodation in Christchurch	Oppose		
FS12.389				Jeff Peters	Oppose		
FS15.241	Ricki Jones	Oppose					
S119 Bookabach (c/o Eacham Curry)	S119.1	Reject	Oppose	“ <i>[Request]</i> that Council reconsider the timing of its proposed significant changes to its regulation of STRA, until the impacts of COVID-19 are fully understood and optimal policy and regulatory decisions – including those being developed by the Central Government – can be made that will best manage STRA and support the rebuilding of the devastated tourism sector.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.393	Bob Pringle	Oppose	
				FS11.407	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.390	Jeff Peters	Oppose	
	FS15.242	Ricki Jones	Oppose				
S119.2	Reject	Oppose	“In developing a nation-wide regulatory framework, we’ve called on the Central Government to prioritise the following:				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested	
				<ul style="list-style-type: none"> • a nation-wide code of conduct to govern amenity issues, including the behaviour of both guests and owners/managers of STRA properties; • a government administered certification and enforcement mechanism to ensure compliance with the code of conduct (this could take the form of a simple register); • nation-wide planning rules that cater for the breadth of the STRA industry, taking account of STRA in both urban and regional centres; • nation-wide compliance standards for STRA properties; and • a data-sharing system that allows for information collection on STRA. <p>... it is these components that will best address issues related to STRA – amenity, accessibility and affordability.”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS4.137	Airbnb Australia Pty Ltd	Support
			FS10.394	Bob Pringle	Oppose
			FS11.408	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.391	Jeff Peters	Oppose
			FS15.243	Ricki Jones	Oppose
	S119.3	Reject	Oppose	<p><i>[re: definitions of hosted visitor accommodation in a residential unit, unhosted visitor accommodation in a residential unit and related provisions]</i></p> <p>“Bookabach does not support a regulatory approach that discriminates between hosted and unhosted short-term rentals...seek further clarification from Council on what it wants to achieve with this approach and how it would ensure safety for guests, address amenity issues and be implemented, monitored and enforced.”</p>	
			Further Submission #	Further Submitter	Support or Oppose
			FS3.47	Victoria Neighbourhood Association	Oppose
			FS4.139	Airbnb Australia Pty Ltd	Support
			FS10.395	Bob Pringle	Oppose
			FS11.409	Coalition for Safe Accommodation in Christchurch	Oppose
			FS12.392	Jeff Peters	Oppose
			FS15.244	Ricki Jones	Oppose
		Reject	Oppose	<i>[re: standards introducing booking night limits]</i>	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S119.4			“Seek further clarification from Council on what it wants to achieve with day limits and the evidence that shows the effectiveness of limiting the STRA offering... also seek information on the mechanism Council would use to determine activity for the three proposed thresholds for various resource consents (up to 60, 61-180 and >180 days). For example, is this day number based on the stated intent from the owner, the properties availability as advertised on online platforms, or a reported actual activity in a given year. Further, how would cancellations, paid or unpaid use of the property by relatives or friends, and bookings facilitated via offline channels by accounted for... also seek guidance on how, if implemented, day limits would be monitored and enforced.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.140	Airbnb Australia Pty Ltd	Support	
				FS10.396	Bob Pringle	Oppose	
				FS11.410	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.393	Jeff Peters	Oppose	
	FS15.245	Ricki Jones	Oppose				
	S119.5	Reject	Oppose	“Day limits are blunt and ineffective tools to address these four most commonly cited drivers for regulation; those being impact on housing stock affordability; availability; community and neighbourhood amenity and provision of local government services. By comparison, a compulsory and robust national Code of Conduct for the STRA sector has been demonstrated to be much more effective in dealing with these concerns.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.141	Airbnb Australia Pty Ltd	Support	
				FS10.397	Bob Pringle	Oppose	
				FS11.411	Coalition for Safe Accommodation in Christchurch	Oppose	
FS12.394				Jeff Peters	Oppose		
FS15.246	Ricki Jones	Oppose					
S119.6	Accept in part	Oppose	“Bookabach does not support regulation that unfairly impinges on the property rights of homeowners who offer their property as STRA. Where				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			<p>governments or local councils believe STRA approval must exist, we believe that such schemes:</p> <ul style="list-style-type: none"> o must have a low barrier of entry for homeowners (i.e. low cost, be expedient and accessible) o provide privacy and protection of homeowners' personal details o be used as a tool for informing policy and planning to grow tourism and ensure community expectations are upheld in a reasonable manner... <p>concerned at the potential for Council's required resource consent application process to be prohibitively expensive, onerous and uncertain for Christchurch residents... any imposed costs must be set and collected with full knowledge and understanding of the operating environment for Christchurch homeowners using STRA (given the sub-scale nature of STRA as a standalone business, i.e. low yield, low occupancy, low return on capital). It must be easily administered so that homeowners, for whom STRA is a part-time and marginal activity, are not caught up in a cycle where it becomes too onerous or costly to participate in the sector."</p>			
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.76	Victoria Neighbourhood Association	Oppose	
			FS4.142	Airbnb Australia Pty Ltd	Support	
			FS10.398	Bob Pringle	Oppose	
			FS11.412	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.395	Jeff Peters	Oppose	
			FS15.247	Ricki Jones	Oppose	
	S119.7	Reject	Oppose in part	[re: matters of control for proposed controlled activities]		
				"Seek information from Council on what would guide its consideration of these controls, clarification on what it wants to achieve with these controls, and how they would be implemented, monitored and enforced."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS15.248	Ricki Jones	Oppose	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S119.8	Reject as out of scope	Oppose in part	“Council has not indicated how long it believes the processing time for Resource Consent applications will be or how it will resource the thousands of applications likely to be made if the proposed Plan Change is implemented... seek further information from Council on these points.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.399	Bob Pringle	Oppose	
				FS11.413	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.396	Jeff Peters	Oppose	
	FS15.249	Ricki Jones	Oppose				
	S119.9	Accept in part	Oppose	“Rules and regulations specific to the sharing economy – like STRA – should be light-touch and protect consumers and communities without creating undue regulatory burden that stifles the huge shared benefits.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.143	Airbnb Australia Pty Ltd	Support	
				FS10.400	Bob Pringle	Oppose	
				FS11.414	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.397	Jeff Peters	Oppose	
	FS15.250	Ricki Jones	Oppose				
	S119.10	Reject	Oppose	“Seek further consideration of more appropriate regulation at the national and local level that will actually deliver against Council’s desired goals. Experience in other jurisdictions shows that issues related to STRA – amenity, accessibility and affordability – are best addressed through a nation-wide regulatory framework including a simple registration system and a mandatory and enforceable STRA code of conduct for owners, managers and guests.”			
				Further Submission #	Further Submitter	Support or Oppose	
FS4.138				Airbnb Australia Pty Ltd	Support		
FS10.401				Bob Pringle	Oppose		
FS11.415				Coalition for Safe Accommodation in Christchurch	Oppose		
FS12.398				Jeff Peters	Oppose		
FS15.251	Ricki Jones	Oppose					
S120	S120.1	Accept	Oppose	[re: <i>Unhosted short term rentals in residential zones</i>]			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
Louise Edwards				"Support a two tiered system rather than a three tiered system which seems to be rather complicated."			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.135	Victoria Neighbourhood Association	Support		
			FS10.402	Bob Pringle	Support		
			FS11.84	Coalition for Safe Accommodation in Christchurch	Support		
				FS12.399	Jeff Peters	Support	
	S120.2	Reject	Oppose	[re: <i>Unhosted short term rentals in residential zones</i>]			
				"The maximum number of days should be 30 rather than 45 days."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.403	Bob Pringle	Support	
				FS11.85	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.400	Jeff Peters	Support	
	S120.3	Accept in part	Oppose in part	"If the Council is serious about increasing the number of people living in the central city then there needs to be restriction on unhosted short term rentals in residential zones."			
				Further Submission #	Further Submitter	Support or Oppose	
FS10.404				Bob Pringle	Support		
FS11.86				Coalition for Safe Accommodation in Christchurch	Support		
FS12.401				Jeff Peters	Support		
S121 S121a Ricki Jones	S121.1	Accept in part	Support in part	"Support PC4 in part for the controls placed on visitor accommodation in residential zones throughout the district. However it has not gone far enough with the regulation of unhosted visitor accommodation."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.405	Bob Pringle	Support	
				FS11.87	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.402	Jeff Peters	Support	
	S121.2	Accept in part	Oppose	"There is no provision proposed in PC4 to restrict the number of properties being made available for use as Visitor Accommodation in developments... While each residential unit within a development is to be considered individually with respect to use as visitor accommodation, collectively the			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				potential of whole blocks of apartments or developments having a high percentage of STRA could effectively turn them into tourist accommodation (quasi hotels). The risk of this happening could be considered higher in the new developments that have individual 'freehold titles'... Unhosted visitor accommodation in a residential dwelling in a development of three properties or more the activity would be non complying.””		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.144	Airbnb Australia Pty Ltd	Oppose	
			FS6.2	J Daly	Support	
			FS10.406	Bob Pringle	Support	
			FS11.88	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.403	Jeff Peters	Support	
	S121.3	Accept in part	Support in part	“Seek relief that PC4 is approved with amendments to limiting the number of STRA within developments.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.145	Airbnb Australia Pty Ltd	Oppose	
			FS10.407	Bob Pringle	Support	
			FS11.89	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.404	Jeff Peters	Support	
	S121.4	Reject as out of scope	Support in part	“Improved education leading to awareness of the Rules and regulations of STRA within the CCC and General Public.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.408	Bob Pringle	Support	
			FS11.90	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.405	Jeff Peters	Support	
	S121.5	Reject as out of scope	Support in part	“Changes made to the CCC website with respect to Visitor Accommodation that is informative, clear & user friendly eg Kaikoura and Queenstown.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.409	Bob Pringle	Support	
			FS11.91	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.406	Jeff Peters	Support	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S121.6	Reject as out of scope	Support in part	"Council to continue to working alongside LGNZ and urge them to push for the recommendation of House 2030 and 'Unpacking the impacts of accommodation-sharing on local housing stock in New Zealand' December 2019."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.410	Bob Pringle	Support	
			FS11.92	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.407	Jeff Peters	Support	
	S121.7	Accept in part	Oppose in part	"The suggested revisions contained in this Submission do not limit the generality of the reasons for the submission."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.411	Bob Pringle	Support	
			FS11.93	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.408	Jeff Peters	Support	
	S121.8	Reject	Oppose	"Support PC4 in principle in residential zones, with an amendment requiring controlled activity resource consent for unhosted visitor accommodation in a residential dwelling be replaced with a restricted discretionary. Therefore [it] would require a Restricted Discretionary activity resource consent for 1-60 days, Discretionary for 61-180 and Non-complying for more than 180 days."		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.146	Airbnb Australia Pty Ltd	Oppose	
			FS10.412	Bob Pringle	Support	
			FS11.94	Coalition for Safe Accommodation in Christchurch	Support	
FS12.409			Jeff Peters	Support		
S121.9	Reject as out of scope	Oppose in part	"That the council enforcement and compliance teams are adequately staffed and supported. That they keep up to date with the various methods used in an attempt to manipulate and avoid compliance, especially with respect to website and platforms. Harsher fines are introduced. Reverse the general perception that the CCC 's likelihood of enforcing rules for Visitor Accommodation is low."			
		Further Submission #	Further Submitter	Support or Oppose		
		FS3.95	Victoria Neighbourhood Association	Support		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
			FS10.413	Bob Pringle	Support		
			FS11.95	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.410	Jeff Peters	Support		
	S121.10	Reject	Support in part	"That the council urge Central Government to establish a national register of Accommodation providers... suggest that a National Register is sort in the first instance without a Regulation Framework Component."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.414	Bob Pringle	Support	
				FS11.96	Coalition for Safe Accommodation in Christchurch	Support	
FS12.411	Jeff Peters	Support					
S122 Paula Smith	S122.1	Reject	Oppose	"Do not support the proposal to require a resource consent to have short term accommodation in the Diamond Harbour residential zone in Banks Peninsula, or to limit the number of nights that visitors can stay." Seek: A change to the District Plan which enables the provision of short term accommodation in the Diamond Harbour Residential Zone as a permitted activity, with no restriction on the number of nights accommodation available."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.169	Airbnb Australia Pty Ltd	Oppose in part	
S123 Canterbury Branch of Hospitality New Zealand	S123.1	Accept in part	Support in part	"Hospitality NZ is generally supportive of PC4 where it places further controls on visitor accommodation and its effects in residential zones throughout the district. Hospitality NZ considers that PC4 has a fundamental need as a response to issues in the district, and supports the 'Reasons for the Plan Change' as outlined in the section 32 report."			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.415	Bob Pringle	Support	
				FS11.97	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.412	Jeff Peters	Support	
			FS14.21	Accommodation Association of New Zealand	Support		

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

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			<p>struckout):</p> <p>Visitor accommodation “means land and/or buildings used for accommodating visitors <u>in compliance with the Building Act 2002</u>, subject to a tariff being paid, and includes any ancillary activities.”</p> <p>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; and <u>d. the building and activity comply with the Building Act 2002.</u> Unhosted visitor accommodation in a residential unit excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.””</p>			
				Further Submission #	Further Submitter	Support or Oppose
				FS10.417	Bob Pringle	Support
				FS11.99	Coalition for Safe Accommodation in Christchurch	Support
				FS12.414	Jeff Peters	Support
				FS14.23	Accommodation Association of New Zealand	Support
				FS15.254	Ricki Jones	Support
	S123.4	Reject	Oppose	<p>[re: matters of control for proposed controlled activities]</p> <p>“Hospitality NZ seeks that the following matter of control / discretion is added to the respective rules relating to unhosted visitor accommodation in a residential unit:</p> <p><u>x. Evidence of compliance with the Building Act 2002.</u>”</p>		
				Further Submission #	Further Submitter	Support or Oppose
				FS4.148	Airbnb Australia Pty Ltd	Oppose

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
			FS10.418	Bob Pringle	Support	
			FS11.100	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.415	Jeff Peters	Support	
			FS14.24	Accommodation Association of New Zealand	Support	
			FS15.255	Ricki Jones	Support	
	S123.5	Reject	Oppose	<p data-bbox="972 338 1473 370"><i>[Residential chapter - Objective 14.2.9]</i></p> <p data-bbox="972 418 1980 491">“In respect of the objectives and policies, Hospitality NZ seeks the following changes:</p> <p data-bbox="972 539 1823 571">14.2.9 Objective – Visitor Accommodation in Residential Zones</p> <p data-bbox="972 577 2024 651"><i>a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:</i></p> <p data-bbox="972 657 2011 730"><i>i. this is compatible with the function and level of amenity intended for the zone; and</i></p> <p data-bbox="972 737 1836 810"><i>ii. the use of any residential unit is still predominantly a residential activity, and the residential character of the site is retained.</i></p> <p data-bbox="972 817 2011 970"><i>b. Visitor accommodation is avoided in only established in residential zones (except for the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay) where it of a scale and character that is does not consistent with meeting objectives for:</i></p> <p data-bbox="972 976 1939 1050"><i>i. demonstrate that the scale, duration and character of the activity will be commensurate with the residential amenity of the locale;</i></p> <p data-bbox="972 1056 1957 1209"><i>ii. demonstrate that the use will not adversely affect the 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;</i></p> <p data-bbox="972 1216 2002 1369"><i>iii. impact the vitality or deter the use of visitor accommodation facilities within the Central City and commercial centres a revitalised Central City with a wide diversity and concentration of activities that enhance its role as the primary focus of the City and region;</i></p> <p data-bbox="972 1375 1630 1417"><i>iii. enabling the revitalising of commercial centres;</i></p>		

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				<p>iv. protecting strategic infrastructure from incompatible activities and avoiding reverse sensitivity effects on them; and</p> <p>v. reduce the high level of amenity expected in high quality residential neighbourhoods with a high level of amenity.</p> <p>c. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.”</p> <table border="1" data-bbox="775 576 2033 826"> <thead> <tr> <th data-bbox="775 576 958 638">Further Submission #</th> <th data-bbox="958 576 1529 638">Further Submitter</th> <th data-bbox="1529 576 1749 638">Support or Oppose</th> </tr> </thead> <tbody> <tr> <td data-bbox="775 638 958 671">FS4.149</td> <td data-bbox="958 638 1529 671">Airbnb Australia Pty Ltd</td> <td data-bbox="1529 638 1749 671">Oppose</td> </tr> <tr> <td data-bbox="775 671 958 705">FS10.419</td> <td data-bbox="958 671 1529 705">Bob Pringle</td> <td data-bbox="1529 671 1749 705">Support</td> </tr> <tr> <td data-bbox="775 705 958 738">FS11.101</td> <td data-bbox="958 705 1529 738">Coalition for Safe Accommodation in Christchurch</td> <td data-bbox="1529 705 1749 738">Support</td> </tr> <tr> <td data-bbox="775 738 958 772">FS12.416</td> <td data-bbox="958 738 1529 772">Jeff Peters</td> <td data-bbox="1529 738 1749 772">Support</td> </tr> <tr> <td data-bbox="775 772 958 805">FS14.25</td> <td data-bbox="958 772 1529 805">Accommodation Association of New Zealand</td> <td data-bbox="1529 772 1749 805">Support</td> </tr> <tr> <td data-bbox="775 805 958 826">FS15.256</td> <td data-bbox="958 805 1529 826">Ricki Jones</td> <td data-bbox="1529 805 1749 826">Support</td> </tr> </tbody> </table>			Further Submission #	Further Submitter	Support or Oppose	FS4.149	Airbnb Australia Pty Ltd	Oppose	FS10.419	Bob Pringle	Support	FS11.101	Coalition for Safe Accommodation in Christchurch	Support	FS12.416	Jeff Peters	Support	FS14.25	Accommodation Association of New Zealand	Support	FS15.256	Ricki Jones	Support
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FS14.25	Accommodation Association of New Zealand	Support																									
FS15.256	Ricki Jones	Support																									
	S123.6	Reject	Oppose	<p>[Residential chapter - Policy 14.2.9.1]</p> <p>“In respect of the objectives and policies, Hospitality NZ seeks the following changes:</p> <p>14.2.9.1 Policy – Visitor Accommodation in a Residential Unit</p> <p>a. Permit Enable visitor accommodation in a residential unit only where:</p> <p>i. at least one permanent resident of the site is in residence within the same residential unit for the duration of the stay;</p> <p>ii. the number of visitors, including additional guests not spending the night, is comparable to use by a residential household; and</p> <p>iii. the duration of the visitor accommodation activity is subservient to the residential use of the site, no greater than 60 days per year, and the residential use remains the dominant use of the site; and</p> <p>iv. disturbance to neighbours is minimal.</p>																							

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				<p><i>b. Manage visitor accommodation in a residential unit while the permanent resident(s) are not in residence to minimise adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings including through:</i></p> <p><i>i. restrictions on the scale, duration and frequency of use to ensure that the residential unit is still predominantly used for residential activity; and</i></p> <p><i>ii. management of operations to minimise disturbance of neighbours, including providing contact and site management information to guests and neighbours.</i></p> <p><i>c. Avoid visitor accommodation in a residential unit while the permanent resident(s) are not in residence that exceeds 60 days per year at a scale, duration and/or frequency that cannot be managed in a way that minimises adverse effects on commercial centres or the residential character, coherence and amenity of the site and its immediate surroundings; or that would be likely to give rise to reverse sensitivity effects on strategic infrastructure.”</i></p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS3.70	Victoria Neighbourhood Association	Support	
			FS4.150	Airbnb Australia Pty Ltd	Oppose	
			FS10.420	Bob Pringle	Support	
			FS11.102	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.417	Jeff Peters	Support	
			FS14.26	Accommodation Association of New Zealand	Support	
			FS15.257	Ricki Jones	Support	
	S123.7	Reject	Support in part	<p>“Hospitality NZ recommends the following: That PC4 is approved with amendments to further control visitor accommodation in residential zones and to avoid unhosted visitor accommodation in residential zones”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.421	Bob Pringle	Support	
			FS11.103	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.418	Jeff Peters	Support	
			FS14.27	Accommodation Association of New Zealand	Support	
			FS15.258	Ricki Jones	Support	
		Reject	Oppose	<p>“Non complying activity status is imposed on unhosted visitor</p>		

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S123.8			accommodation in residential units”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS3.136	Victoria Neighbourhood Association	Support		
			FS4.151	Airbnb Australia Pty Ltd	Oppose		
			FS10.422	Bob Pringle	Support		
			FS11.104	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.419	Jeff Peters	Support		
			FS14.28	Accommodation Association of New Zealand	Support		
	FS15.259	Ricki Jones	Support				
	S123.9	Reject	Oppose in part	“Consideration is given to a threshold as to when a residential unit is no longer a residential unit by virtue of the principal activity being visitor accommodation”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.152	Airbnb Australia Pty Ltd	Oppose	
				FS10.423	Bob Pringle	Support	
				FS11.105	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.420	Jeff Peters	Support	
				FS14.29	Accommodation Association of New Zealand	Support	
	FS15.260	Ricki Jones	Support				
	S123.10	Reject	Support in part	“Council, alongside key stakeholders (like HNZ) lobbies central government and supports the legislative framework needed to implement a national short term rental accommodation register which would allow for (including but not limited to) greater tax, building and fire safety compliance monitoring, data analysis, disaster relief and emergency management under the Civil Defence or Public Health umbrella.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.424	Bob Pringle	Support	
				FS11.106	Coalition for Safe Accommodation in Christchurch	Support	
FS12.421				Jeff Peters	Support		
FS14.30				Accommodation Association of New Zealand	Support		
FS15.261	Ricki Jones	Support					
	Accept in part	Oppose in part	“Any other additional or consequential relief to the CDP, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions,				

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S123.1 1			assessment criteria and explanations that will fully give effect to the matters raised in this submission”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.425	Bob Pringle	Support	
			FS11.107	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.422	Jeff Peters	Support	
			FS14.31	Accommodation Association of New Zealand	Support	
			FS15.262	Ricki Jones	Support	
	S123.1 2	Reject as out of scope	Support in part	“CCC effectively enforces PC4”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.426	Bob Pringle	Support	
			FS11.108	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.423	Jeff Peters	Support	
			FS14.32	Accommodation Association of New Zealand	Support	
			FS15.263	Ricki Jones	Support	
	S123.1 3	Accept in part	Oppose in part	“The suggested revisions contained in this Submission do not limit the generality of the reasons for the submission.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.427	Bob Pringle	Support	
			FS11.109	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.424	Jeff Peters	Support	
FS14.33			Accommodation Association of New Zealand	Support		
FS15.264			Ricki Jones	Support		
S124 Axel Wilke	S124.1	Accept in part	Oppose in part	“Attached is the submission of the Victoria Neighbourhood Association... support the submission 100%.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.153	Airbnb Australia Pty Ltd	Oppose	
			FS10.428	Bob Pringle	Support	
			FS11.110	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.425	Jeff Peters	Support	
			FS15.265	Ricki Jones	Support	

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested			
	S124.2	Accept in part	Oppose in part	“The biggest risk for not meeting the NPS UD objectives is an ongoing proliferation of unhosted STRA. Nobody will want to live in close proximity to units where visitors create noise problems with some regularity. If unhosted STRA is not effectively curtailed, by adopting the recommendations made by our committee, densification will fail.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS4.154	Airbnb Australia Pty Ltd	Oppose	
				FS10.429	Bob Pringle	Support	
				FS11.111	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.426	Jeff Peters	Support	
FS15.266	Ricki Jones	Support					
S125 S125a Robin Meier	S125.1	Accept	Support	[re: night caps for unhosted visitor accommodation in a residential unit in residential zones]			
				“Support restrictions on unhosted short term accommodation in the Central City.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.71	Victoria Neighbourhood Association	Support	
				FS10.430	Bob Pringle	Support	
				FS11.112	Coalition for Safe Accommodation in Christchurch	Support	
FS12.427	Jeff Peters	Support					
S126 Tony Vine	S126.1	Accept in part	Oppose	“Allowing unhosted accommodation as a controlled activity is in effect just licensing this activity. This activity has a significant effect on residential neighbourhoods that are trying to attract inner city long term residential accommodation. Anything over 60 days should be by exception and require the level of compliance of any commercial accommodation in the city including off-street parking. It should not just be apply, pay and away you go.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS3.81	Victoria Neighbourhood Association	Support	
				FS4.155	Airbnb Australia Pty Ltd	Oppose	
				FS10.431	Bob Pringle	Support	
				FS11.113	Coalition for Safe Accommodation in Christchurch	Support	
FS12.428	Jeff Peters	Support					

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
	S126.2	Reject	Oppose	“Applicants should clearly demonstrate that there is no compliant accommodation available in the immediate neighbourhood.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.156	Airbnb Australia Pty Ltd	Oppose	
			FS10.432	Bob Pringle	Support	
			FS11.114	Coalition for Safe Accommodation in Christchurch	Support	
	FS12.429	Jeff Peters	Support			
	S126.3	Accept in part	Support in part	“Applications should be notifiable to neighbours who can appeal the application. The onus should be on the applicant not the appellant.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.157	Airbnb Australia Pty Ltd	Oppose	
			FS10.433	Bob Pringle	Support	
			FS11.115	Coalition for Safe Accommodation in Christchurch	Support	
	FS12.430	Jeff Peters	Support			
	S126.4	Reject as out of scope	Oppose in part	“How does CCC plan to police consents?”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.434	Bob Pringle	Support	
			FS11.116	Coalition for Safe Accommodation in Christchurch	Support	
	FS12.431	Jeff Peters	Support			
	S126.5	Accept in part	Oppose in part	“The whole situation may change in a few years so can the council revoke any consent? How will CCC ensure that where consents are given that the density is restricted, say 1 in every 50 properties and that we don't have whole blocks of short term accommodation?”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.158	Airbnb Australia Pty Ltd	Oppose	
FS10.435			Bob Pringle	Support		
FS11.117			Coalition for Safe Accommodation in Christchurch	Support		
FS12.432	Jeff Peters	Support				
S127 Mark Forsythe	S127.1	Reject	Oppose	“It’s a shame that the Council is considering this particularly backward proposal in connection with these beautiful... [1-bedroom apartments in the Williams Corporation development at 466 Hagley Avenue]... or those few of		

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				them which arbitrarily fall in a “residential zone” based on the District Plan. It would be so much better if visitors to our City could stay in complete comfort in the heart of our City.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS10.436	Bob Pringle	Oppose		
			FS11.416	Coalition for Safe Accommodation in Christchurch	Oppose		
			FS12.433	Jeff Peters	Oppose		
S128 Ōtākaro Limited (c/o Donna Sibley)	S128.1	Accept in part	Support	“Ōtākaro has no objection to the proposed plan change 4.”			
S129 Temporary Accommodation Services (TAS), Ministry of Business, Innovation and Employment (MBIE) (c/o Al Bruce)	S129.1	Reject	Amend	“TAS submits that the proposed changes to the District Plan include policies and provisions that enable the establishment of temporary accommodation in response to an emergency, while minimising impacts on the community and environment.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS8.4	Christchurch International Airport Limited	Oppose in part	
				FS10.437	Bob Pringle	Oppose	
				FS11.417	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.434	Jeff Peters	Oppose	
				FS14.18	Accommodation Association of New Zealand	Oppose	
	FS15.267	Ricki Jones	Support				
	S129.2	Reject	Amend	“MBIE’s submission seeks that Plan Change 4 – Short Term Accommodation includes provision for easy, flexible and streamlined placement of temporary accommodation by allowing exemptions to, or flexibility around, the District Plan rules for temporary accommodation e.g. exemption from setback provisions, site coverage/density rules, permitted activities etc.”			
			Further Submission #	Further Submitter	Support or Oppose		
			FS8.5	Christchurch International Airport Limited	Oppose in part		
			FS10.438	Bob Pringle	Oppose		
			FS11.418	Coalition for Safe Accommodation in Christchurch	Oppose		

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			FS12.435	Jeff Peters	Oppose	
			FS14.19	Accommodation Association of New Zealand	Oppose	
			FS15.268	Ricki Jones	Support	
	S129.3	Reject	Amend	<p>“Solutions to ensure timely delivery of temporary accommodation include:</p> <ul style="list-style-type: none"> streamlined and consistent resource and building consents processes for establishing temporary structures in an emergency across councils. This can be achieved through a shared and clear understanding of applicable regulatory requirements and approval processes councils to identify a number of sites suitable for a temporary village, and for those sites to have appropriate rules in their district plans to enable temporary accommodation in an emergency.” 		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.6	Christchurch International Airport Limited	Oppose in part	
			FS10.439	Bob Pringle	Oppose	
			FS11.419	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.436	Jeff Peters	Oppose	
			FS14.20	Accommodation Association of New Zealand	Oppose	
			FS15.269	Ricki Jones	Support	
	S129.4	Reject	Amend	<p>“Development of a temporary accommodation policy similar to the Canterbury Earthquake Order”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.440	Bob Pringle	Oppose	
			FS11.420	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.437	Jeff Peters	Oppose	
			FS15.270	Ricki Jones	Support	
	S129.5	Reject	Amend	<p>“Exemptions from, or flexibility around, rules for temporary accommodation units on private land e.g. exemption from setback provisions and site coverage rules”</p>		
			Further Submission #	Further Submitter	Support or Oppose	
			FS8.7	Christchurch International Airport Limited	Oppose in part	
			FS10.441	Bob Pringle	Oppose	
			FS11.421	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.438	Jeff Peters	Oppose	
			FS15.271	Ricki Jones	Support	

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	S129.6	Reject	Amend	<p>“Sites are identified as suitable for locating temporary villages and are given an appropriate designation. The site on which a TAS village may be located needs to meet particular requirements for ease of establishment and to be user-friendly for inhabitants:</p> <ul style="list-style-type: none"> • Owned by people/institutions who are willing for them to be developed • Sufficiently large to enable the placement of a number of dwellings • Connected to key utilities (wastewater, power, drinking water) • Close enough to the affected area to allow displaced households to continue to work, attend school and participate in community life.” 			
				Further Submission #	Further Submitter	Support or Oppose	
				FS8.8	Christchurch International Airport Limited	Oppose in part	
				FS10.442	Bob Pringle	Oppose	
				FS11.422	Coalition for Safe Accommodation in Christchurch	Oppose	
				FS12.439	Jeff Peters	Oppose	
		FS15.272	Ricki Jones	Support			
	S129.7	Reject	Amend	<p>“Sites identified as suitable for locating temporary villages to have appropriate rules that temporarily allow it e.g. permitted activities, higher density, and flexibility in the provision of services. Different rules may apply according to the likely duration of the temporary accommodation.”</p>			
				Further Submission #	Further Submitter	Support or Oppose	
				FS8.9	Christchurch International Airport Limited	Oppose in part	
				FS10.443	Bob Pringle	Oppose	
FS11.423				Coalition for Safe Accommodation in Christchurch	Oppose		
FS12.440				Jeff Peters	Oppose		
	FS15.273	Ricki Jones	Support				
S130 Rebecca Lucas	S130.1	Reject	Oppose	<p>[14.4.1.2 <i>Controlled activities C7 Unhosted visitor accommodation in a residential unit</i>; 14.4.1.4 <i>Discretionary activities D8 Unhosted visitor accommodation in a residential unit</i>]</p> <p>“Oppose the above 14.4.1.2 a. because the trigger point to 60 nights as a controlled activity is too low and should be 180... I oppose 14.4.1.4 discretionary activities D8 Unhosted visitor accommodation in a residential</p>			

Submitter	Decision #	Accept / Reject Recommendation	Submitter's Request	Decision Requested		
				unit...for the same reasons as above. The maximum nights for discretionary should be over 180 and up to 180 nights should be a controlled activity.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.444	Bob Pringle	Oppose	
			FS11.424	Coalition for Safe Accommodation in Christchurch	Oppose	
			FS12.441	Jeff Peters	Oppose	
			FS15.274	Ricki Jones	Oppose	
S131 Commodore Airport Hotel Limited (c/o Jamie Robinson)	S131.1	Accept in part	Support in part	“The Commodore is generally supportive of the objectives, policies and rules included in PPC4, and considers the proposed rules to be an improvement on the current framework.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.445	Bob Pringle	Support	
			FS11.118	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.442	Jeff Peters	Support	
	FS15.275	Ricki Jones	Support			
	S131.2	Accept	Support	“The Commodore supports the Policy direction in 14.2.9.1(b)(ii) requiring the provision of contact information and site management information to guests and neighbours.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.446	Bob Pringle	Support	
			FS11.119	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.443	Jeff Peters	Support	
	FS15.276	Ricki Jones	Support			
	S131.3	Accept	Support	“The Commodore supports the controlled activity status for renting up to 60 days a year, as this is likely to capture holiday home rental.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.447	Bob Pringle	Support	
			FS11.120	Coalition for Safe Accommodation in Christchurch	Support	
FS12.444			Jeff Peters	Support		
FS15.277	Ricki Jones	Support				
S131.4	Accept	Support	“The Commodore further supports the distinction between 60 day rentals of six or less people, and longer term rentals (or more guests).”			

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			Further Submission #	Further Submitter	Support or Oppose		
			FS10.448	Bob Pringle	Support		
			FS11.121	Coalition for Safe Accommodation in Christchurch	Support		
			FS12.445	Jeff Peters	Support		
			FS15.278	Ricki Jones	Support		
	S131.5	Reject	Oppose in part	“Include health and safety requirements as a consideration when Council is determining a resource consent for un-hosted visitor accommodation.”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.449	Bob Pringle	Support	
				FS11.122	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.446	Jeff Peters	Support	
	FS15.279	Ricki Jones	Support				
	S131.6	Accept	Support	“Retain the different activity status for activities with increasing chances for adverse effects (i.e. guest numbers and numbers of nights per year).”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.450	Bob Pringle	Support	
				FS11.123	Coalition for Safe Accommodation in Christchurch	Support	
				FS12.447	Jeff Peters	Support	
	FS15.280	Ricki Jones	Support				
	S131.7	Reject as out of scope	Support in part	“Ensure that the rules, when introduced, are subject to rigorous compliance enforcement (both to ensure that appropriate resource consents are being obtained, and that the conditions on consents are being complied with so that adverse effects on neighbours are minimised).”			
				Further Submission #	Further Submitter	Support or Oppose	
				FS10.451	Bob Pringle	Support	
FS11.124				Coalition for Safe Accommodation in Christchurch	Support		
FS12.448				Jeff Peters	Support		
FS15.281	Ricki Jones	Support					
S132 Jennifer Nepton	S132.1	Accept	Support	[re: changes related to visitor accommodation in heritage items] “Fully support the changes related to allowing visitor accommodation in heritage properties.”			

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			Further Submission #	Further Submitter	Support or Oppose	
			FS10.452	Bob Pringle	Support	
			FS11.125	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.449	Jeff Peters	Support	
			FS15.282	Ricki Jones	Support	
	S132.2	Accept	Support	[re: controlled activity status in residential zones for first 60 nights]		
			“Fully support the proposal to make unhosted accommodation up to a maximum of 60 days a controlled activity”			
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.453	Bob Pringle	Support	
			FS11.126	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.450	Jeff Peters	Support	
	S132.3	Reject	Oppose	[re: all clauses in the plan change which set out day limits for unhosted visitor accommodation of 61-180 days as discretionary activities (excluding heritage properties)]		
			“Do not support and wholly disagree with the discretionary activity status for unhosted visitor accommodation of up to 180 days... The threshold for discretionary activity status should be lowered to 61-120 days rather than 61-180 days on all clauses where this is applicable. Any use above 120 days should be a non-complying activity to allow cumulative effects to be properly considered and allow for the property to sometimes revert to normal neighbourhood use... seek that the council make any unhosted visitor accommodation of > 120 nights/year be a non-complying activity.”			
			Further Submission #	Further Submitter	Support or Oppose	
			FS4.159	Airbnb Australia Pty Ltd	Oppose	
			FS10.454	Bob Pringle	Support	
			FS11.127	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.451	Jeff Peters	Support	
	S132.4	Accept in part	Support in part	“Seek that... other changes [except as discussed in S132.3] be approved.”		

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			Further Submission #	Further Submitter	Support or Oppose	
			FS10.455	Bob Pringle	Support	
			FS11.128	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.452	Jeff Peters	Support	
S133 James Dyer	S133.1	Accept in part	Support in part	“Consider it very unfair for a Commercial venture to be established in such a residential environment... [<i>the unit</i>] on the top landing opposite mine... was sold and turned into an air B&B without consultation on my part.”		
			Further Submission #	Further Submitter	Support or Oppose	
			FS10.456	Bob Pringle	Support	
			FS11.129	Coalition for Safe Accommodation in Christchurch	Support	
			FS12.453	Jeff Peters	Support	