

RESOURCE MANAGEMENT ACT 1991 CHRISTCHURCH DISTRICT PLAN

PROPOSED PLAN CHANGE 4

SHORT-TERM ACCOMMODATION

Christchurch City Council has proposed Plan Change 4 to the District Plan.

Proposed Plan Change 4 – Short-term Accommodation

Proposed Plan Change 4 includes the following changes:

- (a) change 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.
- (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.
- (ii) In rural zones, unhosted visitor accommodation in a residential dwelling would be a permitted activity for the first 180 days.
- (iii) For hosted visitor accommodation in a residential dwelling, additional standards would also apply limiting late-night arrivals and departures and the size of functions.
- (b) amend other rules to enable a residential dwelling to be used for visitor accommodation for a limited number of days per year without triggering commercial parking and vehicle access requirements.
- (c) amend the objectives and policies for residential zones so commercial-type visitor accommodation is primarily directed to commercial areas.
- (d) update the “residential activity” definition to clarify the status of home exchanges, house-sits and serviced apartments.
- (e) change rules for visitor accommodation associated with farms or recreation/conservation activities (e.g. huts/tents around cycling and walking tracks), managing the sizes, types and locations of structures used in some situations.
- (f) for heritage buildings protected under the District Plan, a resource consent would be not required to accommodate up to ten guests if a host is living there. Unhosted visitor accommodation for up to ten guests would be a ‘Controlled activity’ without night limits.
- (g) in the Accommodation and Community Facilities Overlay, limit the scale of activities secondary to visitor accommodation (e.g. conference facilities, gyms restaurants etc.) to be more consistent with the existing rules in the Residential Visitor Accommodation Zone and most commercial zones.

More information

The proposed Plan Change 4 and assessment required under section 32 of the RMA, together with any supporting documents, can be viewed at any of the Council’s service centres or libraries or on the Council website: www.ccc.govt.nz/planchange4.

Submissions

Anyone may make a submission on Plan Change 4. You can make a submission via our online form at ccc.govt.nz/haveyoursay or collect a hard copy form from Civic Offices, 53 Hereford Street, the Council’s service centres or libraries, or download a copy from www.ccc.govt.nz/haveyoursay. For details of your nearest service centre or library please visit ccc.govt.nz/contact-us or phone 03 941 8999.

Submissions must be received before 5pm on Thursday 22 October 2020.

Process for public participation

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain persons and organisations to support or oppose any of the initial submissions.

A Council hearing will then be held to consider all submissions, and decisions will be made following this hearing. Anyone who has made a submission has the right to appeal the decision to the Environment Court.

The objectives, policies and rules proposed in this Plan Change will have no legal effect until the Council gives public notice of its decision on the Plan Change and matters raised in submissions or the Environment Court makes an order which grants any rule immediate effect (RMA s86B).

If you’d like more information, please contact the City Planning Team at 941-8999 and ask to speak to Alison McLaughlin, Senior Policy Planner, about Proposed Plan Change 4 or email us at PlanChange@ccc.govt.nz.

Dated 21st September 2020, in Christchurch

Brendan Anstiss
General Manager
Strategy and Transformation Group