



Next steps

Submissions

We welcome submissions as this helps ensure we have got the proposal right.

Submissions can be made from **Thursday 24 September 2020 until 5pm Thursday 22 October 2020**.

Feedback provided for the informal engagement period from January–March 2020 can't be considered as a submission. You need to put in a formal submission as part of this process if you would like to have your feedback considered, to speak at the public hearing, and to maintain your right to appeal the decision.



Fill out our online submission form at ccc.govt.nz/haveyoursay (preferred)

Fill out a submission form (available online at ccc.govt.nz/haveyoursay or from libraries and service centres)



Email your feedback to planchange@ccc.govt.nz



Post a letter to: Freepost 178 (no stamp required)
City Planning Team
PO Box 73012
Christchurch 8154



Or deliver to the Civic Offices at 53 Hereford Street.
(To ensure we receive last-minute submissions on time, please hand deliver them to the Civic Offices).

You need to include your full name, postal address, postcode and email address on your submission. If you wish to speak to your submission at the public hearing, please also provide a daytime phone number.

If you are completing your submission on behalf of a group or organisation, you need to include your organisation's name and your role in the organisation.

Further submissions

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain people and organisations to support or oppose any of the initial submissions. Those who can make further submissions are defined under clause 8 of Schedule 1 of the RMA.

Hearing

A hearing will be held if submitters indicate they wish to speak on their submission. A hearings panel or a commissioner will consider all submissions and make a recommendation to the Council.

Decision

The Council will decide whether to approve the proposed plan change and will publicly notify the decision.

Disclaimer

The information in this document summarises the contents of the Christchurch District Plan Proposed Plan Change 4 in general terms. This information draws on the proposed plan change, but it is not Proposed Plan Change 4. Full details of Proposed Plan Change 4 can be found at ccc.govt.nz/planchange4

Appeal

Any person who has made a submission has the right to appeal the decision to the Environment Court.

Making the plan change operative

Once any appeals have been heard and decided on, the plan change becomes operative.
Note: the rules proposed in this plan change will have no legal effect until the Council gives public notice of its decision and matters raised in submissions.

Submissions are public information

Submissions, including contact information, are public information under the Local Government Official Information and Meetings Act 1987 (LGOIMA). If you think there are good reasons why your personal details and/or submission should be kept confidential, please contact Lloyds Scully, Statutory Administration Advisor on 03 941 8156.

Have your say on Proposed Plan Change 4 Short-term Accommodation

Christchurch District Plan

We'd like your feedback on a proposed change to the Christchurch District Plan relating to short-term accommodation in residential, papakāinga and rural zones. For more detailed information please look at the plan change and evaluation report ("s32 report") at ccc.govt.nz/planchange4

District Plan

The District Plan guides what activities (such as housing or businesses) are able to happen in which locations and makes it clear where activities are anticipated. It lists activities that are allowed and others that need a resource consent, as well as rules or standards that apply.

The District Plan defines objectives, policies and rules to address resource management issues, particularly the effects of land use and subdivision, such as noise and traffic. Under the Resource Management Act 1991 (RMA) all councils must have a district plan.

Short-term accommodation issues

There has been an increase in visitor accommodation in residential dwellings (Airbnb-type activity) since the District Plan rules were last reviewed. Feedback and monitoring revealed concerns about the impact visitor accommodation in residential zones has

on neighbours. Issues have been identified with the District Plan's definitions around short-term accommodation and the objectives and policies for visitor accommodation in residential zones.

The District Plan currently distinguishes between "bed and breakfast" or "farm stay" activities where a host is required to be present for the stay, and "guest accommodation" activities, which don't have that requirement. "Bed and breakfasts" and "farm stays" for up to six or 10 guests at a time do not require a resource consent in residential, papakāinga and rural zones while "guest accommodation" generally does.

The proposed changes to the District Plan seek to strike a balance between enabling business and tourism activities in Christchurch, including allowing the more flexible use of homes, while maintaining a pleasant neighbourhood feel in residential areas and supporting strong and resilient communities.



Summary of the proposed plan change

This information is a brief overview of the proposed change. Please see the actual plan change and s32 report for more detailed information, at ccc.govt.nz/planchange4

Proposals include:

Visitor accommodation in residential zones

Here's a summary of the proposed key changes relating to visitor accommodation in residential zones.

- Changing objectives and policies so larger-scale or commercial-type visitor accommodation is primarily directed to commercial areas.
- When a host isn't living or staying in the unit being used for visitor accommodation, the resource consent requirements will vary depending on the number of nights per year that the house or unit is let.
 - Up to 60 nights per year – this would be considered a 'Controlled activity'. A resource consent would still be required, but the Council could not decline the application. It could only put conditions on the consent.
 - Between 61–180 nights per year – this would be considered a 'Discretionary activity'. A resource consent would be required and the Council can consider any environmental effects including impacts on neighbours such as noise, traffic movements, access etc.
 - More than 180 nights per year – this would be considered a 'Non-complying activity'. A resource consent is required and the Council can only grant the consent if the environmental effects will be minor or if it's not contrary to the District Plan's objectives and policies.
- For heritage buildings protected under the District Plan, we're proposing that a resource consent is not required to accommodate up to 10 guests, if a host is living there. Unhosted visitor accommodation for up to 10 guests would be considered a 'Controlled activity' without night limits.

Visitor accommodation in rural and papakāinga zones

Here's a summary of the proposed key changes relating to visitor accommodation in rural and papakāinga zones.

- When a host isn't living or staying in a residence being used for visitor accommodation, the resource consent requirements will vary depending on the number of nights per year that the house or unit is let.
 - Up to 180 nights per year – this would be considered a 'Permitted activity'. No resource consent would be required but the operator must keep records and provide them to the Council.
 - More than 180 nights a year would still require a resource consent.
- Changes are proposed to the rules around buildings or vehicles used for visitor accommodation associated with farms or recreation/conservation activities (e.g. huts/tents around cycling and walking tracks). Some of the changes include:
 - the distance that campgrounds are located from bodies of water (lakes, streams);
 - limits on the number of campervans (vehicles), cabins, huts etc. that locate in the same area;
 - restrictions on the type of structures that can be used for visitor accommodation within the airport noise areas.

Other proposed changes

Some of the other changes include:

- Changing the "residential activity" definition to clarify the difference between living and transient accommodation in situations like home exchanges, house-sits and serviced apartments.
- Introducing the National Planning Standard's definition of "visitor accommodation". This would replace the existing District Plan definitions.
- Changing objectives and policies so commercial-type visitor accommodation is primarily directed to commercial areas.
- Additional requirements for hosted visitor accommodation. These requirements would be around limiting arrival and departure hours and limiting the size of events.
- Making it easier to change use from residential living to visitor accommodation on a part-time basis within the District Plan noise overlay areas for the airport, Lyttelton Port and Ruapuna Motorsport Zone. Changes would be enabled only where they are not likely to increase health risks or cause increased noise complaints.
- Changes are proposed to transport rules e.g. reducing requirements for small scale visitor accommodation in a residential unit to comply with some of the commercial standards for car parking.
- The rules for activities secondary to visitor accommodation (e.g. conference facilities, gyms restaurants etc.) are proposed to change in the Accommodation and Community Facilities Overlay to make it consistent with the existing rules in the Residential Visitor Accommodation Zone and most commercial zones.



More information

We encourage you to learn more about this proposed plan change. The "s32 report" on this proposed plan change and supporting technical information is available:

- Online at ccc.govt.nz/planchange4
- At any of our service centres or libraries.

If you'd like to discuss the proposed change you're welcome to call 03 941 8999 and ask to speak to Alison McLaughlin, Senior Policy Planner about Proposed Plan Change 4 or email us at planchange@ccc.govt.nz

