












# Summary of new short-term accommodation District Plan rules\*

Accommodation type	District Plan zone	New District Plan rule	What does this mean for me
<b>Hosted accommodation</b> (you live at the property and rent out a room) 	<b>Residential or rural</b> 	<b>You must...</b> Notify the Council before starting to rent the room. This is not required if you have been lawfully renting the room/s prior to the new rules. Have a maximum of eight guests per stay. Keep records of the number of nights you rent a room for short-term guest accommodation. This is not required if you have been renting the room/s lawfully prior to the new rules.	You will not need a resource consent to rent the room out but must follow rules around guest numbers and record keeping.  If you have more than eight guests stay at one time you will need a resource consent.
<b>Unhosted accommodation</b> (you rent the property out and don't live onsite). 	<b>Residential</b> (outside the 50 dB airport noise contour) 	<b>You must...</b> Notify the Council before starting to rent the property. This is required for new properties being rented and existing properties who have been operating without a resource consent. Have a maximum of eight guests per stay Keep records of the number of nights that the property is rented for short-term accommodation. This applies to both new and existing properties without a resource consent. Other standards e.g ensure guests are provided with clear instructions, appoint a local person responsible for managing the property etc and provide contact details to adjacent owners etc.	If you rent the property out for short-term guest accommodation for 60 nights or less per year then you will not need a resource consent, subject to compliance with standards (see column to the left) and the scenarios below.  If you rent the property out for 61 or more nights per year, you will need to apply for a resource consent.  If you have more than eight guests stay at one time you will need a resource consent.
<b>Unhosted accommodation</b> (you rent the property out and don't live onsite). 	<b>Rural</b> 	<b>You must...</b> Notify the Council before starting to rent the property. This is required for new properties being rented and existing properties who have been operating without a resource consent. Have a maximum of eight guests per stay Keep records of the number of nights that the property is rented for short-term accommodation. This applies to both new and existing properties without a resource consent. Other standards e.g ensure guests are provided with clear instructions, appoint a local person responsible for managing the property etc and provide contact details to adjacent owners etc.	If you only rent the property out for short-term guest accommodation for 180 nights or less per year then you will not need a resource consent, subject to compliance with the standards (see column to the left) and the scenarios below.  If you rent the property out for 181 or more nights per year, you will need to apply for a resource consent.  If you have more than eight guests stay at one time you will need a resource consent.

\*Please note that this is a high-level summary of the general rules for hosted and unhosted accommodation in residential units in rural and residential areas and should not be relied on for determining compliance with the District Plan. Other rules apply to all activities e.g. noise standards, as well as rules that require resource consent for visitor accommodation within the airport noise contour, and rules specific to the use of a heritage building for visitor accommodation. Please refer to the District Plan for the full rules.