

## Variation to Stage 1 PDP Chapter 2 - Definitions:

### Key:

Bookabach Ltd's and Bachcare's proposed changes to the notified provisions are shown in red underlined text for additions and ~~red-strike-through-text~~ for deletions.

Any black underlined or ~~strike-through~~ text, reflects the notified variation.

<p><b><u>Residential Visitor Accommodation</u></b></p>	<p>Means the use of a residential unit including a residential flat by paying guests <del>where the length of stay by any guest is less than 90 days.</del></p> <p>Excludes: Visitor Accommodation and Homestays.</p> <p><u>Note:</u></p> <ol style="list-style-type: none"> <li>1. <u>Residential Visitor Accommodation can be registered with the Council through a registration process that is separate to the district plan.</u></li> <li>2. <u>Extra rates levies may apply.</u></li> <li>3. <u>The requirements of the Building Act 2004 may apply.</u></li> </ol>
<p><b>Homestay</b></p>	<p>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests at the same time that the residential unit or residential flat is occupied by residents for use as a Residential Activity. Includes <del>bed &amp; breakfasts and</del> farm-stays.</p> <p><u>Excludes Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Notes:</u></p> <ol style="list-style-type: none"> <li>1. <u>Homestays can be registered with the Council through a registration process that is separate to the district plan.</u></li> <li>2. <u>Extra rates levies may apply.</u></li> <li>3. <u>The requirements of the Building Act 2004 may apply.</u></li> </ol>

<p><b>Registered Holiday Home</b></p>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</li> <li><input type="checkbox"/> A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;</li> <li><input type="checkbox"/> Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both.</li> <li><input type="checkbox"/> Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</li> </ul>
<p><b>Registered Homestay</b></p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
<p><b><u>Registered Residential Visitor Accommodation</u></b></p>	<p><u>Means Residential Visitor Accommodation, which has been registered with the Council as Registered Visitor Accommodation.</u></p> <p><u>Note:</u>  <u>(i) A formal application must be made to the Council for a property to become Registered Residential Visitor Accommodation.</u></p>
<p><b><u>Registered Homestay</u></b></p>	<p><u>Means a Homestay, which has been registered with the Council as a Registered Homestay.</u></p> <p><u>Note:</u>  <u>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</u></p>

<p><b>Visitor Accommodation</b></p>	<p>Means the use of land or buildings (<del>excluding the use of a residential unit or residential flat</del>) for short-term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months <u>90 days nights per year</u>; and</p> <p>a. Includes <del>such accommodation as</del> camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares, and managed apartments, bed and breakfasts</u> homestays, and the commercial letting of a residential unit; and</p> <p>b. <del>May</del> Includes <u>some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. <del>The commercial letting of a residential unit in (i) excludes:</del></p> <ul style="list-style-type: none"> <li><del>• A single annual let for one or two nights.</del></li> <li><del>• Homestay accommodation for up to 5 guests in a Registered Homestay.</del></li> <li><del>• Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.</del></li> </ul> <p><del>(Refer to respective definitions).</del></p> <p>b. <del>“Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</del></p> <p>c. <del>Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</del></p>
-------------------------------------	--



<b>Residential Activity</b>	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, <u>residential visitor accommodation and homestays.</u></p>
<b>Commercial Activity</b>	<p>Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment and services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, <u>residential visitor accommodation, and homestays.</u></p>
<b>Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise</b>	<p>Means any residential activity, visitor accommodation activity, community activity, <u>residential visitor accommodation activity, homestay activity</u> and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</p>

## New Stage 2 PDP provisions, added to Stage 1 Chapter 7 Lower Density Suburban Residential chapter

### 7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
<b>7.4.16</b>	<b>Residential Visitor Accommodation and Homestays</b>	<u>P</u>
<b>7.4.17</b>	<b>Registered Residential Visitor Accommodation and Registered Homestays</b>	<u>P</u>
<b>7.4.178</b>	<p><b>Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone</b></p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>• <u>The location, nature and scale of activities;</u></li> <li>• <del>The location, provision, and screening of parking and access;</del></li> <li>• <u>Landscaping;</u></li> <li>• <u>Noise generation and methods of mitigation (through design and management controls);</u></li> <li>• <u>Hours of operation, including in respect of ancillary activities;</u></li> <li>• <del>The external appearance of buildings, including design, materials and external lighting, and design measures to limit the impact on adjoining residential activities.</del></li> </ul>	<u>RD*</u>
<b>7.4.189</b>	<b>Visitor Accommodation</b> not otherwise identified	<u>NC</u>

## 7.5 Rules - Standards

	Standards for activities in the <u>Lower</u> Density <u>Suburban</u> Residential Zone	Non-compliance status
<p><b>7.5.17</b></p>	<p><b><u>Residential Visitor Accommodation</u></b></p> <p>7.5.17.1 <del>Must be limited to the commercial letting of one residential unit or residential flat per site for up to 3 lets</del> not exceeding a cumulative total of 28 nights <del>occupation by paying guests</del> per 12 month period.</p> <p>7.5.17.2 <del>Must be limited to paying guests staying a minimum of 3 consecutive nights who function as one household and who do not occupy the flat or unit as their principal residence.</del></p> <p>7.5.17.3 <del>Must not exceed a maximum occupancy of 2 paying guests per bedroom plus two additional paying guests per residential unit or flat up to a total maximum of no more than 12 paying guests per residential unit or flat.</del></p> <p>7.5.17.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p>7.5.17.5 <del>The owner must provide smoke alarms in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</del></p> <p><del>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</del></p> <p><del>a. Heavy vehicles, coaches or buses: none.</del></p> <p><del>b. Other vehicles: 8 vehicle trips per day.</del></p>	<p>NC</p>
<p><b>7.5.18</b></p>	<p><b><u>Registered Residential Visitor Accommodation</u></b></p> <p>7.5.18.1 <del>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 90 nights occupation by paying guests per 12 month period.</del></p> <p>7.5.18.2 <del>Must be limited to paying guests staying a minimum of 3 consecutive nights who function as one household and who do not occupy the flat or unit as their principal residence.</del></p> <p>7.5.18.3 <del>Must not exceed a maximum occupancy of 2 paying guests per bedroom plus two additional paying guests per residential unit or flat up to a total maximum of no more than 12 paying guests per residential unit or flat.</del></p> <p>7.5.18.4 <del>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</del></p> <p>7.5.18.5 <del>The owner must maintain records of all letting and provide smoke alarms in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</del></p> <p>Discretion is reserved to:</p> <ul style="list-style-type: none"> <li>• The location, nature and scale of activities.</li> <li>• The location, provision and screening of parking and other access.</li> </ul>	<p><u>Sites within the VASZ:</u></p> <p>RD</p> <p><u>All other sites:</u></p> <p>D</p>



	<ul style="list-style-type: none"> <li>The effects on the environment arising as a result of any non-compliance with performance standards.</li> </ul>	
<b>7.5.19</b>	<p><b>Homestay</b></p> <p>7.5.19.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and <del>shall must</del> not occur within both on a site.</u></p> <p>7.5.19.2 <u><del>Shall Must</del> not exceed 5 paying guests per night and a cumulative total of 28 nights occupation by paying guests per 12 month period.</u></p> <p>7.5.19.3 <u><del>Shall Must</del> comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>7.5.19.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>7.5.19.5 <u>The owner must provide smoke alarms in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>The maximum number of vehicle trips (whereby a vehicle trip is two movements, generally to and from a site) shall be:</u></p> <p>a. <u>Heavy vehicles, coaches or buses: none.</u></p> <p>b. <u>Other vehicles: 8 vehicle trips per day.</u></p>	<u>NC</u>
<b>7.5.20</b>	<p><b>Registered Homestay</b></p> <p>7.5.20.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>7.5.20.2 <u>Must not exceed 5 paying guests per night and a cumulative total of 90 nights occupation by paying guests per 12 month period.</u></p> <p>7.5.20.3 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>7.5.20.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>7.5.20.5 <u>The owner must maintain records of all letting and provide smoke alarms in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Discretion is reserved to:</p> <ul style="list-style-type: none"> <li>The location, nature and scale of activities.</li> <li>The location, provision and screening of parking and other access.</li> <li>The effects on the environment arising as a result of any non-compliance with performance standards.</li> </ul>	<p><u>Sites within the VASZ:</u></p> <p><u>RD</u></p> <p><u>All other sites:</u></p> <p><u>D</u></p>

## **7.6 Rules - Non-Notification of Applications**

7.6.2.2 Visitor Accommodation in the Low Density Visitor Accommodation Sub-Zone

---