

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

Decision No. [2023] NZEnvC 152

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First Schedule of the Act regarding Proposed Plan Change 4 to the Christchurch District Plan

BETWEEN AIRBNB AUSTRALIA PTY LIMITED

(ENV-2022-CHC-19)

Appellant

AND CHRISTCHURCH CITY COUNCIL

Respondent

Environment Judge J E Borthwick – sitting alone under s 279 of the Act

In Chambers at Christchurch

Date of Consent Order: 24 July 2023

CONSENT ORDER

A: Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the appeal is allowed to the extent that Christchurch City Council is directed to amend the provisions in the Christchurch District Plan as set out in Appendix 1, attached to and forming part of this order;



(2) the appeal is otherwise dismissed.

B: Under s 285 of the Resource Management Act 1991, there is no order as to costs.

REASONS

Introduction

[1] This proceeding concerns an appeal by Airbnb Australia Pty Limited against the decision of the Christchurch City Council on proposed Plan Change 4: Short-Term Accommodation ('PC4') to the Christchurch District Plan. PC4 relates to visitor accommodation in residential units. The proposed changes applied to both hosted and unhosted accommodation.

[2] I have read and considered the consent memoranda of the parties dated 26 April 2023 and 30 June 2023. I have also read and considered the affidavit of Mr Ian Bayliss¹ filed in support of the proposed resolution of this appeal.

[3] The agreement reached involves various amendments to the wording of the plan change provisions in Chapters 12 Papakāinga/Kāinga Nohoanga Zone, 13 Specific Purpose Zones, 14 Residential, 16 Industrial and 17 Rural. The agreed changes provide greater policy certainty and clarity on how visitor accommodation is to be permitted, managed, and avoided, with rules clarifying when visitor accommodation and its benefits can be permitted without inappropriately compromising residential character and amenity.

¹ Affidavit of Ian Bayliss affirmed 18 April 2023.

Other relevant matters

[4] Several parties² gave notice of an intention to become a party to this appeal under s 274 of the Resource Management Act 1991 ('the RMA' or 'the Act') and have signed the memorandum setting out the relief sought.³

[5] The parties agree that costs should lie where they fall and accordingly no order for costs is sought.

Outcome

[6] The court understands for present purposes that all parties to the proceeding have executed the memorandum requesting this order, and are satisfied that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the Act including, in particular, Part 2.

[7] On the information provided to the court, I am satisfied that the orders will promote the purpose of the Act so I will make the orders sought under s 279(1) RMA, such order being by consent, rather than representing a decision or determination on the merits pursuant to s 297.

Jane S.



J E Borthwick
Environment Judge

² Christchurch Holiday Homes Limited, Coalition for Safer Accommodation in Christchurch, Hospitality New Zealand, Inner-City West Neighbourhood Association Incorporated, Norman Hartwell, Zeta Pringle, Robert Pringle, Victoria Neighbourhood Association, Waikura Linwood-Central-Heathcote Community Board, Waipuna Halswell-Hornby-Riccarton Community Board.

³ Zeta Pringle signed on behalf of the late Robert Pringle.

Appendix 1

Amendments to Plan Change 4 Provisions Discussed at Mediation 3-4 October 2022.

CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE 4 – SHORT TERM ACCOMMODATION

This plan change amends provisions in the Operative District Plan addressing short term accommodation referred to as Plan Change 4 (PC4).

Any provisions that are unchanged from the publicly notified provisions amended by the recommendations of the Independent Hearing Panel and adopted by Council (the Decisions Version) are shown as normal text.

Any text to be added to or deleted from the Decisions Version of PC4 arising from mediation are shown as underlined and ~~struckthrough~~ text respectively, and **highlighted in yellow**.

Text in **green** font identifies existing terms defined in Chapter 2 - Definitions.

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.

The Mediation Amendments should be read together with the Decisions Version of PC4 found [here](#).

Amend the Decisions Version of the Provisions as follows:

Chapter 2 Abbreviations and Definitions

H

Habitable building

means any building occupied by persons for residential activity or **visitor accommodation**.

Habitable space

means all the spaces of a residential unit or **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**.

Hotel

means any building and associated land where **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.

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.

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 **visitor accommodation** only:

- i. all stairwells (including landing areas);
- j. toilets and bathrooms, provided that in the case of any **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. **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. sheltered housing; but

excludes:

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

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**) 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 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. 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. 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 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 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 visitor accommodation 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 addition of a whole room to an existing building or any part of a new building where these are intended for a sensitive activity 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> <ol style="list-style-type: none"> These rules are intended to mitigate the effects of motorsport noise within internal building spaces only. Noise from motor sport activities will also be audible outside of buildings to a varying degree. When constructing new dwellings, residents are encouraged to consider orientating outdoor living spaces 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.

6.1.7.1.5 Non-complying activities

(...)

Activity	
NC5	In any rural zone, any addition of a whole room to an existing building or any part of a new building where these are intended for a 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 addition of a whole room to an existing building or any part of a new building where these are intended for a sensitive activity proposed between the Ruapuna Inner and Outer Noise Boundary relating to

Activity	
	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. **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 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	Section 6.4.3.3

	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 Visitor Accommodation Residential Hills Residential Large Lot Residential New Neighbourhood Residential Small Settlement Rural (all zones) Specific Purpose (all zones)	
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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, 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.	[...]
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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, 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.	[...]
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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: <ol style="list-style-type: none"> residential unit; visitor accommodation unit or facility; boarding or residential accommodation ancillary to an education activity; 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:
C1	<p>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 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>	[...]

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. 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 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 Visitor Accommodation; Papakāinga/Kāinga Nohoanga; All specific purpose; Open Space Metropolitan Facilities; Open Space Community Parks; Open Space Avon River Precinct/Te Papa Otakaro;	Activity status tables (including activity specific standards) in Rule 6.6.4

Area	Zones	Provisions
	Open Space Water and Margins (where adjacent to the above zones); 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 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 Visitor Accommodation Zone, (...)	(...)

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 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 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 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		1m ²	2 metres	2 metres	2m ²	4 metres
Residential Visitor Accommodation Zone							
Commercial Local Zone	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)	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 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 a. residential developments with less than 3 residential units , or b. visitor accommodation for up to 10 guests); 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: a. residential activities , or b. visitor accommodation for up to 10 guests. 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 10 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.	VISITOR ACCOMMODATION except for hosted visitor accommodation or unhosted visitor accommodation	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
		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
VISITOR ACCOMMODATION:			
k.	Hotels	1 bay/ 100 bedrooms (for the first 300 bedrooms, nil thereafter)	1 bay /50 bedrooms
l.	Other visitor accommodation , 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 10 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 Visitor 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 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 with or without a tariff) and associated accessory buildings	Nil
(...)		
P21	Hosted visitor accommodation	<p>a. A maximum of six-eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.</p>
P22	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>a. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement.</p> <p>b. A maximum of six-eight guests shall be accommodated at any one time.</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 it is booked per year, as commencing on 1 January of that year and the dates used for hosted visitor accommodation used for unhosted visitor accommodation, and provide those records to the Council on request.</p> <p>e. 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>
P23	Visitor accommodation accessory to farming	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than six guests total shall be accommodated on the same site at the same time.</p> <p>c. Visitors must be accommodated in a residential unit or minor residential unit, other building, campground consisting of tents, or no more than three vehicles.</p>

Activity		Activity specific standards
P24	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	<ul style="list-style-type: none"> a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site. b. 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. c. The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m². d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body. e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is six.

12.4.1.3 Restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD9	<ul style="list-style-type: none"> a. Hosted visitor accommodation that does not meet activity specific standards in Rule 12.4.1.1 P21. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	<ul style="list-style-type: none"> a. Hosted visitor accommodation and unhosted visitor accommodation - Rule 12.5.8.
RD10	<ul style="list-style-type: none"> a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 12.4.1.1 P22. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	

12.4.1.4 Discretionary activities

	Activity
D4	<ul style="list-style-type: none"> a. Visitor accommodation that: <ul style="list-style-type: none"> i. 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 ii. does not meet the activity specific standards in P21-P23-P24. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

12.5 Rules - Matters of discretion - Māori Land

...

12.5.8 Hosted visitor accommodation and unhosted visitor accommodation

- a. The extent to which the scale of the operation is compatible with, and maintains amenity values of the surrounding area, including any relevant noise standards.
- b. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- c. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative employment and income generating opportunities.
- d. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of Christchurch District or the locality.
- e. Whether the location, design and management of the activity provides for the establishment and maintenance of rural production, is adequately separated from and manages reverse sensitivity effects on adjoining rural productive activities.
- f. The extent to which the provision of contact information of a person or organisation responsible for responding to complaints to owners and occupiers of adjoining sites can assist in managing impacts on amenity values.
- g. The necessity for the owner of the unit to keep records of the number of nights it is used for hosted visitor accommodation or unhosted visitor accommodation and provide those records to the Council on request.

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 Visitor accommodation including ancillary offices and fitness facilities, and the provision of goods and services primarily for the convenience of guests.	<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

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, 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 Hosted visitor accommodation on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. A maximum of six-eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request. Check-in times shall not be between the hours of 22:00pm and 06:00am

Activity		Activity specific standards
		<p>d. 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>e. 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>
P13	Unhosted visitor accommodation	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation, and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites on commencement, on request, or annually if not requested; iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.

Activity	Activity specific standards
	<p>e. There shall be a maximum of 16 vehicle movements per day associated with <u>unhosted visitor accommodation</u>.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in <u>Rule 6.1.5.2.1</u> and <u>Rule 6.1.5.2.2</u>.</p>

13.11.4.1.2 Controlled activities

There are no controlled activities

C1	<p><u>Unhosted visitor accommodation</u> on a site that was privately owned as at 12 October 2015:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>
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13.11.4.1.3 Restricted Discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD12	<p>a. <u>Hosted visitor accommodation</u> that does not meet activity specific standards in <u>Rule 13.11.4.1.1 P12</u> that does not exceed 12 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>
RD13	<p>a. <u>Unhosted visitor accommodation</u> that does not meet activity specific standards in <u>Rule 13.11.4.1.1 P13</u> that does not exceed 12 guests per site at any one time.</p>

	b. <u>any application arising from this rule shall not be publicly notified but may be limited notified.</u>	
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13.14.5 Rule – Matters of control and discretion

13.14.5.15 Hosted visitor accommodation and unhosted visitor accommodation

- a. The extent to which the scale and/or nature of the activity has an adverse effect on the anticipated level of amenity and residential character of neighbouring sites and the immediate surrounding area.
- b. Whether the traffic generated and vehicle access is appropriate to the residential character and amenity of the neighbourhood and the safety and functioning of the transport network.
- c. The extent to which the operation is managed to minimise disturbance to occupiers of neighbouring sites through noise, functions and events, poor wayfinding information, loss of privacy, use of outdoor areas and recreation facilities at night and the management of complaints.
- d. Whether each residential block retains a high proportion of residential activities and whether each residential activity retains a high proportion of residential neighbours.

13.11.4.1.4 Discretionary activities

D9	<p>a. <u>Hosted visitor accommodation</u> on a <u>site</u> that was privately owned as at 12 October 2015 that <u>does not comply with activity specific standards in Rule 13.11.4.1.1 P12 and that does not exceed 12 guests per site exceeds the maximum number of guests in Rule 13.11.4.1.3 RD12</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>
D10	<p>a. <u>Unhosted visitor accommodation</u> on a <u>site</u> that was privately owned as at 12 October 2015 <u>not subject to Rule C1 and that does not comply with activity specific standards in Rule 13.11.4.1.1 P12 and that does not exceed 12 guests per site exceeds the maximum number of guests in Rule 13.11.4.1.3 RD13</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>

13.11.4.1.5 Non-complying activities

NC4	<p>a. <u>Visitor accommodation</u> that is not <u>hosted visitor accommodation</u> , or <u>unhosted visitor accommodation</u>.</p> <p><u>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D9;</u></p> <p><u>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D10(a);</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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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 (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 Visitor Accommodation Zone	Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for visitor accommodation purposes in earlier district plans and continue to be used for 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 **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.

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:

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.

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 neighbourhood;
 - 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; the number of visitors-guests, is comparable to use by a residential household;
 - ii. disturbance to neighbours is minimal;
 - iii. information on letting activity is recorded and provided to the Council on request;
 - iv. for unhosted visitor accommodation, adverse effects are managed in accordance with b. below.
- b. Manage unhosted visitor accommodation-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, and on the transport network, are minimised including through:
 - i. controlling the scale, duration frequency and extent of use to ensure that is still predominantly used for residential activity;
 - ii. management of operations to minimise disturbance of neighbours and adverse effects on the transport network;
 - iii. including providing contact and site management information to guests and neighbours; and
 - iv. each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours.
- c. Avoid visitor accommodation in a residential unit at a scale or extent that is inconsistent with any of the following:
 - i. retaining predominantly residential character and coherence in each residential block; or
 - ii. each residential activity retaining a high proportion of residential neighbours; or
 - iii. minimising adverse effects on the amenity of the site and its immediate surroundings, including the disturbance of neighbours; or
 - iv. 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 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 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 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
P29	Hosted visitor accommodation	<ul style="list-style-type: none"> a. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement and provide those records to the Council on request.

		<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>
P30	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay</p>	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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>
P31	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
P32	<p>Unhosted visitor Accommodation</p>	<p>a. A maximum of eight guests shall be accommodated at any one time.</p>

		<p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
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14.4.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C7	<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; 	<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 g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times.
C8	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</p>	<ul style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information

		<p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>
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14.4.1.3 Restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
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. 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); 5. Visitor accommodation in a heritage item Rule 14.4.1.1 P30 and P31); 6. Unhosted visitor accommodation (Rule 14.4.1.1 P32). <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>
RD35	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.4.1.1 P29 that does not exceed 12 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>	<p>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.</p>
RD36	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.4.1.1. P30 or P31 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	

RD37	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.4.1.1 P32 that does not exceed 12 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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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 14.4.1.1 for:</p> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P8 Conversion of an elderly person's housing unit into a residential unit; iii. P14 Care of non-resident children; iv. P20 Places of assembly; or v. Storage of more than one heavy vehicle for P16-P19 and P21.
(...)	
D7	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.4.1.1 P29 and that does not exceeds 12 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. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.4.1.1 P30 and that does not exceeds 20 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>
D9	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.4.1.2 P31 and that does not exceeds 12 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>

14.4.1.5 Non-complying activities

(...)	
NC8	<p>a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <ul style="list-style-type: none"> 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.
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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	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.	<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.

14.4.3.1.3 Area-specific restricted discretionary activities

RD19	Accommodation and Community Facilities Overlay	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.	<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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14.4.3.2 Area-specific built form standards

14.4.3.2.12 Maximum continuous building length

(...)

Applicable to	Standard
<ul style="list-style-type: none"> i. Visitor accommodation; 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. New buildings: 15 metres B. Additions to an existing building: 10 metres

14.4.3.2.14 Front Entrances and Facades

(...)

Applicable to	Standard
<ul style="list-style-type: none"> i. Visitor accommodation; 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.

14.5 Rules - Residential Medium Density Zone

14.5.1 Activity status tables

14.5.1.1 Permitted activities

Activity	Activity Specific Standards
(...)	
P22 Hosted visitor accommodation	<ul style="list-style-type: none"> a. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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 where a permanent resident or manager/ supervisor is in residence on the site for the duration of any visitors' stay	<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. a. A maximum of 10 guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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.
P24 Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is not in	<ul style="list-style-type: none"> a. A maximum of 10 guests shall be accommodated at any one time. b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement.

	<p>residence on the site for the duration of any visitors' stay</p>	<p>d. The owner of the heritage item shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
<p>P25</p>	<p>Unhosted visitor Accommodation</p>	<ul style="list-style-type: none"> a. A maximum of eight guests shall be accommodated at any one time. b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation. f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am. g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.

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14.5.1.2 Controlled activities

Activity	The matters over which Council reserves its control:	
(...)		
C6	<p>Unhosted visitor accommodation :</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p>	<p>c. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>d. Record keeping and provision of information to the Council</p> <p>e. Management of outdoor entertainment and recreation facilities</p> <p>f. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check in and check out times.</p>
C7	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P23.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check in and check out times.</p>

14.5.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:	
(...)		
RD25	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.5.1.1 P22 that does not exceed 12 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>	<p>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39</p>

RD26	<p>a. <u>Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.5.1.1 P23 or P24 that does not exceed 20 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	
RD27	<p>a. <u>Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.5.1.1 P25 that does not exceed 12 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	

14.5.1.4 Discretionary activities

	Activity
(…)	
D7	<p>a. <u>Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.5.1.1 P22 and that does not exceed 12 guests per site at any one time.</u></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 in a heritage item that does not comply with activity specific standards (b) – (c) in Rule 14.5.1.1 P23 and that does not exceed 20 guests per site at any one time.</u></p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
D9	<p>a. <u>Unhosted visitor accommodation that does not comply with Rule 14.4.1.2 P24 and that does not exceed 12 guests per site at any one time.</u></p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.5.1.5 Non-complying activities

	Activity
(…)	
NC4	<p>a. <u>Visitor accommodation that is not hosted visitor accommodation , unhosted visitor accommodation or visitor accommodation in a heritage item.</u></p> <p><u>a. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D7;</u></p> <p><u>b. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.5.1.4 D8;</u></p> <p><u>c. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.5.1.4 D9; or</u></p>

	b. Any application arising from this rule shall not be publicly notified but may be limited notified.
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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	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.	<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	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.	<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. 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. 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
(...)		
P9	Any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P7) up to 40m ² gross floor area (including any area of outdoor storage used for activities other than residential activities), except those activities provided for in Rule 14.6.1.1 P10.	<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, 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.
P10	Any community facility, preschool (other than as provided for in Rule 14.6.1.1 P7), or 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 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. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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.

P15	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay</p>	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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>
P16	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
P17	<p>Unhosted visitor accommodation</p>	<p>a. A maximum of eight guests shall be accommodated at any one time.</p>

		<p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ul style="list-style-type: none"> iv. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; v. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and vi. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
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14.6.1.2 Controlled activities

There are no controlled activities

		The matters over which Council reserves its control:
C1	<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; 	<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 i. Number and size of vehicles used by guests including large vehicles j. Building access arrangements and wayfinding k. Controls on the effects and scale of functions or events l. Controls on check-in and check-out times. e.

C2	<p>Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>e. Controls on check in and check out times.</p>
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14.6.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD6	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.6.1.1 P14 that does not exceed 12 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>
RD7	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.6.1.1. P15 or P16 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>
RD8	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.6.1.1 P17 that does not exceed 12 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>

14.6.1.4 Discretionary activities

Activity	
(...)	
D5	<p>c. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.6.1.1 P14 and that does not exceeds 12 guests per site at any one time.</p> <p>a. 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 that does not comply with activity specific standards (b) – (e) in Rule 14.6.1.1 P15 and that does not exceeds 20 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. Unhosted visitor accommodation that does not comply with Rule 14.6.1.2 P16 and that does not exceeds 12 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>

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, or preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3) with a gross floor area over 40m ² (including any area of outdoor storage) with frontage to a local road.
NC6	Any education facility, spiritual activity, health care facility, or preschool (other than as provided for in Rule 14.6.1.1 P7 and Rule 14.6.1.4 D3) that exceeds a gross floor area of 200m ² (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	<p>a. Visitor accommodation (other than as provided for in Rule 14.6.1.1 P10 and 14.6.1.5 NC4): that is not hosted visitor accommodation , unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D5;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.6.1.4 D6; or</p> <p>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.6.1.4 D7.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.7 Rules - Residential Hills Zone
14.7.1 Activity status tables
14.7.1.1 Permitted activities

		Activity Specific Standards
P22	Hosted visitor accommodation	<p>a. A maximum of six eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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>
P23	Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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	Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures,

		<p>controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</p> <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
P25	Unhosted visitor accommodation	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

14.7.1.2 Controlled activities

Activity	The matters over which Council reserves its control:
(...)	
<p>C5 Unhosted visitor accommodation:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p>

		<p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>m. Number and size of vehicles used by guests including large vehicles</p> <p>n. Building access arrangements and wayfinding</p> <p>o. Controls on the effects and scale of functions or events</p> <p>p. Controls on check-in and check-out times.</p>
C6	Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>e. Controls on check-in and check-out times.</p>

14.7.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD24	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.7.1.1 P29 that does not exceed 12 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>
RD25	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.7.1.1. P30 or P31 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>
RD26	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule</p>

	<p><u>14.7.1.1 P32 that does not exceed 12 guests per site at any one time.</u></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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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> <ul style="list-style-type: none"> i. P1 Residential activity; ii. P5 Conversion of family flat into a residential unit; iii. P9 Care of non-resident children in a residential unit; or iv. Storage of more than one heavy vehicle for P11-P16.
(...)	
D6	<p>a. <u>Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.7.1.1 P22 and that does not exceeds 12 guests per site at any one time.</u></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 that does not comply with activity specific standards (b) – (e) in Rule 14.7.1.1 P23 and that does not exceeds 20 guests per site at any one time.</u></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 that does not comply with Rule 14.7.1.2 P24 and that does not exceeds 12 guests per site at any one time.</u></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
(...)	
NC3	<p>a. <u>Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</u></p> <ul style="list-style-type: none"> ii. <u>hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.7.1.4 D6;</u> iii. <u>unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.7.1.4 D7; or</u> iv. <u>visitor accommodation in a heritage item that exceeds the maximum number of guests in 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	Activity Specific Standards
(...)	
P22	<p data-bbox="304 412 501 479">Hosted visitor accommodation</p> <p data-bbox="571 412 1399 837"> a. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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. </p> <p data-bbox="571 844 1399 943"> Advice note: For hosted visitor accommodation within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3. </p>
P23	<p data-bbox="304 949 531 1234"> Unhosted visitor accommodation in the following Residential Banks Peninsula Zones: a. Akaroa b. Duvauchelle c. Wainui </p> <p data-bbox="571 949 1399 1977"> a. A maximum of six eight guests shall be accommodated at any one time. b. The total number of nights per year that guests may be accommodated on any one site is 180. b. The number of nights a site is used for unhosted visitor accommodation (calculated from when Council are notified of commencement) shall not exceed: a. 180 per year in the Akaroa, Duvauchelle and Wainui Residential Banks Peninsula Zones; or b. 60 per year in other Residential Banks Peninsula Zones. 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. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall: i. keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted visitor accommodation, and provide those records to the Council on request, ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites on commencement, and on request or annually if not requested, iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. </p>

		<p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</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> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p> <p>Advice note: For unhosted visitor accommodation within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
P24	<p>Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is in residence on the site for the duration of any visitors' stay</p>	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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> <p>Advice Note: For visitor accommodation in a heritage item within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
P25	<p>Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures,

		<p>controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</p> <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
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14.8.1.2 Controlled activities

Activity (...)	The matters over which Council reserves its control:
<p>C2 Unhosted visitor accommodation not in the locations specified in Rule 14.8.1.1 P23:</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time; and</p> <p>Advice note:</p> <p>1. For unhosted visitor accommodation within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>
<p>C3 Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.8.1.1 P24.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>

14.8.1.3 Restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD18	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.8.1.1 P22 that does not exceed 12 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>	a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.
RD19	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.8.1.1 P23 that does not exceed 12 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>	
RD20	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.8.1.1 P24 or 25 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	

14.8.1.4 Discretionary activities

Activity	
(...)	
D9	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.8.1.1 P22 and that does not exceed 12 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>
D10	<p>a. Unhosted visitor accommodation:</p> <ol style="list-style-type: none"> i. that does not comply with Rule 14.8.1.2 P24 and that does not exceed 12 guests per site at any one time. ii. Not subject to Rule 14.8.1.2 C2 and that does not exceed 12 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>
D11	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.8.1.1 P23 and that does not exceed 20 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.
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14.8.1.5 Non-complying activities

	Activity
NC3	<p>a. Visitor accommodation that is not subject to Rule 14.8.1.4 D4, hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.1.4 D9;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.1.4 D10; or</p> <p>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.1.4 D11.</p> <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	Activity Specific Standards
(...)	
P3	<p>Hosted visitor accommodation in the Lyttleton Port Influences Overlay</p> <p>a. Compliance with Rule 14.8.3.2.1.</p> <p>b. A maximum of six eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.</p> <p>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.</p>
P4	<p>Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay</p> <p>a. Compliance with Rule 14.8.3.2.1.</p> <p>b. 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 10 guests shall be accommodated at any one time.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for visitor accommodation and provide those records to the Council on request.</p> <p>e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking in</p>

		between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.
P5	Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay	<p>a. Compliance with Rule 14.8.3.2.1.</p> <p>b. A maximum of 10 guests shall be accommodated at any one time.</p> <p>c. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>d. The Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the heritage item shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>f. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>g. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>h. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>
P6	Unhosted visitor accommodation in the Lyttleton Port Influences Overlay	<p>a. Compliance with Rule 14.8.3.2.1.</p> <p>b. A maximum of eight guests shall be accommodated at any one time.</p> <p>c. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>d. The Council shall be notified in writing prior to commencement.</p> <p>e. The owner of the unit shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures,

		<p>building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</p> <p>f. There shall be a maximum of 16 vehicle movements per day associated with <u>unhosted visitor accommodation</u>.</p> <p>g. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>h. Guest activities shall meet daytime and night time noise limits in <u>Rule 6.1.5.2.1 and Rule 6.1.5.2.2</u>.</p>
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14.8.3.1.2 Area-specific controlled activities

There are no controlled activities

C1	<p><u>Unhosted visitor accommodation</u> in the Lyttelton Port Influences Overlay;</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. <u>residential units</u> 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 <u>unhosted visitor accommodation</u></p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Managing risk of reverse sensitivity on Port activities</p> <p>h. Controls on the effects and scale of functions or events</p> <p>i. Controls on check-in and check-out times.</p>
C2	<p><u>Visitor accommodation</u> in a <u>heritage item</u> in the Lyttelton Port Influences Overlay that does not comply with activity specific standard (b) in Rule <u>14.8.3.1.2 P4</u>.</p>	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p>

		<p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Managing risk of reverse sensitivity on Port activities</p> <p>h. Controls on the effects and scale of functions or events</p> <p>i. Controls on check-in and check-out times.</p>
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14.8.3.1.3 Area-specific restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD8	<p>a. Hosted visitor accommodation that does not meet activity specific standards (b)-(d) of Rule 14.8.3.1.1 P3 that does not exceed 12 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>	a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.
RD9	<p>a. Visitor accommodation in a heritage item that</p> <p>i. does not meet activity specific standards (b)-(d) of Rule 14.8.3.1.1 P4 that does not exceed 20 guests per site at any one time; or</p> <p>ii. does not meet activity specific standards (b)-(h) of Rule 14.8.3.1.1 P5 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	
RD10	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.8.3.1.1 P6 (b)-(h) that does not exceed 12 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>	

14.8.3.1.4 Area-specific discretionary activities

D1	<p>a. Hosted visitor accommodation in the Lyttelton Port Influences Overlay that:</p> <p>i. does not comply with activity specific standards in Rule 14.8.3.1.1 P3 (a); and or</p> <p>ii. that does not exceeds 12 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. Visitor accommodation in a heritage item in the Lyttelton Port Influences Overlay that</p> <p>i. does not comply with activity specific standards (c) – (f) in Rule 14.8.3.1.1 P4(a) and P5 (a); and or</p> <p>ii. that does not exceeds 20 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>
D3	<p>a. Unhosted visitor accommodation in the Lyttelton Port Influences Overlay that</p> <p>i. does not comply with activity specific standards in Rule 14.8.3.1.1 P4P6 (a); and or</p> <p>ii. that does not exceeds 12 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>

14.8.3.1.5 Area-specific non-complying activities

NC5	<p>a. New noise sensitive activities in the Lyttelton Port Influences Overlay except for 14.8.3.1.1 P3, or P4, P5, P6, 14.8.3.1.2 C1 or C2, 14.8.3.1.3 RD8, RD9, RD10, or 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. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D1;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2; or</p> <p>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.9 Rules - Residential Large Lot Zone

14.9.1 Activity status tables

14.9.1.1 Permitted activities

Activity	Activity Specific Standards
(...)	
P23 Hosted visitor accommodation	<p>a. A maximum of six eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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. A maximum of six-eight guests shall be accommodated at any one time.</p> <p>b. The total number of nights per year that guests may be accommodated on any one site is 180.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted visitor accommodation, and provide those records to the Council on request, ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites on commencement, and on request or annually if not requested, iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</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 where a permanent resident or manager/	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p>

	supervisor is in residence on the site for the duration of any visitors' stay	<p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for 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>
P26	Visitor accommodation in a heritage item where a permanent resident or manager/ supervisor is not in residence on the site for the duration of any visitors' stay	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

14.9.1.2 Controlled activities

There are no controlled activities

		The matters over which Council reserves its control:
C1	a. Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.9.1.1 P24 P25.	<p>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p>

		<p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</p> <p>h. Controls on check-in and check-out times.</p>
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14.9.1.3 Restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD17	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.9.1.1 P23 that does not exceed 12 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>	<p>a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.</p>
RD18	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.9.1.1 P24 that does not exceed 12 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>	
RD19	<p>a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.9.1.1. P25 or 26 that does not exceed 20 guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified or limited notified.</p>	

14.9.1.4 Discretionary activities

Activity	
(...)	
D6	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.9.1.1 P23 and that does not exceed 12 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. Unhosted visitor accommodation that does not comply with Rule 14.9.1.1 P24 and that does not exceeds 12 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. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.9.1.1 P25 and that does not exceeds 20 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>

14.9.1.5 Non-complying activities

	Activity
(...)	
NC3	<p>a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D6;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D7; and</p> <p>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D8.</p> <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	Activity Specific Standards
(...)	
P20 Hosted visitor accommodation	<p>a. A maximum of <u>six eight</u> guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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>
P21 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>a. A maximum of six-eight guests shall be accommodated at any one time.</p> <p>b. 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>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed (calculated from when Council are notified of commencement):</p> <p>i. 180 per year in the Barry’s Bay, Cooptown, French Farm, Kukupa, Le Bons Bay, Little Akaroa, Little River, Okains Bay, Pigeon Bay, Robinsons Bay, Takamatua, Tikao Bay, Wainui Small Settlement Zones; or</p> <p>ii. 60 per year in other Small Settlement Zones.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <p>i. keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted visitor accommodation, and provide those records to the Council on request;</p> <p>ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites on commencement, and on request or annually if not requested; and</p> <p>iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit.</p> <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</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>
P22	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors’ stay</p>	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January</p>

		<p>of that year, and the dates it is used for 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>
P23	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

14.10.1.2 Controlled activities

Activity (...)	The matters over which Council reserves its control:
<p>C2 Unhosted visitor accommodation except in the locations specified in Rule 14.10.1.1 P21:</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; and c. where check-in times are not between the hours of 22:00pm to 06:00am. 	<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

		g. Controls on the effects and scale of functions or events h. Controls on check in and check out times
C3	Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.10.1.1 P22.	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 g. Controls on the effects and scale of functions or events h. Controls on check in and check out times.

14.10.1.3 Restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD17	a. Hosted visitor accommodation that does not meet activity specific standards in Rule 14.10.1.1 P20 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	a. Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.
RD18	a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.10.1.1 P21 that does not exceed 12 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	
RD19	a. Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.10.1.1. P22 or P23 that does not exceed 20 guests per site at any one time. b. Any application arising from this rule shall not be publicly notified or limited notified.	

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 12 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 that does not comply with the activity specific standards for Rule 14.10.1.1 P21 and that does not exceed 12 guests per site at any one time.</p> <p>ii. not subject to Rule 14.10.1.2 C2 and that does not exceed 12 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. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.10.1.1 P22 and that does not exceed 20 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>

14.10.1.5 Non-complying activities

	Activity
(...)	
NC3	<p>a. Visitor accommodation not subject to Rule 14.10.1.3 RD7 that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.10.1.4 D4;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.10.1.4 D5; or</p> <p>iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.10.1.4 D6.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.11 Rules - Residential 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 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	
P1	<p>Visitor accommodation including ancillary:</p> <p>i. offices;</p>	<p>a. Visitor accommodation located in the 50 dB Ldn Air Noise Contour shall be</p>

	<ul style="list-style-type: none"> ii. meeting and conference facilities; iii. fitness facilities; and iv. the provision of goods and services primarily for the convenience of guests 	<p>designed and constructed to meet the indoor design sound levels contained in Appendix 14.16.4.</p> <p>b. Any ancillary retail activity (excluding food and drink for on-site consumption) shall occupy no more than 250m², or 25% of the GFA of all buildings on the same site, whichever is the lesser.</p>
(...)		
P3	<p>a. On the YMCA site listed as GA18 in Appendix 14.16.11:</p> <ul style="list-style-type: none"> i. Recreation activities, and any of the following activities which are ancillary to visitor accommodation and/or recreation activities on the site: <ul style="list-style-type: none"> A. Education activities; B. Health care facility; C. Offices and administration facilities; D. Parking areas; E. Retail activity; and F. Public meeting rooms and conference facilities. 	

14.11.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD2	<p>Any activity listed in Rule 14.11.1.1 P1 that does not meet activity specific standard</p> <p>b.</p> <p>a. Retail activity in the Residential Visitor Accommodation Zone - Rule 14.15.38</p>
(...)	
RD11	<p>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</p> <p>a. Tree and garden planting in the Residential Visitor Accommodation Zone - Rule 14.15.37</p>

14.12 Rules - Residential New Neighbourhood Zone

14.12.1 Activity status table

14.12.1.1 Permitted activities

		Activity Specific Standards
(...)		
P24	Hosted visitor accommodation	<p>a. A maximum of six eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, 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>
P25	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is in residence on the site for the duration of any visitors' stay</p>	<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>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>a. The Council shall be notified in writing prior to commencement.</p> <p>b. The owner of the unit heritage item shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates it is used for visitor accommodation and provide those records to the Council on request.</p> <p>c. 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>
P26	<p>Visitor accommodation in a heritage item where a permanent resident or manager/supervisor is not in residence on the site for the duration of any visitors' stay</p>	<p>a. A maximum of 10 guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the heritage item shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p>

		g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.
P27	Unhosted visitor Accommodation	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ul style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and safety procedures, prior to arrival, and within the unit. <p>e. There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</p> <p>f. Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</p> <p>g. Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</p>

14.12.1.2 Controlled activities

		The matters over which Council reserves its control:
(...)		
C8	<p>Unhosted visitor accommodation :</p> <p>a. for a total per site of 60 nights or fewer per year;</p> <p>b. for a maximum of six guests at any one time;</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>a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</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>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. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information</p> <p>b. Record keeping and provision of information to the Council</p> <p>c. Management of outdoor entertainment and recreation facilities</p> <p>d. Management of solid waste disposal</p> <p>e. Number and size of vehicles used by guests including large vehicles</p> <p>f. Building access arrangements and wayfinding</p> <p>g. Controls on the effects and scale of functions or events</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 Ldn 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); 5. Visitor accommodation in a heritage item Rule 14.12.1.1 P25 and P26); 6. Unhosted visitor accommodation (Rule 14.12.1.1 P27). <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>
(...)		

RD29	<p>a. <u>Hosted visitor accommodation that does not meet activity specific standards in Rule 14.12.1.1 P24 that does not exceed 12 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	<p>a. <u>Hosted visitor accommodation, visitor accommodation in a heritage item, unhosted visitor accommodation - Rule 14.15.39.</u></p>
RD30	<p>a. <u>Visitor accommodation in a heritage item that does not meet activity specific standards in Rule 14.12.1.1, P25 or P26 that does not exceed 20 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified or limited notified.</u></p>	
RD31	<p>a. <u>Unhosted visitor accommodation that does not meet activity specific standards in Rule 14.12.1.1 P27 that does not exceed 12 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	

14.12.1.4 Discretionary activities

	Activity
(...)	
D5	<p>a. <u>Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.12.1.1 P24 and that does not exceeds</u> 12 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 not subject to Rule 14.12.1.2 C8P26 and that does not exceeds</u> 12 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 that does not comply with activity specific standards (b) – (c) in Rule 14.12.1.1 P25 and that does not exceeds</u> 20 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>

14.12.1.5 Non-complying activities

	Activity
(...)	
NCS	<p>a. Visitor accommodation that is not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item.</p> <ul style="list-style-type: none">ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.12.1.4 D5;iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.12.1.4 D6; oriv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.12.1.4 D7. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>

14.15 Rules - Matters of control and discretion

14.15.5 Scale of activity

(...)

- h. For Residential 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.

14.15.39 Hosted visitor accommodation, visitor accommodation in a heritage item and unhosted visitor accommodation

- a. The extent to which the scale and/or nature of the activity has an adverse effect on the anticipated level of amenity and residential character of neighbouring sites and the immediate surrounding area.
- b. Whether the traffic generated and vehicle access is appropriate to the residential character and amenity of the neighbourhood and the safety and functioning of the transport network.
- c. The extent to which the operation is managed to minimise disturbance to occupiers of neighbouring sites through noise, functions and events, poor wayfinding information, loss of privacy, use of outdoor areas and recreation facilities at night and the management of complaints.
- d. Whether each residential block retains a high proportion of residential activities and whether each residential activity retains a high proportion of residential neighbours.

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, older person's housing, hosted visitor accommodation and unhosted visitor accommodation		
Sleeping areas	65	40
Other habitable areas	75	50
Visitor accommodation (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 Visitor Accommodation Zone Sites

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

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

(...)

Residential 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, visitor accommodation, 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 visitor accommodation.</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 **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 **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	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 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	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 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	Visitor accommodation outside the Lyttelton Port Influences Overlay Area defined on the planning maps	<ul style="list-style-type: none"> a. In Akaroa: <ul style="list-style-type: none"> i. 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. b. In Lyttelton: <ul style="list-style-type: none"> 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. 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.
(...)		

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.
------------	---

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	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	Visitor accommodation	<ul style="list-style-type: none"> 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. b. Activity specific standard a. shall not apply to the Former Christchurch Teachers College building at 25 Peterborough Street
(...)		

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	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	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	Hosted visitor accommodation outside the 50 dB Ldn Air Noise Contour line defined on the planning maps	<p>a. A maximum of six eight guests shall be accommodated at any one time in a residential unit.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.</p>																
P7	Unhosted visitor Accommodation outside the 50 dB Ldn Air Noise Contour Line defined on the planning maps	<p>a. A maximum of eight guests shall be accommodated at any one time.</p> <p>b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 60 per year calculated from when Council are notified of commencement.</p> <p>c. The Council shall be notified in writing prior to commencement.</p> <p>d. The owner of the unit shall:</p> <ol style="list-style-type: none"> i. keep records of the number of nights it is used for unhosted visitor accommodation and provide those records to the Council on request; ii. provide up-to-date contact information of a local person and/or organisation responsible for managing the property and responding to complaints, to all owners and occupiers of adjoining sites, on commencement, on request, or annually if not requested; and iii. ensure guests are provided clear instructions including maps/diagrams/photos/signs for check-in procedures, building access and parking arrangements, constraints on the use of outdoor areas, rubbish and recycling procedures, controls on functions and events, any relevant hazards and 																

Activity	Activity specific standards
	<p><u>safety procedures, prior to arrival, and within the unit.</u></p> <p>e. <u>There shall be a maximum of 16 vehicle movements per day associated with unhosted visitor accommodation.</u></p> <p>f. <u>Guests shall not hold functions or events where the number of additional attendees exceed the number of paying guests between 22.00pm and 07:00am.</u></p> <p>g. <u>Guest activities shall meet daytime and night time noise limits in Rule 6.1.5.2.1 and Rule 6.1.5.2.2.</u></p>

16.4.3.1.2 Area-specific controlled activities

There are no controlled activities

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

16.4.3.1.3 Area-specific restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
<p>RD5</p> <p>a. <u>Hosted visitor accommodation outside the 50 dB Air Noise Contour line defined on the planning maps that does not meet activity specific standards in Rule 16.4.3.1.1 P6 that does not exceed 12 guests per site at any one time.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	<p>a. <u>Hosted visitor accommodation, Unhosted visitor accommodation - Rule 16.7.3.2.1.</u></p>
<p>RD6</p> <p>a. <u>Unhosted visitor accommodation outside the 50 dB Air Noise Contour line defined on the planning maps that does not meet activity specific</u></p>	

	standards in Rule 16.4.3.1.1 P7 that does not exceed 12 guests per site at any one time.	
	b. Any application arising from this rule shall not be publicly notified but may be limited notified.	

16.4.3.1.4 Area specific discretionary activities

D2	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 16.4.6.1.1 P6 and that does not exceeds 12 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>
D3	<p>a. Unhosted visitor accommodation not subject to Rule 16.4.6.1.2 C1 for a maximum of: i. and that does not exceeds 12 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>

16.4.3.1.5 Area specific non-complying activities

NC3	<p>a. Visitor accommodation that is not hosted visitor accommodation, or unhosted visitor accommodation.</p> <p>ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 16.4.6.1.4 D2;</p> <p>iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 16.4.6.1.4 D3;</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
-----	--

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	Visitor accommodation	<p>a. No more than 200 bedrooms shall be provided in the zone.</p> <p>b. Visitor accommodation 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. Visitor accommodation shall be limited to the areas defined on the Industrial Park Zone (Memorial Avenue)</p>
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		Outline Development Plan (Appendix 16.8.15) as “Guest Accommodation restricted to this area”.
--	--	---

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 visitor accommodation 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 visitor accommodation within the zone

a. Where a site boundary adjoins a site used for residential activity or 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)

- The extent to which development is in accordance with the Industrial Park Zone (Memorial Avenue) Outline Development Plan in [Appendix 16.8.15](#).
- 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.
- The extent to which the location of 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 visitor accommodation fronting Memorial Avenue and Russley Road, having regard to the limit of 200 bedrooms within the zone.
- The degree to which 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.
- The degree to which 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.

16.7.3.1 Area-specific rules – Matters of discretion – Industrial General Zone (Waterloo Park)

16.7.3.1.2 Hosted visitor accommodation and unhosted visitor accommodation

- The extent to which the scale and/or nature of the activity has an adverse effect on the anticipated level of amenity and character of neighbouring sites and the immediate surrounding area.

- b. Whether the traffic generated and vehicle access is appropriate to the character and amenity of the area and the safety and functioning of the transport network.
- c. The extent to which the operation is managed to minimise disturbance to occupiers of neighbouring sites through noise, functions and events, poor wayfinding information, loss of privacy, use of outdoor areas and recreation facilities at night and the management of complaints.

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
(...)		
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.
(...)		
P22	Hosted visitor accommodation	<ul style="list-style-type: none"> a. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.
P23	Unhosted visitor accommodation	<ul style="list-style-type: none"> a. The total number of nights per year that guests may be accommodated on any one site is 180. a. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement. b. A maximum of six eight guests shall be accommodated at any one time. c. The owners and residents occupiers of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit of a local person and/or organisation responsible for managing the property and responding to complaints, on commencement and on request. d. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area. e. The Council shall be notified in writing prior to commencement. f. The owner of the unit shall keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted

		visitor accommodation, and provide those records to the Council on request.
P24	Visitor accommodation accessory to farming	<ul style="list-style-type: none"> a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay. b. No more than 10 guests total shall be accommodated on the same site at the same time. c. Visitors must be accommodated in a residential unit or minor residential unit, other building, campground consisting of tents, or no more than three vehicles.
P25	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	<ul style="list-style-type: none"> a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site. b. 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. c. The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m². d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body. e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.

17.4.1.3 Restricted discretionary activities

(...)

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD10	<ul style="list-style-type: none"> a. Hosted visitor accommodation that does not meet activity specific standards in Rule 17.4.1.1 P22. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	a. Hosted visitor accommodation and unhosted visitor accommodation - Rule 17.11.2.19.
RD11	<ul style="list-style-type: none"> a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 17.4.1.1 P23. b. Any application arising from this rule shall not be publicly notified but may be limited notified. 	

17.4.1.4 Discretionary activities

	Activity
D1	Guest accommodation, other than farm stays provided for by Rule 17.4.1.1 P12
D1	Visitor accommodation that: <ol style="list-style-type: none"> is not hosted visitor accommodation, unhosted visitor accommodation, or visitor accommodation accessory to farming, a conservation activity or a rural tourism activity. does not meet the activity specific standards in Rule 17.4.1.1 P22, P24-P25.
(...)	

17.5 Rules - Rural Urban Fringe Zone

17.5.1 Activity status tables - Rural Urban Fringe Zone

17.5.1.1 Permitted activities

(...)

		Activity Specific Standards
(...)		
P21	Hosted visitor accommodation	<ol style="list-style-type: none"> A maximum of six eight guests shall be accommodated at any one time. The Council shall be notified in writing prior to commencement. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour: <ol style="list-style-type: none"> no more than four guests may be accommodated at the same time; and guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.
P22	Unhosted visitor accommodation	<ol style="list-style-type: none"> The total number of nights per year that guests may be accommodated on any one site is 180. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement. A maximum of six eight guests shall be accommodated at any one time. The owners and residents-occupiers of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit of a local person and/or organisation responsible for managing the property and responding to complaints, on commencement and on request. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.

		<p>e. The Council shall be notified in writing prior to commencement.</p> <p>f. The owner of the unit shall keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted visitor accommodation, and provide those records to the Council on request.</p> <p>g. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.</p>
P23	Visitor accommodation accessory to farming	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than 10 guests total may be accommodated on the same site at the same time.</p> <p>c. 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).</p> <p>d. Within the 50dB Ldn Air Noise Contour or the-dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time;</p> <p>ii. Visitors may not be accommodated in campgrounds consisting of tents, caravans or vehicles.</p>
P24	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	<p>a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</p> <p>b. 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.</p> <p>c. The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</p> <p>d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</p> <p>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</p> <p>f. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <p>i. No more than four guests may be accommodated at the same time; and</p> <p>ii. Visitor accommodation must be within buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).</p>

17.5.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
(...)	
RD7	<p>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:</p> <ol style="list-style-type: none"> Visitor accommodation Community facility including health care facility, place of assembly, and preschool but excluding any other education activities. Other than those provided for under Rule 17.5.1.1 P13 and 17.5.1.1 P19. <p>b. Any application arising from this rule shall not be publicly notified.</p>
(...)	
RD12	<p>a. Hosted visitor accommodation that does not meet activity specific standards in Rule 17.5.1.1 P21 a.-c.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
RD13	<p>a. Unhosted visitor accommodation that does not meet activity specific standards in Rule 17.5.1.1 P22 a.-f.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p>
	<p>a. Hosted visitor accommodation and unhosted visitor accommodation - Rule 17.11.2.19.</p>

17.5.1.4 Discretionary activities

Activity
D1
D1
(...)

17.5.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

Activity
NC5

	Activity
	<p>and</p> <p>iii. any activity listed in Rule 17.5.1.1 P21 that does not meet activity specific standards (a) or (d); and</p> <p>iv. any activity listed in Rule 17.5.1.1 P22 that does not meet activity specific standards (a), (b) or (g); and</p> <p>v. any activity listed in Rule 17.5.1.1 P23 that does not meet activity specific standards (b) or (d).</p> <p>vi. any activity listed in Rule 17.15.1.1. P24 that does not meet activity specific standards (e) or (f).</p>

17.6 Rules - Rural Waimakariri Zone

17.6.1 Activity status tables - Rural Waimakariri Zone

17.6.1.1 Permitted activities

(...)

Activity	Activity Specific Standards
(...)	
P18 Hosted visitor accommodation	<p>a. A maximum of six eight guests shall be accommodated at any one time.</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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.</p> <p>d. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <ol style="list-style-type: none"> no more than four guests may be accommodated at the same time; and guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.
P19 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>a. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement.</p> <p>b. A maximum of six eight guests shall be accommodated at any one time.</p> <p>c. The owners and residents-occupiers of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit of a local person and/or organisation responsible for managing the property and responding to complaints, on commencement, and on request.</p> <p>d. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</p>

		<p>e. The Council shall be notified in writing prior to commencement.</p> <p>f. The owner of the unit shall keep records of the number of nights it is booked per year, as commencing on 1 January of that year and the dates used for unhosted visitor accommodation, and provide those records to the Council on request.</p> <p>g. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <ol style="list-style-type: none"> i. No more than four guests may be accommodated at the same time; and ii. guests shall only be accommodated in a building which is not a vehicle, trailer, tent, marquee, shipping container, caravan or boat.
P20	Visitor accommodation accessory to farming	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than six guests total may be accommodated on the same site at the same time.</p> <p>c. 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).</p> <p>d. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <ol style="list-style-type: none"> i. No more than four guests may be accommodated at the same time; ii. Visitors may not be accommodated in campgrounds consisting of tents, caravans or vehicles.
P21	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	<p>a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</p> <p>b. 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.</p> <p>c. The maximum GFA of any building and area of impervious surfaces used in association with a building shall be 100m².</p> <p>d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</p> <p>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is ten.</p> <p>f. Within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour:</p> <ol style="list-style-type: none"> i. No more than four guests may be accommodated at the same time; ii. Visitor accommodation must be within buildings (excluding any vehicle, trailer, tent, marquee, shipping container, caravan or boat or any family flat).

17.6.1.3 Restricted discretionary activities

(...)

Activity		The Council's discretion shall be limited to the following matters:
(...)		
RD8	<p>a. <u>Hosted visitor accommodation that does not meet activity specific standards in Rule 17.6.1.1 P18 a.-c.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	<p>a. <u>Hosted visitor accommodation and unhosted visitor accommodation - Rule 17.11.2.19.</u></p>
RD9	<p>a. <u>Unhosted visitor accommodation that does not meet activity specific standards in Rule 17.6.1.1 P19 a.-f.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	

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-P20-P21 except as specified in NC6.</u>
(...)	

17.6.1.5 Non-complying activities

NC6	<p>Any other sensitive activities located within the 50dB Ldn Air Noise Contour or the 50dB Ldn Engine Testing Contour, including:</p> <ol style="list-style-type: none"> a. any residential unit on a site less than 20ha; b. any activity listed in Rule 17.6.1.1 P8 that does not meet activity specific standard d ; and c. any activity listed in Rule 17.6.1.1 P18 that does not meet activity specific standards a. or d; and d. any activity listed in Rule 17.6.1.1 P19 that does not meet activity specific standards a., b. or g; and e. any activity listed in Rule 17.6.1.1 P20 that does not meet activity specific standards b. or d. f. any activity listed in Rule 17.6.1.1 P21 that does not meet activity specific standards e. or f.
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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	Activity Specific Standards
(...)	
P17 Hosted visitor accommodation	<ol style="list-style-type: none"> a. A maximum of six eight guests shall be accommodated at any one time. 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 it is used for hosted visitor accommodation per year from the date Council are notified of commencement, and provide those records to the Council on request.
P18 Unhosted visitor accommodation	<ol style="list-style-type: none"> a. The total number of nights per year that guests may be accommodated on any one site is 180. b. The number of nights a site is used for unhosted visitor accommodation shall not exceed 180 per year calculated from when Council are notified of commencement. c. A maximum of six eight guests shall be accommodated at any one time. d. The owners and residents-occupiers of adjoining sites must be provided with up-to-date contact information for the owner or manager of the unit of a local person and/or organisation responsible for managing the property and responding to complaints, on commencement, and on request.

		<p>e. Guests must be provided with information about wayfinding, hazards, inaccessible areas, stock, and rural activities in the area.</p> <p>f. The Council shall be notified in writing prior to commencement.</p> <p>g. The owner of the unit shall keep records of the number of nights <u>it is booked per year, as commencing on 1 January of that year and the dates</u> used for <u>unhosted visitor accommodation</u>, and provide those records to the Council on request.</p>
P19	Visitor accommodation accessory to farming	<p>a. At least one permanent resident of the same site or an adjoining site must be in residence for the duration of the stay.</p> <p>b. No more than six guests total may be accommodated on the same site at the same time.</p> <p>c. 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.</p>
P20	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	<p>a. No more than three cabins, tramping huts or other buildings used for this activity may co-locate on any site.</p> <p>b. 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.</p> <p>c. The maximum GFA of any building and area of impervious surfaces used in association with that building shall be 100m².</p> <p>d. Campgrounds accommodating tents must be set back at least 20m from the bank of any water body.</p> <p>e. The maximum number of guests that can be accommodated on any one site in association with a conservation activity is six.</p>

17.7.1.3 Restricted discretionary activities

(...)

Activity	The Council's discretion shall be limited to the following matters:	
(...)		
RD9	<p>a. <u>Hosted visitor accommodation that does not meet activity specific standards in Rule 17.7.1.1 P17.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified but may be limited notified.</u></p>	a. <u>Hosted visitor accommodation and unhosted visitor accommodation - Rule 17.11.2.19.</u>
RD10	a. <u>Unhosted visitor accommodation that does not meet activity specific standards in Rule 17.7.1.1 P18.</u>	

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

	Activity
D1	Visitor accommodation that does not meet the activity specific standards in P17 P19-P20.
(...)	

17.11 Rules - Matters of discretion

...

17.11.2.19 Hosted and unhosted visitor accommodation

- a. The extent to which the scale of the operation is compatible with, and maintains, rural character and amenity values of the surrounding area, including any relevant noise standards.
- b. The extent to which the proposed activity will remain accessory to rural / rural productive activities on the site, as relevant.
- c. The extent to which the site layout and building design will mitigate effects including noise, lighting and traffic.
- d. The need for the additional employment as an integral and necessary part of activities being undertaken on the site and its assistance in providing alternative home-based employment and income generating opportunities.
- e. The extent to which the scale of the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of Christchurch District or the locality.
- f. The extent to which monitoring would assist with management of potential adverse environmental (including amenity) effects, and the extent to which this can be done remotely and provide readily accessible information for neighbours in the surrounding area.
- g. Whether the location, design and management of the activity provides for the establishment and maintenance of rural production, is adequately separated from and manages reverse sensitivity effects on, adjoining rural productive activities.
- h. The extent to which the provision of contact information of a person or organisation responsible for responding to complaints to owners and occupiers of adjoining sites can assist in managing impacts on amenity values.
- i. The extent to which the provision of information about wayfinding, hazards, inaccessible areas, stock and rural activities to guests can minimise the impacts of guests in areas with hazards and productive rural activities.
- j. The necessity for the owner of the unit to keep records of the number of nights it is used for hosted visitor accommodation or unhosted visitor accommodation and provide those records to the Council on request.

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>Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests</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. visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests; 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 visitor accommodation 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>Visitor accommodation including ancillary fitness facilities, and provision of goods and services primarily for the convenience of guests</p>	<p>a. Unless specified in P20, shall be: (...)</p>
(...)		

P20	The following additional activities within a building listed as a heritage item : a. visitor accommodation including ancillary provision of goods and services primarily for the convenience of guests	(...)
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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	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	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. visitor accommodation including 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	(...)

District Plan Map legends and notations (all)

Residential Visitor Accommodation Zone - RVA