

Residential Visitor Accommodation Information Sheet

Submissions sought on Proposed Te Tai o Poutini Plan

Te Tai o Poutini Plan is the new combined District Plan for the Westland, Grey, and Buller District Councils. It will replace the current individual district plans and provides the Objectives, Policies, Rules and Maps for how activities and resources are managed across the three districts.

Submissions on the Proposed Plan are now being sought. Submissions must be made by:

- **5.00pm, on Friday 11th November 2022**

Submissions can be made online via the online submission form or by filling in a hard copy submission form. A submission form can be accessed online at <https://tpp.nz>

What is Residential Visitor Accommodation?

This is where people let out residential houses as short stay visitor accommodation such as Airbnb or Book-a-bach. There are two types of residential visitor accommodation:

- Homestay, where the homeowner continues to live on site while the visitors stay – including where this is renting a minor dwelling or granny flat
- Whole house rental, where the whole house is rented out without anyone living permanently on site.

These rules only apply where the accommodation is being rented. – not for having guests or friends stay.

Proposed Approach to Residential Visitor Accommodation in the proposed Te Tai o Poutini Plan

The Proposed Plan has two different approaches to Residential Visitor Accommodation depending on where this is located.

In Buller District

- Homestay accommodation is proposed to be a Permitted Activity provided that there is a maximum of 6 paying guests at any one time. Normal zone standards around noise, signs and light also need to be met. The activity is not allowed to generate any heavy vehicle movements (e.g. bus drop-offs)
- A Restricted Discretionary Activity resource consent is proposed to be required for whole house rentals for visitor accommodation – or where more than 6 people are staying at a homestay.

In Grey and Westland Districts

- Both homestay and whole house rentals are proposed to be a Permitted Activity. **This is a less restrictive rule than currently in place.**
- A maximum of 6 paying guests are proposed to be allowed at any one time, with normal zone standards around noise, signs and light needing to be met. The activity is not allowed to generate any heavy vehicle movements (e.g. bus drop-offs).
- If the Permitted Activity standards aren't able to be met (e.g. you want more than 6 people to be able to use the house) then a Restricted Discretionary Activity resource consent is required.

These are Proposed Plan Rules – they do not currently have legal effect.

Currently in Grey and Westland District, and parts of Buller District you need a resource consent for residential visitor accommodation. These rules continue to apply until the Proposed Plan becomes operative.

Existing Use Rights Are Protected by the RMA

Lawfully established visitor accommodation has existing use rights regardless of what rules are in Te Tai o Poutini Plan. So, if you are operating under an existing resource consent or Permitted Activity then you can continue to do so.

Building Code Requirements Continue to Apply

New and existing residential visitor accommodation needs to meet the Building Code requirements, even where no resource consent is required. This includes things like fire safety and disabled access requirements. You need to notify the Council of a Change of Use **before** you start a residential visitor accommodation business – and they may need to inspect the house to check if there are any alterations needed to meet the Building Code.