

Online submission

This is a submission that was made online via the Council's website.

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Submitter is contact	Yes
Email	larry@eade.co.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Interpretation	Definitions	Oppose	<p>The current rules for Buller appear to deliberately stifle the use of whole dwellings for Visitor Accommodation; the Buller District desperately needs boutique high-end accommodation for events such as the Whitebait festival, the Buller Marathon, as well as for cycle trail clients.</p> <p>To be clear, the Definition of Visitor Accommodation in Te Tai o Poutini says 'land and/or buildings used for accommodating visitors, subject to a tariff being paid and includes any ancillary activities.</p> <p>Under Rule GRZ – R6, the accommodation of up to 6 paying guests where the activity is ancillary to a residential activity is Residential Visitor Accommodation. My understanding is that this means either Homestay or Air BnB where people are able to open up their complete home for use.</p> <p>However, in Buller, under Residential Rule GRZ – R6 (7) there is a restriction that only permits Homestay (i.e. where a permanent resident is living on site), thereby making the use of an entire dwelling non-complying, making Air BnB a Restricted Discretionary under GRZ – R14.</p> <p>It appears the definition for Visitor Accommodation in Buller is the same in the Medium Density Residential Zone, General Rural, Rural Lifestyle, and Settlement Zone</p> <p>MRZ – R6 GRUZ – R8 RLZ – R9</p>	I request that the definition and rules for Visitor Accommodation in the Buller District, particularly relating to the present exclusion of the use of an entire dwelling for visitor accommodation (including Airbnb), be altered to allow the use of an entire dwelling as a permitted activity thus becoming consistent with the other districts contained in Te Tai o Pountini.

Documents included with submission

None