

Travellers' Accommodation

The District Plan provides for a range of accommodation options in a manner that balances the potential adverse environmental effects associated with travellers accommodation facilities. In particular, travellers' accommodation has the potential to affect the amenity values of the adjoining properties. Effects include (but are not limited to) an increase in traffic, noise and a loss of security and companionship associated with knowing your neighbours. Travellers accommodation in rural areas can give rise to reverse sensitivity effects for adjoining farms, and in residential areas, can lead to a reduction in the availability and affordability of long-term rental accommodation for the district's permanent residents and workers.

Do I need a Resource Consent if I have guests in my own home?

You **do not** need a Resource Consent if you want to operate *home stay* style accommodation. The District Plan's definition of *home stay*:

means the use of a residential building for short term living accommodation for up to six persons on a commercial fee paying basis and who share use of the residential building with person(s) who permanently occupy the residential building as their permanent residential address.

What if I don't live at the property permanently?

If you want to accommodate fee paying guests but don't live at the house permanently, you will need Resource Consent.

Building Consent Requirements

Depending on the type of facility there may be Building Act requirements. Please contact Council's Building Control Department at building@codc.govt.nz.

Environmental Health/Liquor Licensing

If you're planning to serve meals and/or drinks to your guests, then you may need to have [environmental health](#) or [liquor licenses](#) in place. Please check with our Environmental Health Officer to discuss whether or not licenses will be required.

Tourism Central Otago and Central Otago Visitor Centres

Once you've got all your consents in place, you might like to consider becoming a member of [Tourism Central Otago](#) and look to promote your business in our district.

How will the zoning of my area affect the resource consent application process?

A. Residential Resource Area

In a Residential Resource Area, a travellers' accommodation is a *discretionary activity* in accordance with Rule 7.3.4(iii) of the Central Otago District Plan. Your application will need to include details such as:

- The number of guests you will accommodate and where they will be accommodated
- The number of on-site car parks available at your property for guests
- Details of any [signs](#) you want to erect, including wording, the dimensions and any images need to be included
- How the accommodation will be managed for bookings
- The written approval of neighbouring property owners. Often written approvals are required from more than just immediate neighbours. Council planning staff will be able to advise what approvals are likely to be required.
- If the property isn't connected to town water or sewerage systems, detail of the adequacy of the on-site wastewater disposal system may be required, as well as details of the potable domestic water supply.
- Identification and assessment of potential adverse effects on the amenity values of neighbouring properties, and how these effects are proposed to be mitigated.
- A Management Plan outlining the steps that will be taken to ensure that any potential adverse effects from guests are appropriately managed on an ongoing basis.

B. Residential Resource Area (1) – (13)

The District Plan identifies certain residential areas within the district as having particular amenity values and, in accordance with Rule 7.3.5(iii) of the Central Otago District Plan, travellers' accommodation is a *non-complying activity* in any numbered Residential Resource Area. Council strongly recommends that anybody seeking to establish travellers' accommodation in one of these areas should engage a planning consultant to provide them with professional advice and assist with the preparation of their application.

C. Rural Resource Area

In a Rural Resource Area, a travellers' accommodation for up to six paying guests is a *discretionary (restricted) activity* in accordance with Rule 4.7.3(vii) of the Central Otago District Plan. In these circumstances, the application process is very similar to that for establishing a [rural dwelling](#).

Accommodation facilities catering for over six guests are a fully *discretionary activity*. The type of matters that the Council will consider are similar to that of smaller accommodation facilities, however, due to the increased potential for adverse effects, these applications will generally attract a higher degree of scrutiny and are more likely to be notified.

There may be other requirements depending on where the property is and could include needing to liaise with groups such as the [Department of Conservation](#), [Heritage New Zealand](#), [Ngai Tahu](#) or [New Zealand Transport Agency](#).