

Plan Change 6: Holiday Rentals

RMA Policy Committee
Recommendations

Holiday Rentals – Need for Plan Change

- Large holiday rentals causing amenity issues for neighbours:
 - Noise
 - Car parking
 - General amenity

The screenshot shows a news article from the 'stuff business day' website. The main headline is 'Short term rentals, long term headaches for residents in one Rotorua street'. The author is 'BENNY BATHGATE' and it was last updated on 06/22 July 4 2017. The article features a photo of a man with his arms crossed, identified as Jim Hople. The text below the photo states that the property has been sold and is no longer a short-term rental. A sidebar on the right lists 'business headlines' such as 'Landlords fear weekly market', 'New sailors catch 7th cruise ship for training', and 'ORC boss loses job'. At the bottom right, there is an advertisement for Weight Watchers featuring a woman's photo and the text 'I lost 12.1kgs* and could still have my favourite food... Pizza!'. The ad also includes the name 'Liz' and a testimonial: '*Lost 12.1kgs in 12 weeks. Weight loss may vary.'.

Holiday Rentals – Need for Plan Change

- District Plan required consent for any holiday rental – irrespective of size or how often it was used.
- Majority of holiday rentals operating without complaints to Council;
- Framework proposed to provide an appropriate balance.

What was Proposed

- Resource consent required if:
 - More than 12 guests staying on site per night;
 - Car parking (1 per 4 guests)
- Assessment focused on protection of character and amenity.
- Existing property owners would need to comply.
- The Plan Change doesn't apply to Lakes A.



The Process

- Plan Change Publicly Notified
- Limited Submissions:
 - 9 submissions, 4 further submissions
- Key themes of submissions:
 - Rules in Rural Areas;
 - Number of guests;
 - Number of nights the premise can be booked per year;
 - Other mechanisms to manage (noise bonds, onsite managers, log books);
 - Temporary Activities (parties)
 - Septic tanks.

The Recommendation

- Accept the proposed changes to the District Plan with minor alterations:
 - to avoid car parking areas being located over effluent disposal fields;
 - to highlight the need to also comply with the temporary event standards.

Effect of the Plan Change

- Currently with the District Plan 100% of holiday rentals require resource consent;
- The plan change will focus consenting to those larger operations where issues are occurring;
- 97% of bookings on the book-a-bach website in Rotorua for the last 12 months were for 12 persons or less.