

**DELIVERY OF SUBMISSION BY JILL GARDINER TO HEARING PANEL
10 SEPTEMBER IN WANAKA**

INTRO

I am here today to speak in absolute opposition to the proposed changes to the Visitor Accommodation rules in the District Plan Stage 2 (ie 28 days max/3 lets max)

WHY IS THIS WRONG

- 1) These proposed rules have certainly NOT been well thought through and not been collaborative with the community either
- 2) They have NOT considered the negative consequences and NEW problems this will create in our community whilst serving the tourism industry and for people to use holiday homes for their vacations
- 3) I am amazed that any council can legally enforce this draconian and dictatorial ruling onto rate payers
- 4) I also believe this has been ineffectively communicated to affected rate payers- I know many people (especially out of towners) who missed seeing the public notices and due to the large number of home owners personally affected, there should have been a letter sent with rates invoices that was specifically titled "changes to visitor accommodation renting". Instead it has been included in a notice under the jargon titles of "District Plan Stage 2 notices and therefore was easily missed by many people who I know personally and who are affected by these proposed visitor accommodation proposals. So I am also here today to give a voice to the large number of those affected home owners who rent their homes short term who missed this submission deadline and whom oppose this ruling
- 5) On a further note to the above, I have found the QLDC website very difficult to navigate when looking for specific information in relation to the visitor accommodation. The search button does not deliver correct results either. These comments have been voiced by others also

SO WHY ELSE IS THIS JUST WRONG AND SUCH AN ILL CONCEIVED PLAN ?

- 1) the QLDC objective to shift short term rental owners into long term to solve the workers accommodation problem WILL NOT WORK. The majority of home owners who own holiday homes want to use their properties several times a year and WILL NOT rent long term.
- 2) The QLDC objective to prevent noise and traffic to settled residential areas- THIS IS POORLY THOUGHT OUT- you might have reports of the odd regularly noisy place in QT – I challenge you to provide evidence of this around the Wanaka suburbs – AND if it does occur its JUST AS LIKELY to be caused by home owners themselves on holiday OR long term tenants

- 3) ALSO – surely traffic movements and parking issues are JUST as bad with long term rentals with 3/4/5 tenants per house spread throughout the suburbs
- 4) One of the QLDC's objective here is to be fair to the commercial operators ie hotels, motels backpackers. They can NOT satisfy the ever increasing demand. And have the planners stopped to consider what the fees ALREADY ARE to short term rental residential owners ? At 25% of the annual rates bill that's around \$800-\$1000 per year – which even at 90 days maximum let is substantial but less than 90 days is not reasonable

THE NEGATIVE IMPACT OF THIS RULING:

- 1) **This ruling would cause short term rental properties to remain empty creating lack of supply in peak times where international and domestic visitors compete for the same accommodation. Consequently tourists and events may go elsewhere so businesses then lose out which would reduce employment and HEY PRESTO- a very negative economic impact on our THRIVING LOCAL ECONOMY !!!!!!! C'mon....THINK ABOUT THIS GUYS !!!!!**
- 2) this ruling stifles a long tradition of New Zealanders who CHOOSE to rent a holiday home when they go on their holidays or attend events. This is our god given right- its our culture. A 28 day maximum will kill it !!!
- 3) this ruling also stifles the dream of kiwis who have worked their butts off to own a holiday home but NEED cash flow to make it work-A 28 day maximum would kill that too !!!
- 4) this ruling also stifles the dreams of those who have been lucky enough to inherit a holiday home from parents but its CRITICAL they get a rental return to pay the costs of QLDC's big rates bills (which are only ever headed skywards in the future)

WHAT SHOULD THE COUNCIL DO INSTEAD ????- well look at the bigger picture here

- 1) **FIRST-- LEAVE THE RULES AS THEY ARE -90 days IS FAIR but with no 3 day minimum**
- 2) **SECOND - enforce the current rules for goodness sake Do a better job of enforcing the 25% rates fee**
- 3) **THIRD- do a better job of noise enforcement and police those noisy holiday makers AND the long term tenants AND the holiday owners themselves**
- 4) **Instead QLDC.....cut some slack to developers and create incentives to get some apartment style buildings to solve the workers accommodation problem. Yes that time has come in Wanaka to build apartments and could be achieved without affecting the lake front vistas eg Three Parks and the large triangle of land which the police station resides on**

CONCLUSION -

DON'T LET THE minority totally wreck it for the majority which in this instance is

- a) that short term holiday home rentals fill a much needed demand AND diversity of options in the market
- c) they allow the kiwi tradition to remain AS IS
- d) they allow international tourists to enjoy the leafy suburbs IF they choose

I appeal to you as the hearing panel and your consultants PLEASE

Don't be reckless

Don't be short sighted and

Don't create a BIGGER PROBLEM for our thriving community

I wear purple today -it's a visionary colour ! I think QLDC need to be much more visionary in their approach to this serious issue and the wide ranging impact it will have on holiday owners AND the short term accommodation demand

THANK YOU !