

I started hosting airbnb guests 5 years ago as I have always enjoyed having people in my home. This hobby has now grown to be my main source of income. I manage 5 properties in Lake Hawea and I am passionate about my job, the people I host and about the area. Hosting has changed my life. I was really struggling to live in this area. I lived from pay to pay in minimum wage jobs. It was tough and I had been contemplating moving away. The income from airbnb has allowed me to stay living in the area that I love. I now live comfortably. I have been able to do things such as recarpet my home, do up my bathroom and do an overseas trip all because of short term rental. I have a small baby. Airbnb has allowed me the flexibility to work from home, while caring for my child. Without this income I would need government assistance and possibly be a beneficiary.

Through my many years of hosting I come to really value the friendships I have made and have now learned that most people are genuinely good kind people. Guests have often saved for many years in order to fulfil their dream of coming to NZ.

I care about each and every one of my guests. I help them have the best experience possible in this area. I direct them to local restaurants, shops, activities and tourist attractions. I help them plan their journeys. I educate them on road conditions, safely and driving. I spend many hours talking with them. Most are eager to be part of a real NZ community for their stay.

Therefore we need to create diversity and choice for the range of budgets and experiences that our tourists require. Short term accommodation provides a chance to look at local life close up. I have realised it is often just the simple things that guests like about home sharing. Like saving their leftovers to feed my chickens, taking photos of my flowers or even of my wood fire. These simple experiences are fascinating and even mind boggling to our guests. I love hosting and am constantly reminded to not take our life here

for granted, to realise how lucky I am and how very welcoming and friendly our people are. NZ's unique gifts need to be shared. My guests often comment on that they did not know a place like this existed in the world.

This proposed new short term accommodation rule will have a major negative impact on the Queenstown Lake District and especially impact small communities like Lake Hawea. It will not solve the long term rental problem as it will bring very few long term properties onto the market. People have holiday homes so they can use them for holidays many times throughout the year. Therefore they will not be suitable for long term rental and will sit empty. Isn't it better they are used to help with tourist accommodation in this growing tourism area.

I encourage people to rent out underutilised homes for the benefit of the whole economy I did not encourage people to take long term homes off the market I only encourage people to use a holiday houses to accommodate both domestic and international tourists on nights that their houses would otherwise be empty.

I know that this new rule would be Counter productive to tourism. Tourist numbers are increasing and there needs to be an increasing number of diverse accommodation options for them. - Many tourists don't want to stay at hotel, they want to part of the local environment and therefore rent holidays homes in less busy areas. -Ultimately this rule will reduce the amount of accommodation available to tourists- resulting in tourists bypassing the area, affecting local businesses, jobs and the general appeal of the Queenstown lakes area. We could even assume that people may be put off coming to NZ altogether as the Queenstown/Wanaka area is a major draw card for people coming to NZ.

I have talked to many of my guests about the proposed change to short term accommodation. Most have said they would not be able to afford to come to an expensive country like NZ if there were not affordable accommodation options such as airbnb.

As a tourist area we are trying to get and promote more events especially in the off season. a limit to the amount of days people can rent houses also limits the scope and future ambitions of these events

There needs to more statistics of the possible affects of changing the short term accommodation rules before anything affective can be put in place. How many houses are sitting empty? How many houses will become available for long term rent? How many tourists will this affect?

How do we want to see our area?! People living here are well aware that this is a growing tourist location. Surely this district wants to be a forward thinking area that embraces

change. We want to be a community of innovators where we work together to solve issues and not have heavy handed approaches where hard working entrepreneurs are punished. This visitor accommodation rule will have a major negative impact on the area resulting in a lack of accommodation for both domestic and international tourists for very little gain. There is no question that this will result in job losses for the 700 plus people working in short term accommodation as well as a significant negative effect on local businesses counting on the ongoing tourism growth of the area.

I am very much speaking on behalf of many people in my situation.

I now have a small, successful business. The future looks promising providing I can expand. The proposed changes to short term accommodation would mean that I will be unlikely to be able to grow my business. This is very stressful myself and many others. and leaves so much uncertainty in mine and my families future.