

Visitor Accommodation

Good afternoon.

We wish to forward our submission to voice our concerns over the ultimate control the council is trying to have over our private homes.

QLDC has a chance here to prosper in the right direction by leading the way and working with AirBNB and the likes to make a real difference by essentially sharing the load.

QLDC has to consider that land now is a real premium, building costs at an all time high, cost of living here enormous and we have a stock of potential bed night operations already available and in place without taxing the system any further.

Some say an issue of noise yet two doors up from us there is a barking dog that annoys everyone all day yet council will do nothing about it, this is common occurrence around Wanaka.

We have already paid for building consent and use for a 4 bedroom home, say two people per room so eight people total. If we let our place out to say 4 people we are only using half of what we have already paid for and are paying for in our rates, If 4 people rent the place short term it will be far less taxing on "the system" than a house full of renters, a house full of long term renters would likely be 8 people or more in a 4 bedroom house due to the cost.

Complete families with two parents and two/three babies/children are far more taxing on the system with nappies and rubbish.

We have built to do accommodation and tours as a package and looking at tourism for our income so we are indeed the people that need this ALL to work.

Our research has shown particularly with Motorcycle tours the clients prefer under cover locked garage/parking, now 95 % plus of hotels and motels simply do not offer this at all so from a theft and safety aspect straight away we can provide for this with ease, no extra parking buildings needed.

Entire industries have been built up around the likes of Air BNB and the tours etc so chopping the supply of short term accommodation in an

already over "bed-nighted" area will disadvantage these hard working kiwis as it will destroy their livelihood and business they have strived to build up.

If we cannot provide short term accommodation to suit our tours and guests our house simply WILL NOT be put into the low end long term rental accommodation so either way the system will lose and we still have a shortage of beds.

This is based on when we were away on a trip and we rented our house long term to a reasonably well known person in town and her son had a "moment" and did around \$2500.00 worth of damage and while under the control of a local property management company that quite frankly was a waste of our money, we were left holding the baby to the tune of about \$600.00, never again will our house be in this market again because of this.

Council needs to understand that setting higher bench marks for tourism and high end clients are utterly superior to the "shitmobiles" our expert tourism people have badly sold out our country to.

Time to step up our game, support the industry and turn it into sustainable and useful tourism whereby locals and tourists alike gain, government also gets their share by way of GST and income tax so everybody wins.

It is a known fact that Queenstown Lakes District is expensive to live in, giving local people the chance to open their homes to supplement incomes in our view is great, the cost aspect was highlighted when it was pointed out that the same fuel in Te Anau is 27 cents per litre cheaper than in Wanaka ....why ...because they say we can afford it??. well there are a lot who can't and these are the very people we need in the service industry in order to allow our tourism to prosper.

What does our resource consent money go to?, more infrastructure?, do we get extra bins and does the council come and clean up...no I don't think so, we believe the council should be backing locals not penalising them for everything it is worth.

A \$300000.00 fine or two years in jail, seriously???, I don't believe there is a crime on this earth that a fine is this much, this is simply absurd to the nth degree and council being seriously over the top heavy handed and quite frankly counter productive.

Air **BNB** people come and spend money, they are the market we want to encourage to help New Zealand prosper not like the shitmobiles we have sold ourselves out to.

The issue of parking, it is a well known fact that parking in both Queenstown and Wanaka has become an issue, there was discussion not so long ago about a proposed hotel development which had NO car parking whatsoever, this is nearly as absurd as a \$300000.00 fine, now dispersing the load around the community takes cars and traffic away from the town centre reducing congestion, yes there are backstops that need to be put in place to make sure adequate parking is available at AirBNB homes but this is not rocket science.

We do not mind paying a commercial rates premium but in effect obtaining a resource consent is nothing more than a revenue gathering exercise as it does not fix any issues it just makes them alright because you have paid for it...seriously?

So given resource consent is mandatory, with the resource consent obtained will the council have people on board to liaise with Air BNB operators?, or will it disappear into the abyss of the council coffers?

To finish, we have friends within the hotel industry, both do not have a problem with AirBNB as there are too many bed nights for beds and it is only going to get worse if council does not get on board with the concept of people renting appropriate homes within the town area...it is not a crime to think forward.

Both hotel owner operators have said that they are happy that a AirBNB homes be allowed with the proviso they allow for such things as off street parking etc, the high end clients will still be going to restaurants and bars so allowing more bed nights via Air BNB type of accommodation benefits the town, council included.

If the QLDC wish for steady growth in the right sectors and keeping the standard high for New Zealand tourist it is imperative the council get on board and support it rather than shun it.