

3 March 2023

Sent via email to: [REDACTED]

Dear [REDACTED]

Request for official information – **PARTIAL RELEASE OF INFORMATION**

We refer to your official information request dated 7 February 2023. You requested the following information from the Queenstown Lakes District Council (QLDC):

- How many consents has the Queenstown Lakes District Council granted for short term residential visitor accommodation (e.g. Airbnb) in the past five years? Please break down into calendar or financial year depending on how the information is stored.
- How many existing consents are there? If possible, can please it be broken down into suburb/area.
- What is the duration for these consents, how often do they need to be renewed, and what is the process for renewal?
- What percentage of existing housing stock has a consent granted for short term residential visitor accommodation?
- Have any consents been lodged and/or granted for properties that are yet to be constructed or are being developed? If so, how many?
- What impact, if any, will the recent Environment Court order have on this process?

**QLDC response**

Please see our response below:

- *How many consents has the Queenstown Lakes District Council granted for short term residential visitor accommodation (e.g. Airbnb) in the past five years? Please break down into calendar or financial year depending on how the information is stored.*
- Please see the below link for the report listing resource consents issued from 2015 - 11 January 2023 for applications relating to visitor accommodation. MFE does not require Councils to differentiate on whether these applications are for Airbnb or any other VA type.
- [Resource Consents with VA](#)
- *How many existing consents are there? If possible, can please it be broken down into suburb/area.*
- Attached document lists the zone and primary property
- *What is the duration for these consents, how often do they need to be renewed, and what is the process for renewal?*
- Resource consents approved by QLDC have a default 5-year lapse period unless another time duration is specified in the consent at the time it is approved. What this means is that as long

as the activity authorised under the consent, in this case visitor accommodation, is undertaken on the property within that 5 year lapse timeframe, then the consent has no expiry date (unless one was specifically specified in the consent at the time it was approved). Note: Council cannot provide information on what consents may have been approved with a shorter/longer lapse date or a specific expiry date as this would require a manual search of every consent decision.

- *What percentage of existing housing stock has a consent granted for short term residential visitor accommodation?*
- MFE does not require Council's to report on whether Visitor Accommodation applications are for short or long term, however, see attached document which generally lists the number of days per annum sought.
- *Have any consents been lodged and/or granted for properties that are yet to be constructed or are being developed? If so, how many?*
- This is something that we cannot report on due to the time it would take to manually review each decision. Under section 17(f) of the Local Government Official Information and Meetings Act 1987 (LGOIMA). If we were to respond to this part of your request, we would need to review each RM decision and documents related to each RM, which would likely involve weeks off work dedicated to this one request. This would be too big an impact on the resources of the QLDC. Therefore, we have not provided the response to this part of the request.
- *What impact, if any, will the recent Environment Court order have on this process?*
- The consent order has removed the requirement for resource consent for short-term visitor accommodation in almost all residential and mixed-use zones of the Proposed District Plan although there are varying limits to the number of nights that a property can be used for RVA before it needs resource consent. For example, RVA activities can operate without a resource consent in most of the residential zones for up to 90 nights; up to 120 nights in the Business Mixed Use Zone and all rural zones, and 179 nights in the residential areas of Millbrook and Waterfall Park, provided they comply with certain operating standards. Owners who went to short-term let their property for more nights need to apply for resource consent. The consent order has also had the effect of introducing a new 'permitted baseline' which a Council planner may consider when assessing resource consent applications for RVA activities. Very broadly speaking, the consent order has made it easier to operate short-term accommodation.

### **Right to review the above decision**

Note that you have the right to seek an investigation and review by the Ombudsman of this decision. Information about this process is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please contact [Naell.Crosby-Roe@qldc.govt.nz](mailto:Naell.Crosby-Roe@qldc.govt.nz)  
(Governance & Stakeholder Services Manager).

Kind Regards,

A handwritten signature in black ink, appearing to read 'Poonam Sethi', with a horizontal line underneath.

Poonam Sethi

Governance and Official Information Advisor