

Our Airbnb Experience

Gary & Beth Monk @ Waimairi Beach provide hosted Airbnb "The Beach House" accommodation. Presenting Tuesday 19th October 2021 11.40 am to 11.55 am

Reject PC4 as notified

Key objective

Don't claim to fully understand the full changes as they appear quite complex.

What we need is clear simple provisions in district plan which enable Airbnb accommodation as a residential activity. Don't want extra compliance cost, complexity and restricted days and check in times added to this new innovative accommodation option.

Areas that concern me are restricted check in and checkout times, restrictions on number of days I can host people, need for a resource consent for un-hosted 2 week stays, compliance costs.

Our Airbnb Experience

Gary & Beth Monk @ Waimairi Beach provide hosted Airbnb "The Beach House" accommodation in the Eastern coastal ward.

-operating for 3 years since Oct 2018 started when 1st myself experienced a Job loss and then in June 2020 my wife experienced a job loss and with both of us down to part time work and significantly reduced income Airbnb was a good option. Re-employment opportunities for two > 60-year-olds during covid times very limited and could have caused us to have to go on a Benefit.

Utilising our property for Airbnb helped us avoid having to do this!

-Our accommodation is positioned for families of 4-6 people with additional amenities such as pool, MTB's, golf gear and body boards.

-also great accommodation option for short term insurance stays of 2-3 months duration and we have had several of these.

-125 days per year occupancy income value worth over \$20 K p.a.

-super host rating status(for consistent excellent guest ratings) achieved and maintained for last 2.5 years.

-0 issues/complaints. Users very responsible and cause no problems.

-Few other accommodation options in Eastern coastal ward where our Airbnb operates.

-Airbnb hosts are some of the greatest promoters and users of local council facilities which i might add invariably run at losses.

- it's a great use of underutilised residential space with minimal additional environmental impact for accommodation.

-Airbnb hosts play a pivotal role in making guests feel welcome, "in a world where we're craving connection and belonging". it's the quality of the hosts that makes the home warm and welcoming and has contributed to the growth of this accommodation option.

-"By rolling out their welcome mats, our senior hosts really reap the rewards of meeting new people from all corners of the country and indeed the world." It's good for them!

-It's become a valuable source of income to supplement 2 part time earners older in life either retired or made redundant and jobs are difficult to get at our age and even more so since Covid.

- Part of the motivation for many senior hosts is to supplement their income to ease the cost of living, especially for retirees they share their own home to help combat rising costs of living and meet mortgage repayments and it helps keep them in their homes.

A few key Facts

1. A total of 1.07 million people (2018 data) visit Christchurch annually. Airbnb visitor days 1% in 2016 and grown to 27% in 2019. Airbnb hosts have developed a unique product that meets a market demand that is significantly different from Motels and Hotels.

2. Over two years 2018 & 2019 there were ~550,000 Airbnb visitors and ~3 million visitor days (ex CCC data & Chch NZ data) using this accommodation option.

Is this level of regulation necessary?

1. Key question is are Airbnb activities really having any actual significant detrimental impact or adverse effects in Christchurch or is it in fact helping fill a specific demand that brings more visitors into the city who significantly help the Christchurch economy.
2. Some community groups and other accommodation providers have become more vocal as Airbnb market share has grown. This innovative new form of accommodation meets a specific demand for Christchurch visitors making great use of existing residential resources of some of which are underutilised.
3. As Owners of the residential housing, we have already fully paid for their residences via rates, insurance, etc based on value and size of the property. Making better use of these residential spaces for accommodation that are under-utilised makes good environmental sense!
4. Airbnb thru its host and visitor review systems is very good at self-regulating behaviours of hosts and users. Airbnb guests are typically very respectful and behaviours of a very high standard. Payment systems are better and more secure than normal rental situations. We have good relationship with all our neighbours, and we swap phone numbers so any Airbnb issues can be resolved directly with us. Also have existing CCC noise control if they don't get satisfactory prompt action.
5. Is there actually a problem with our Airbnb visitors from noise and social amenity ?? Or is it being exaggerated. In **last 2 years 2018 & 2019 only 36 Airbnb complaints in total out of 550,000 visitors and ~ 3 million visitor days**. This equates to 0.0012% complaints or 99.999 % success rate! Just to put in perspective with typical noise complaints in Christchurch. Before 2020, noise complaints in Christchurch had been decreasing. with 12,552 made in 2018 and 12,060 were made in 2019. The 15,426 complaints in 2020 equates to about 42 complaints a day – or about one every 34 minutes. Airbnb total complaints over two years is less than the daily 2020 noise complaints.

In conclusion:

No use implementing something in a district plan that is overly complex to enforce and difficult to properly monitor which the CCC invariably does not do that well. Unnecessary Compliance bureaucracy is costly and seldom adequately resourced to monitor and enforce effectively. Any restrictions of check in and check out times feels like a curfew that is only being applied to Airbnb guests which is unfair and unwarranted! Really feels like increased bureaucracy and compliance costs for a problem that isn't there which is going to have an adverse effect on a lot Mum and dad investors coming into their retirement years.

Gary and Beth Monk District plan submission
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