

20 May 2022



Kia ora 

Thank you for your request made under the Local Government Official Information and Meetings Act 1987 (the Act), received on 27 April 2022. You have requested the following information:

1. Does WCC know how many Airbnbs are operating in Wellington City, if so, how many? Broken down by suburb would be great.
2. What WCC regulations/policies/consents, if any, must be met/granted to operate a bed & breakfast/Airbnb?
3. How proactively are these rules enforced? Or only reactively?
4. Does WCC charge rates differently for residential homes being used for commercial accommodation such as Airbnb? Can it?
5. Has WCC investigated the impact of Airbnb's on other commercial accommodation services and/or the housing market, and if so, what were the results?

Wellington City Council (the Council) has **partly granted** your request for information.

The Council does not record Airbnb information. We rely on ratepayers to inform us on the use of their property, to determine what rates they should be charged. Some Councils have specific rules in their district plan for Airbnb's however we do not. The Council reactively addresses issues raised and assess each issue on a case-by-case basis.

The Council completed some research in 2018 regarding the Airbnb market in Wellington to determine the size of the market that was being used for short stay accommodation versus long term renting. Compliance with policy settings and how other councils were addressing Airbnb within their jurisdictions was also looked at. Please see attached market research completed for Wellington. Data was collected from Air DNA data. We also completed a [Housing and Business Development Capacity Assessment](#) with other Council in December 2019.

The Council has refused the below request under section 17(e) of the Act as the document alleged to contain the information requested does not exist:

- Information regarding how many Airbnb's operating in Wellington.
- Policies, regulations or consents for Airbnb's.

Right of review

If you are not satisfied with the Council's response, you may request the Office of the Ombudsman to investigate the Council's decision. Further information is available on the Ombudsman website, www.ombudsman.parliament.nz.

Thank you again for your request, if you have any questions, please feel free to contact me.

Kind regards

Asha Harry

Official Information

Asha Harry

From: BUS: Assurance
Subject: IRC-3277 - Information Request - Air BnB - follow up questions

From: BUS: Assurance <Assurance@wcc.govt.nz>
Sent: Tuesday, 7 June 2022 4:54 pm
To: [REDACTED]
Cc: BUS: Assurance <Assurance@wcc.govt.nz>
Subject: RE: IRC-3277 - Information Request - Air BnB

Kia ora [REDACTED]

Thank you for your email on 22 May 2022 regarding Air BnB's.

There are no Air BnB operators that have applied for a change in use from residential rates to commercial rates.

If you need any other information, please let me know.

Kind Regards

Asha Harry

Senior Advisor | Official Information Team | Wellington City Council

W Wellington.govt.nz |  

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Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

From: [REDACTED]
Sent: Sunday, 22 May 2022 10:47 pm
To: BUS: Assurance <Assurance@wcc.govt.nz>
Subject: Re: IRC-3277 - Information Request - Air BnB

Hi,

Thank you.

I have a follow up information request:

Re: "We rely on ratepayers to inform us on the use of their property, to determine what rates they should be charged." - how many ratepayers have informed WCC that they are using their property for an AirBNB, and so are now currently paying commercial rates?

Ngā mihi,
[REDACTED]