
Christchurch City Council proposes changes to Airbnb rules

The Christchurch City Council has released a discussion document on proposed changes to the Home Share Accommodation (HSA) rules in the Christchurch District Plan.

HSA includes properties available through sites such as Airbnb and Bookabach. The potential change in rules may affect a variety of accommodation types, including entire units (unhosted), bed and breakfasts, single rooms, and farm stays.

The current rules permit HSAs in commercial and mixed use zones, and specific accommodation zones and overlays. HSAs within the central city are generally permitted, with some restrictions on property size, number of guests, and length of stay. In residential and rural zones outside of the central city, unhosted HSAs require resource consent, and current policies on this are restrictive.

The discussion document explores five possible options:

- Option one: no change to current rules.
- Option two: enable whole unit listings in residential and rural zones with restrictions on the number of days of operation.
- Option three: enable whole unit listings in certain areas, depending on visitor accommodation demand.
- Option four: enable whole unit listings within certain criteria, such as restricting HSAs in multi-unit dwellings, or on rear sections.
- Option five: remove restrictions and treat HSAs as a form of permitted residential activity.

Want to know more?

If you require more information about the proposed changes, or would like to make a submission, please contact our specialist [Resource Management team](#).