

29 April 2026

File Ref: 26-0095

Miss M Quicken  
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Tēnā koe Miss Quicken

Thank you for your emails of 2 March 2026 to Te Kaunihera o Pōneke | Wellington City Council (the Council) requesting the following information:

*There are two hostels that have undergone change of use from residential to commercial;*

- a) House of Pirie (38 Pirie Street, Mt Victoria)*
- b) Wellington Wibes Hostel, formerly House of Tawatawa (112 Quebec Street, Owhiro Bay)*

*In addition both properties trade through other hotel booking platforms as well as AirBnB indicating year around use with 20 or more intended occupants in either properties with stays of both less than and over 28 days.*

*Despite all of this council is charging both of these commercial properties residential rates.*

*Please provide resource & building consent, change of use applications as well as determinations by the council relating to these two properties.*

*Additionally please provide the documentation how these properties meet residential rating.*

*In addition please provide all the notices and orders pertaining to these two commercial properties the council has issued which are rated as residential*

*Please provide the certificate of public use of these two properties;*

Your request has been considered under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Please find my response below.

### **Rates**

Commercial accommodation is defined as Land used for commercial accommodation for which a tariff is charged and where the principal purpose is the provision of short stay (28 days or less) accommodation.

The properties in question have been listed as residential for as long as our rating records allow us to search. We do not have a record of a change of use.

The Council is currently satisfied that the properties are not being operated commercially however, your concerns regarding the properties have been passed on to the appropriate Council Officers for consideration.

### **Consent Documentation**

Building and Resource Consent information can be viewed and requested through the Building consent search, linked here - <https://digital.wellington.govt.nz/services/building-consents/search>. Please note that fees may apply.

I trust this information is helpful. If you have any concerns about this response please contact [official.information@wcc.govt.nz](mailto:official.information@wcc.govt.nz). Alternatively, you are advised of your right to raise any concerns with the Office of the Ombudsman at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Nāku noa, nā

Chelsea McHugh  
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