

Good morning

18/10/2021

My name is Steve Harris. I am going to make this introduction brief and assume you have read my submission. I have extensive experience in the accommodation industry, having owned one motel in Christchurch [18/ years] and part owned one in Richmond Nelson [14years?]. I have managed and then co-owned a holiday home rental agency for 22 years in Akaroa with approx 70 homes on the books. I have owned and rented out an extremely popular bach on a casual basis in remote Decanter Bay, Banks Peninsula for [40 years] which is where I lived for 68 years. I have now retired to ChCh and have no financial interests in the accommodation on the Peninsula or in Christchurch.

I was also a real estate agent for 22 years specialising in property in the area from Pigeon Bay round the outer bays of Banks Peninsula and the inner Akaroa harbour for 22 years. At the risk of sounding arrogant I consider I am an expert in the field and would suggest there is no one else that would have the overall Peninsula knowledge that I do.

-In brief I believe the Christchurch Motel industry is in trouble and is really struggling. I had access to the books of the motel we owned and leased to the operator, and more recently they were on a knife edge. Covid would have made it worse. I am pleased to be out of it. Air B & B is going to destroy Christchurch's motel industry and it should be regulated if the council wants to retain it.

I cannot see how the Council can enforce compliance of it's regulations.

-My main area of expertise is Akaroa and Banks Peninsula. Akaroa township relies on visitors to survive. The casual accommodation on long weekends and school holidays is always fully booked as are the motels. The motels are not suitable for mum dad and 3 or 4 children. The businesses need the people to sustain employing the locals and to keep afloat.

The house owners use the money from accommodation letting to maintain the properties and cover power, insurance and rates etc. The operation of these properties employs locals. The businesses benefit from all these people. They no longer have the cruise ships.

Why bring in authorities for consents etc. when things are going just fine as they are? It will have the effect of dampening a local economy that is already struggling. An Akaroa waterfront restaurant closed a few weeks ago because the tenant did not want to sign up to a long lease due to the current economic climate.

Outer Bays also have a thriving casual accommodation industry as per Decanter Bay Bach. Why regulate it?

Compliance. Regulating the casual accommodation industry will cause friction. Neighbours reporting neighbours. Home owners not getting consents. Council officers wanting to know occupancy but not being supplied it and having no authority to access books. Also I imagine Health and Safety requirements will be brought in. All of the above totally unnecessary on an industry that is working well and to the best of my knowledge is causing no problems.

As a foot note. Our former Bach at Decanter Bay would have been in the higher occupancy category and there is no way I would have complied with any consent requirements had they been implemented when we owned it.

In the time left I would welcome questions.