

Regulatory Performance Committee
OPEN MINUTES

Date: Wednesday 13 June 2018
Time: 9.03am
Venue: Committee Room 1, Level 2, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairman	Councillor David East
Members	Councillor Jimmy Chen
	Councillor Anne Galloway
	Councillor Tim Scandrett
	Councillor Sara Templeton

12 June 2018

Principal Advisor

Leonie Rae
General Manager Consenting &
Compliance

Liz Ryley
Committee Advisor
941 8153
liz.ryley@ccc.govt.nz
www.ccc.govt.nz

-
- Part A** **Matters Requiring a Council Decision**
Part B **Reports for Information**
Part C **Decisions Under Delegation**
-

The agenda was dealt with in the following order.

1. Apologies

Part C

Committee Resolved RPCM/2018/00022

Committee Decision

That the apology from Councillor Gough be accepted.

Councillor Templeton/Councillor Chen

Carried

2. Declarations of Interest

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes

Part C

Committee Resolved RPCM/2018/00023

Committee Decision

That the minutes of the Regulatory Performance Committee meeting held on Wednesday, 11 April 2018 be confirmed.

Councillor Galloway/Councillor Scandrett

Carried

4. Public Forum

Part B

There were no public forum presentations.

5. Deputations by Appointment

Part B

5.1 Ali Jones spoke on behalf of Papanui-Innes Community Board regarding Item 10, Abandoned/Vacant Properties.

Ali Jones was thanked for her deputation.

5.2 **Hospitality New Zealand**

Peter Morrison spoke on behalf of Hospitality New Zealand regarding Item 9 – Short-term Visitor Accommodation – Regulatory Approach.

The Committee thanked Mr Morrison for his deputation.

5.3 David Lynch

David Lynch spoke to the Committee regarding Item 9 – Short-term Visitor Accommodation – Regulatory Approach.

The Committee thanked Mr Lynch for his deputation.

6. Presentation of Petitions

Part B

There was no presentation of petitions.

The meeting dealt with Item 9 at this time.

9. Short-term Visitor Accommodation - Regulatory Approach

Committee Comment

1. Two deputations in relation to this item were held at the commencement of the meeting, from David Lynch, and from Peter Morrison on behalf of Hospitality New Zealand.

Staff Recommendations

That the Regulatory Performance Committee:

1. Receives this report and notes the information included, noting that:
 - a. a communications programme is being delivered to raise awareness of the regulatory requirements associated with providing short-term guest accommodation;
 - b. the Regulatory Compliance team will explore the practicality of a prioritised approach to proactive monitoring and enforcement of regulatory requirements. Details of how this could work will be reported to a future meeting of this Committee;
 - c. the Council's current approach to rating of properties used for short-term guest accommodation will be reviewed. Practicable options for applying an appropriate rating approach, including the possible use of Business rates, will be presented to the Finance and Performance Committee before the end of the 2018 calendar year;
 - d. officers will monitor the effectiveness of the existing District Plan provisions and may investigate options for amending provisions in the Plan in relation to visitor accommodation in residential zones. These options can only be further progressed when the Canterbury Earthquake (Christchurch Replacement District Plan) Order, which currently prevents the Council from notifying changes to the District Plan, is lifted.

Committee Resolved RPCM/2018/00024

Part C

That the Regulatory Performance Committee:

1. Receives this report and notes the information included, noting that:
 - a. a communications programme is being delivered to raise awareness of the regulatory requirements associated with providing short-term guest accommodation, and reporting of results to the November Regulatory Performance Committee meeting;
 - b. the Regulatory Compliance team will explore the practicality of a prioritised approach to proactive monitoring and enforcement of regulatory requirements. Details of how this could work will be reported to a future meeting of this Committee;
 - c. the Council's current approach to rating of properties used for short-term guest accommodation will be reviewed. Practicable options for applying an appropriate rating approach, including the possible use of Business rates, will be presented to the Finance and Performance Committee before the end of the 2018 calendar year;
 - d. officers will monitor the effectiveness of the existing District Plan provisions and will investigate options for amending provisions in the Plan in relation to visitor accommodation in residential zones. These options can only be further progressed when the Canterbury Earthquake (Christchurch Replacement District Plan) Order, which currently prevents the Council from notifying changes to the District Plan, is lifted.
2. Request staff to report on mechanisms to assist Council regulating the industry, with a number of options relating to the concerns raised, and progress in other regions, to be reported to the November Regulatory Performance Committee meeting.

Councillor East/Councillor Galloway

Carried

10. Abandoned/Vacant Properties Report

Staff Recommendations

That the Regulatory Performance Committee:

1. Receive the information in the Abandoned/Vacant Properties report.

Committee Resolved RPCM/2018/00025

Part C

That the Regulatory Performance Committee:

1. Receive the information in the Abandoned/Vacant Properties report.
2. Request Regulatory Compliance staff to provide a bi-monthly update on their investigations of vacant and abandoned properties.

Councillor Chen/Councillor Scandrett

Carried

An adjournment was taken from 10.53 to 11.00am.

7. Alcohol Ban in Riccarton Racecourse on New Zealand Cup Day 2018 Event

Committee Decided RPCM/2018/00026

Part A

That the Regulatory Performance Committee recommends that the Council:

1. Notes that the Alcohol Restrictions in Public Places Bylaw 2009 enables the making of Temporary Alcohol Ban Areas.
2. Resolves it is satisfied that:
 - a. There is evidence that the area to which the Alcohol Restrictions in Public Places Bylaw 2009 (the Bylaw) applies has experienced a high level of crime or disorder and that this can be shown to have been caused or made worse by alcohol consumption in the area; and
 - b. The Bylaw, as applied by the resolution:
 - is appropriate and proportionate in the light of the evidence; and
 - can be justified as a reasonable limitation on people's rights and freedoms.
3. Resolves that Clause 5 of the Bylaw specifies a number of matters the Council must consider before it imposes a Temporary Alcohol Ban Area – that the resolution must describe the specific area of the Temporary Alcohol Ban Area and the times, days or dates during which the alcohol restrictions apply to any public places in the area.
4. Resolves to put in place a Temporary Alcohol Ban Area from 7am to 12 midnight on 17 November 2018 (New Zealand Cup Day event) in immediate areas surrounding Riccarton Park, namely: both sides of the streets of Yaldhurst Road to Middlepark Road; Epsom Road to Racecourse Road; Buchanans Road to Masham Road to Yaldhurst Road (see **Attachment A** – map)
5. Notes that a Public Notice be placed in the newspaper and signage be provided in key public places covered by the alcohol ban.

Councillor Scandrett/Councillor Chen

Carried

8. Car Park Consent at New World, Stanmore Road

Committee Comment

The Council will inform Foodstuffs that future site plans show the true size of a tree's canopy, and that plans are in future peer reviewed in relation to protected trees.

Committee Resolved RPCM/2018/00027

Part C

That the Regulatory Performance Committee:

1. Receive and review this feedback as discussed in points 4.1 to 4.6 of the report.

Councillor East/Councillor Scandrett

Carried

11. Building Consenting Update June 2018

Committee Resolved RPCM/2018/00028

Part C

That the Regulatory Performance Committee:

1. Receives the information in the Building Consenting Update June 2018 report.

Councillor Scandrett/Councillor Galloway

Carried

12. Regulatory Performance Committee - Regulatory Compliance Unit Status Report - 13 June 2018

Committee Resolved RPCM/2018/00029

Part C

That the Regulatory Performance Committee:

1. Receive the information in the Regulatory Compliance Status report – 13 June 2018.

Councillor Templeton/Councillor Galloway

Carried

13. Resource Consents Monthly Report - March / April 2018

Committee Resolved RPCM/2018/00030

Part C

That Regulatory Performance Committee:

1. Receive the information in the Resource Consents Monthly Report – March/April 2018 report.

Councillor Templeton/Councillor Galloway

Carried

Meeting concluded at 11.52am.

CONFIRMED THIS 11TH DAY OF JULY 2018

COUNCILLOR DAVID EAST
CHAIRMAN