

Banks Peninsula Community Board AGENDA

Notice of Meeting:

An ordinary meeting of the Banks Peninsula Community Board will be held on:

Date: Monday 26 June 2017
Time: 1pm
Venue: Akaroa Sports Complex, Akaroa Recreation Ground,
28 Rue Jolie, Akaroa

Membership

Chairperson	Christine Wilson
Deputy Chairperson	Pam Richardson
Members	Felix Dawson
	Janis Haley
	John McLister
	Jed O'Donoghue
	Tori Peden
	Andrew Turner

21 June 2017

Joan Blatchford
Manager Community Governance, Banks Peninsula/Lyttelton
941 5643
joan.blatchford@ccc.govt.nz

Penelope Goldstone
Manager Community Governance, Banks Peninsula/Akaroa
941 5689
penelope.goldstone@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted.
If you require further information relating to any reports, please contact the person named on the report.

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

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1. Apologies

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Confirmation of Previous Minutes

That the minutes of the Banks Peninsula Community Board meeting held on [Monday, 12 June 2017](#) be confirmed (refer page 6).

4. Public Forum

There will be no public forum at this meeting

5. Deputations by Appointment

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

5.1 Akaroa Area School Enviro Squad

Leigh Hickey, Environmental Coordinator, and Stephen Horton, teacher, along with students who are part of the Enviro Squad from the Akaroa Area School, wish to update the Board on their projects and seek support for their application to the Zayed Challenge.

5.2 40 Rue Jolie, Akaroa

The following people wish to address the Board regarding the future use of 40 Rue Jolie, Akaroa.

- Tony Rhodes and Steve Helps – Akaroa Bowling Club
- Victoria Andrews
- Michael Norris – Akaroa Civic Trust

5.3 Akaroa Wharf Issues

The following people wish to address the Board regarding the report - Akaroa Wharf Issues – Furniture and Structures on Council owned Wharf, found on page 65 of the agenda:

- Paul Milligan - Black Cat Cruises Ltd
- Victoria Andrews and John Wright

5.4 Akaroa Pedestrian Safety and Accessibility Improvements

The following people wish to address the Board regarding the report Akaroa Pedestrian Safety and Accessibility Improvements, found on page 15 of the agenda:

- Victoria Andrews
- Michael de Hamel
- Gail and Brendon Woods
- John Skevington (Immediate Past Chairman) and Roy Hughes (Chairman) - Canterbury/West Coast AA District Council
- John and Joanne Skevington

- Jan Cook - Akaroa Civic Trust
- Lynda Wallace

6. Presentation of Petitions

There were no petitions received at the time the agenda was prepared.

Banks Peninsula Community Board OPEN MINUTES

Date: Monday 12 June 2017
Time: 1pm
Venue: Akaroa Sports Complex, Akaroa Recreation Ground,
28 Rue Jolie, Akaroa

Present

Chairperson	Christine Wilson
Deputy Chairperson	Pam Richardson
Members	Felix Dawson
	Janis Haley
	John McLister
	Jed O'Donoghue
	Tori Peden
	Andrew Turner

12 June 2017

Joan Blatchford
Manager Community Governance, Banks Peninsula/Lyttelton
941 5643
Joan.Blatchford@ccc.govt.nz

Penelope Goldstone
Manager Community Governance, Banks Akaroa/Wairewa
941 5689
Penelope.Goldstone@ccc.govt.nz
www.ccc.govt.nz

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

Mihi/Karakia Timatanga: John McLister

The agenda was dealt with in the following order.

1. Apologies

Part C

An apology for early departure was received and accepted from Andrew Turner.

2. Declarations of Interest

Part B

John McLister declared an interest in item 9.2 and item 9.5 and abstained from any discussion and voting thereon.

Tori Peden declared an interest in item 9.7 and abstained from any discussion and voting thereon.

Christine Wilson declared an interest in item 9.9 and abstained from any discussion and voting thereon.

3. Confirmation of Previous Minutes

Part C

Community Board Resolved BKCB/2017/00096

Community Board Decision

That the minutes of the Banks Peninsula Community Board meeting held on Monday, 22 May 2017 be confirmed.

Pam Richardson/Jed O'Donoghue

Carried

4. Deputations by Appointment

Part B

4.1 St Johns Ambulance Service – Banks Peninsula

Craig Downing, Christchurch Metro Territory Manager St Johns, and Pete Dawson, Chairperson of St Johns Banks Peninsula, spoke to the Board regarding St Johns dedication to the community of Banks Peninsula. They reported on support projects including free first-aid courses and the provision of defibrillator units to some communities. Mr Downing requested that the Board support St Johns in providing a piece of surplus Council land in Akaroa for an Ambulance Centre, as the space the group currently shares at the Akaroa Fire Station is no longer sufficient for their needs.

Board Consideration

The Board expressed support for the activities of St Johns on Banks Peninsula and its continuing efforts to support the residents of the community.

Community Board Resolved BKCB/2017/00097

Part B

That the Banks Peninsula Community Board:

1. Requests staff provide information to the Board on any land in Akaroa which may be considered suitable for a St Johns ambulance station along with advice on a suitable tenure and transfer mechanism of that land.
2. Thanks Craig Downing and Pete Dawson of St Johns for their deputation.

Andrew Turner/Pam Richardson

Carried

4.2 Little River Wairewa Community Trust

Robert Burch, the Chairman of the Trust, updated the Board on the submission the Trust made to Council's Annual Plan process.

Board Consideration

Board members expressed support for the submission made by the Trust and noted their appreciation for the Trust initiating actions from the *Little River – Big Ideas* Plan.

Community Board Resolved BKCB/2017/00098

Part B

That the Banks Peninsula Community Board:

1. Receive the information provided in the deputation;
2. Thanks Robert Burch of the Little River Wairewa Community Trust for his deputation.

Pam Richardson/Christine Wilson

Carried

4.3 Akaroa Bowling Club

It was reported that representatives from the Akaroa Bowling Club will now make a deputation to the 26 June 2017 meeting of the Board.

5. Presentation of Petitions

Part B

There was no presentation of petitions.

6. Reserve Management Committees

Community Board Resolved BKCB/2017/00099

Original Staff Recommendation Accepted without Change

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committee meetings:
 - Allandale Reserve Management Committee 27 March 2017
 - Allandale Reserve Management Committee 19 April 2017

- Duvauchelle Reserves Management Committee Minutes 17 April 2017
- Lyttelton Reserve Management Committee 13 March 2017
- Lyttelton Reserve Management Committee 10 April 2017
- Pigeon Bay Reserve Management Committee Triennial AGM 26 November 2016
- Pigeon Bay Reserve Management Committee 26 November 2016
- Okains Bay Reserve Management Committee 13 December 2016
- Okains Bay Reserve Management Committee 14 February 2017
- Robinsons Bay Reserve Management Committee Minutes 22 May 2017
- Stanley Park Reserve Management Committee Minutes 4 May 2017

Christine Wilson/Janis Haley

Carried

6.1 Okains Bay Reserve Drainage

Part B

That the Banks Peninsula Community Board ask staff for information on how to mitigate the problem of storm water drainage at the entrance to the Okains Bay Reserve.

Pam Richardson/Jed O'Donoghue

Carried

6.2 Allandale Public Facilities Maintenance

Part B

That the Banks Peninsula Community Board express its concern about continuing problems with the Allandale toilet and water fountain and requests an update from staff on short term and long term resolutions to the problems.

Andrew Turner/John McLister

Carried

7. Public Notice to prepare Management Plans - Misty Peaks & Te Oka Community Board Resolved BKCB/2017/00100

Original Staff Recommendation Accepted without Change)

Part C

That the Banks Peninsula Community Board:

1. Exercising its delegated power under Section 41(5) of the Reserves Act 1977, approves:
 - a. The public notification of the intention of Christchurch City Council staff to prepare draft Reserve Management Plans for each of Misty Peaks Reserve and Te Oka Reserve;
 - b. That this public notice be for a period of not less than one calendar month commencing on or as soon as possible after Saturday 13 May 2017

8. Little River Issues Working Party Status Report

Staff Recommendations

That the Banks Peninsula Community Board:

1. Receive the information in this report.
2. Acknowledges the disbandment of the Little River Issues Working Party and thanks all the members for their participation.
3. Resolves to continue to support the implementation of the Little River – Big Ideas Plan through:
 - a. Support for the Little River Wairewa Community Trust
 - b. Supporting projects related to the Plan, through the Councils Long Term and Annual Plan processes.
 - c. Supporting projects related to the Plan with Community Board funding and in the Community Board Plan.

Community Board Resolved BKCB/2017/00101

Part C

That the Banks Peninsula Community Board:

1. Receive the information in this report.
2. Acknowledges the disbandment of the Little River Issues Working Party and thanks all the members for their participation.
3. Resolves to continue to support the implementation of the Little River – Big Ideas Plan through:
 - a. Support for the Little River Wairewa Community Trust
 - b. Supporting projects related to the Plan, through the Councils Long Term and Annual Plan processes.
 - c. Supporting projects related to the Plan through **consideration** of Community Board funding and inclusion in the Community Board Plan.

Andrew Turner/Tori Peden

Carried

9. Banks Peninsula Discretionary Response Fund Report 12th June 2017

Community Board Resolved BKCB/2017/00102 (

Original Staff Recommendation Accepted without Change

Part C

That the Banks Peninsula Community Board:

1. Makes a grant of \$300 to the Canterbury Westland Kindergarten Association Incorporated trading as Kidsfirst Kindergartens towards the Shed Relocation Project.

2. Makes a grant of \$500 to the Lyttelton Anglican Parish towards the Norfolk Pine Tree Lights project.
3. Makes a grant of \$1,700 to the Charteris Bay Yacht Club for the renewal of lifejackets.
4. Makes a grant of \$2,625 to the Diamond Harbour Community Association Inc. towards Changing the Rain of Seeds Project.
5. Makes a grant of \$700 to the Lyttelton Seafarers Centre towards operational costs.
6. Makes a grant of \$700 to Little River School towards Little River Thunder Basketball Team tournament entry fees.
7. Approves a grant of \$4,333 to the Little River Wairewa Community Trust for wages for the secretary.
8. Makes a grant of \$1,200 to the Church Bay Neighbourhood Association Inc. towards the cost of materials for seats for Church Bay.
9. Makes a grant of \$1,667 to the Lyttelton Community House Trust for the Operational Costs towards power, phone, internet and insurance.
10. Makes a grant of \$1,667 to The Loons Club Inc. for the Operational Costs towards power, insurance and rates.

Pam Richardson/Andrew Turner

Carried

John McLister declared an interest in item 9.2 and item 9.5 and abstained from any discussion and voting thereon.

Tori Peden declared an interest in item 9.7 and abstained from any discussion and voting thereon.

Christine Wilson declared an interest in item 9.9 and abstained from any discussion and voting thereon.

10. Banks Peninsula Youth Development Fund 12th June 2017

Staff Recommendations

That the Banks Peninsula Community Board:

1. Approves a grant of \$300 from its 2016/17 Youth Development Fund to David Christopher Buchanan towards the International Optimist Dinghy Association World Championship in Thailand.

Community Board Resolved BKCB/2017/00103

Part C

That the Banks Peninsula Community Board:

1. Approves a grant of \$858.98 from its 2016/17 Youth Development Fund to David Christopher Buchanan towards the International Optimist Dinghy Association World Championship in Thailand, specifically for the charter boat costs.

Andrew Turner/John McLister

Carried

11. Banks Peninsula Community Board Area Report

Staff Recommendations

That the Banks Peninsula Community Board:

1. Receive the Area Update.
2. Consider whether to appoint Tom Kuenning as the Charteris Bay Neighbourhood Association's representative on the Head to Head Walkway Working Party.
3. Consider whether to request that staff prepare a landscape development plan for the Britomart Memorial Reserve, including options for the future of the fence around the memorial.

Community Board Resolved BKCB/2017/00104

Part B

That the Banks Peninsula Community Board:

1. Receive the Area Update.

Jed O'Donoghue/Janis Haley

Carried

11.1 Head to Head Walkway Working Party

Part B

That the Banks Peninsula Community Board:

1. Note that Tom Kuenning is already a member of the Head to Head Walkway Working Party.
2. **Agree** to request that the Charteris Bay Neighbourhood Association nominate a representative for the Head to Head Walkway Working Party.

11.2 Britomart Memorial

Part B

That the Banks Peninsula Community Board **decided** to request that staff prepare a landscape development plan, including community engagement and consultation, for the Britomart Memorial Reserve, including options for the future of the fence around the memorial.

Pam Richardson/Janis Haley

Carried

Andrew Turner left the meeting at 2:22 pm.

The meeting adjourned at 3:03pm

The meeting resumed at 3:21 pm.

12. Elected Members Information Exchange

Part B

The Board received and noted the following information from members:

1. Reserve Management Committee – Staff Liaison Officers

Staff undertook to send a reminder to all Reserve Management Committees regarding the current situation around Staff Liaison Officers.

2. Whakaraupo/Lyttelton Harbour Catchment Plan Working Group

It was reported that no funding had been allocated for continuing Council staff resource for this Group.

3. Head to Head Walkway

It was reported that work on the Allandale to Governors Bay section of the Head to Head walkway had resulted in flooding due to a drainage pipe being blocked. It was also noted that the work on the seawall for that part of the walkway was built by some of the Parihaka prisoners and members questioned whether the site should have a heritage listing. It was agreed to refer that question to the Head to Head Walkway Working Party for its opinion and recommendation to staff.

12.1 Charteris Bay Wastewater Connections

Part B

That the Banks Peninsula Community Board **requests** an update from staff on the required consents for sewage connections in Charteris Bay including information on the background on new sewage connections and clarification on the current situation.

Felix Dawson/John McLister

Carried

12.2 Water Leak - Akaroa Recreation Ground

Part B

That the Banks Peninsula Community Board ask staff to urgently investigate a water leak at the Akaroa Recreation Ground which has been the subject of several Requests for Service, but was still continuing to leak.

Meeting concluded at 4:24pm.

CONFIRMED THIS 26th DAY OF JUNE 2017

**CHRISTINE WILSON
CHAIRPERSON**

7. Akaroa Pedestrian Safety and Accessibility Improvements

Reference: 17/254182

Contact: Andy Cameron andy.cameron@ccc.govt.nz

941-5916

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is to advise the Banks Peninsula Community Board on the outcome of community consultation, and to request that it approve the installation of a build out, kerb cut downs, changing a Give Way control to a Stop control, line marking, and installation of No Stopping restrictions at existing crossing locations to meet current standards for safe sight lines. Please refer to **Attachment A**.

Origin of Report

- 1.2 This report is staff generated following extensive key stakeholder and community consultation. This project was initiated by staff as part of Council's programme to upgrade identified intersections and crossing points to current safety and accessibility standards including those set out in NZTA RTS14, and Council Policy- Intersection & Pedestrian Crossing Design for People with Disabilities 2016.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. At a local level the decision is of a medium significance.
 - 2.1.1 The level of significance was determined by comparing factors relating to this decision against the criteria set out in Council's Significance and Engagement Policy.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Banks Peninsula Community Board:

At Rue Lavaud / Rue Viard

1. Revoke all existing parking and stopping restrictions on the north side of Rue Viard, commencing at its intersection with Rue Lavaud and extending in an easterly direction for a distance of 22.5 metres.
2. Revoke all existing parking and stopping restrictions on the south side of Rue Viard, commencing at its intersection with Rue Lavaud and extending in an easterly direction for a distance of 27.5 metres.
3. Revoke all existing parking and stopping restrictions on the east side of Rue Lavaud commencing at its intersection with Rue Viard and extending in a southerly direction for a distance of 14 metres.
4. Revoke all existing parking and stopping restrictions on the east side of Rue Lavaud commencing at its intersection with Rue Viard and extending in a northerly direction for a distance of 19.5 metres.

5. Revoke all existing parking and stopping restrictions on the west side of Rue Lavaud commencing at a point 190 metres south of its intersection with Woodills Road and extending in a southerly direction for a distance of 37.5 metres.
6. Approve that any existing traffic controls on Rue Viard at its intersection with Rue Lavaud be revoked.
7. Approve that the stopping of vehicles be prohibited at any time on the north side of Rue Viard, commencing at its intersection with Rue Lavaud and extending in an easterly direction for a distance of 22.5 metres.
8. Approve that the stopping of vehicles be prohibited at any time on the south side of Rue Viard, commencing at its intersection with Rue Lavaud and extending in an easterly direction for a distance of 27.5 metres.
9. Approve that the stopping of vehicles be prohibited at any time on the east side of Rue Lavaud commencing at its intersection with Rue Viard and extending in a southerly direction for a distance of 14 metres.
10. Approve that the stopping of vehicles be prohibited at any time on the east side of Rue Lavaud commencing at its intersection with Rue Viard and extending in a northerly direction for a distance of 19.5 metres.
11. Approve that the stopping of vehicles be prohibited at any time on the west side of Rue Lavaud commencing at a point 190 metres south of its intersection with Woodills Road and extending in a southerly direction for a distance of 37.5 metres.
12. Approve the installation of a Stop control on Rue Viard at its intersection with Rue Lavaud.
13. Approve the general layout for the intersection of Rue Lavaud with Rue Viard as detailed in Attachment A, including kerb alignments and line markings.

At Rue Brittan / Rue Lavaud

1. Revoke all existing parking and stopping restrictions on the west side of Rue Lavaud commencing at its intersection with Rue Brittan and extending in a southerly direction for a distance of 24 metres.
2. Approve that the stopping of vehicles be prohibited at any time on the west side of Rue Lavaud commencing at its intersection with Rue Brittan and extending in a southerly direction for a distance of 24 metres.
3. Approve the general layout for the intersection of Rue Lavaud with Rue Brittan as detailed in Attachment A, including surface treatments and line markings.

At Rue Lavaud / Rue Croix

1. Revoke all existing parking and stopping restrictions on the west side of Rue Lavaud commencing at its intersection with Rue Croix and extending in a southerly direction for a distance of 6 metres.
2. Revoke all existing parking and stopping restrictions on the west side of Rue Lavaud commencing at its intersection with Rue Croix and extending in a northerly direction for a distance of 6 metres.
3. Approve that the stopping of vehicles be prohibited at any time on the west side of Rue Lavaud commencing at its intersection with Rue Croix and extending in a southerly direction for a distance of 6 metres.
4. Approve that the stopping of vehicles be prohibited at any time on the west side of Rue Lavaud commencing at its intersection with Rue Croix and extending in a northerly direction for a distance of 6 metres.
5. Approve the general layout for the intersection of Rue Lavaud with Rue Croix as detailed in Attachment A, including line markings.

At Rue Lavaud / Rue Balguerie

1. Revoke all existing parking and stopping restrictions on the east side of Rue Lavaud commencing at its intersection with Rue Balguerie and extending in a southerly direction for a distance of 6.4 metres.
2. Revoke all existing parking and stopping restrictions on the east side of Rue Lavaud commencing at its intersection with Rue Balguerie and extending in a northerly direction for a distance of 7 metres.
3. Approve that the stopping of vehicles be prohibited at any time on the east side of Rue Lavaud commencing at its intersection with Rue Balguerie and extending in a southerly direction for a distance of 6.4 metres.
4. Approve that the stopping of vehicles be prohibited at any time on the east side of Rue Lavaud commencing at its intersection with Rue Balguerie and extending in a northerly direction for a distance of 7 metres.
5. Approve the general layout for the intersection of Rue Lavaud with Rue Balguerie as detailed in Attachment A, including line markings.

At Beach Road / Rue Jolie

1. Approve the general layout for the intersection of Beach Road with Rue Jolie as detailed in Attachment A.

At Beach Road / Church Street

1. Approve the general layout for the intersection of Beach Road with Church Street as detailed in Attachment A, including line markings.

At Rue Jolie

1. Revoke all existing parking and stopping restrictions on the west side of Rue Jolie commencing at its intersection with Beach Road and extending in a southerly direction for a distance of 98 metres.
2. Approve that the stopping of vehicles be prohibited at any time on the west side of Rue Jolie commencing at its intersection with Beach Road and extending in a southerly direction for a distance of 98 metres.
3. Approve the general layout of Rue Jolie in the vicinity of the zebra crossing outside 104b Rue Jolie as detailed in Attachment A.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):

4.1.1 Activity: Road Operations

- Level of Service: 10.0.33 Reduce risk to customers using the network via a targeted programme of safety improvements at high risk locations.
- Level of Service: 10.0.6 Improve Safety: Reduce the number of reported crashes on the network.

- 4.2 The following feasible options have been considered:

- Option 1 – Upgrade six intersections with tactile pavers and where applicable line marking and no stopping restrictions including one intersection with a kerb build out, and upgrade one intersection with additional line marking and associated no stopping restrictions. (preferred option)
- Option 2 – Do Nothing.

- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)

4.3.1 The advantages of this option include:

- Installation of tactile pavers making pedestrian crossing locations safer and more accessible to all user groups.
- Installation of the kerb build out reduces the crossing distance, increases visibility between pedestrians and motorists, and creates a clearly defined safe pedestrian crossing location.
- Installation of no stopping restrictions creates appropriate lines of sight at pedestrian crossing locations ensuring safe sight line distances for the speed of traffic.
- Installation of white lines will provide clear delineation between the road and the footpath at intersections.

4.3.2 The disadvantages of this option include:

- **Location 1 Rue Lavaud/Rue Viard**- loss of 16 parking spaces, of which 8 are not currently legal to park in.

- **Location 2 Rue Lavaud/Rue Brittan-** loss of 2 parking spaces.
- **Location 6 Rue Jolie-** loss of 4 parking spaces.

4.4 Community Feedback

- Initial consultation was undertaken with the Akaroa/Wairewa Community Board and the Akaroa Design and Appearance Advisory Committee. Feedback from these meetings was considered to develop the plan taken out for consultation.
- Community engagement for this project was undertaken from Tuesday 18 April to Wednesday 10 May 2017.
- A total of 600 leaflets were hand delivered to Akaroa homes and businesses with a close proximity to the seven intersections proposed for safety and accessibility upgrades. The leaflet was also sent to 87 key stakeholders and 918 absentee owners.
- During the consultation period 55 responses were received. Of those 55 Responses: 4 Respondents did not indicate a preference either way to support or not support the proposal, 16 Respondents support the proposed plan, 17 Respondents generally support the proposed plan but indicated they have some concerns, 18 Respondents do not support the plan.

5. Context/Background

Background

5.1

- Akaroa has a 2013 census population of 1,857 with businesses numbering around 340, and in the summer season in excess of 5000 tourists a day.
- Akaroa has a resident and visiting demographic which makes the implementation of current pedestrian standards for intersections and pedestrian crossings desirable to create an environment that is safe and accessible to all user groups. Based on the 2013 census the median age for Akaroa was 55 and 31% of the population was over 65 years of age, compared to a median age of 39 and 15% of the population over 65 years of age for Christchurch.
- The large numbers of elderly tourists that visit Akaroa in conjunction with many other locations in New Zealand makes it important to follow current national guidelines when implementing tactile paving. This will create a national consistency leading to clarity and understanding throughout their visit to New Zealand. This will equally apply to the many domestic tourists visiting Akaroa.
- Akaroa has been recognised as a priority location to receive funding to upgrade existing intersections and pedestrian crossings in line with Council policy to upgrade intersections and crossings to the standards set out in NZTA RTS 14.

5.2 Proposal

- It is proposed to upgrade the following Akaroa intersections:
 - Rue Jolie/Beach Road, install tactile pavers.

- Rue Jolie zebra pedestrian crossing, install tactile pavers and create required sight lines for pedestrians and motorists through no stopping restrictions.
- Beach Road/Church Street, install tactile pavers, create one new kerb cut down and install additional white lines.
- Rue Lavaud/Rue Viard, construct a kerb build out, install tactile pavers, and one new kerb cut down. Change intersection priority from a Give Way to a Stop control. Create required pedestrian and motorist sight lines through no stopping restrictions.
- Rue Brittan/Rue Lavaud, install tactile pavers, install additional white lines, and create required pedestrian and motorist sight lines through no stopping restrictions.
- Rue Croix/Rue Lavaud, install tactile pavers, and additional white lines.
- Rue Lavaud/Rue Balguerie, install additional white lines.

6. Option 1 – Install Pedestrian Safety and Accessibility Improvements. (preferred)

Option Description

- 6.1 Install tactile pavers, kerb build out, kerb cut downs, Stop control, parking restrictions and line marking.

Significance

- 6.2 The level of significance of this option is low which is consistent with section 2 of this report. At a local level the decision is of a medium significance.
- 6.3 Engagement requirements for this level of significance are consistent with this level.

Impact on Mana Whenua

- 6.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.5 A large amount of written feedback was received through the submission process. Feedback was categorised into themes and the main ones are identified below along with the repetition number and project team response:

6.5.1 Proposed road markings and signage are not compatible with heritage character (12)

- Team response – The improvements are required for pedestrian safety and accessibility, and will be a minor component of the overall visual field which has evolved over time through additions such as overhead power lines, shifting pavement edge alignments, materials used, and evolving uses of street scape.

6.5.2 Do not support loss of car parks as this will impact businesses and add to congestion (11)

- Team response – As outlined in the Parking Strategy, the use of kerbside road space for safety measures and pedestrian facilities has priority before any allocation of these areas for parking. Some underutilised on street parking exists on side streets. Motorist directional signage is to be installed indicating off street parking opportunities.

6.5.3 This is a waste of expenditure and ratepayers money (8)

- Team response – This project is funded from the following three budgets Pedestrian Priority 2017, Pedestrian Safety Initiatives 2017, and Tactile Pavers 2017. The project meets the criteria for each of these areas of funding and is in line with Council Policy to upgrade crossings and intersections for safety and accessibility for all user groups.

6.5.4 Please renew the footpath access up to Pompellier House at the same time (4)

- Team response – This path has been assessed by the CCC Maintenance Team and is considered fit for purpose.

6.5.5 Build a park and ride system at outskirts of town and/or ban campervans (4)

- Team response -This request is outside the scope of this project. In general, the demand for parking is not considered sufficient to warrant the provision and funding of a park and ride system. Organisers of large events may wish to consider this as an option as part of their events planning. There are limited options for large numbers of vehicles to park on the approach to Akaroa. Campervans are permitted on roads as they are legal vehicles, and are in keeping with Akaroa as a tourist destination. Campervans are required to park legally and considerately. Directional signage is to be installed indicating off street parking opportunities.

6.5.6 The problem for pedestrians is the volume is too great for the footpath width forcing them onto the road into more danger. This proposal does not resolve the real problem (4)

- Team response - In some places in Akaroa, on occasions, the pedestrian volume is relatively high. Pedestrians are not forced onto the road, but have been observed choosing to do so rather than waiting.

6.5.7 Campervans and large vehicles in the town are a problem (3)

- Team response – This is outside the scope of this project. Campervans are permitted on roads as they are legal vehicles, and are in keeping with Akaroa as a tourist destination. Large vehicles are also permitted, and are required to service Akaroa. These vehicles are required to park legally and considerately. Additional directional signage is to be installed indicating off street parking opportunities.

6.5.8 This is a good start (applaud) at improving safety for all (3)

- Team response – Thank you for your submission and taking an interest in this project.

6.5.9 Proposal is not justified (low accident history) (3)

- Team response – One accident with a child has been recorded in the last five years. This data does not include unreported minor incidences or near misses. The purpose of the pedestrian improvements are to create a safer and more accessible environment for all user groups.

6.5.10 Implement a lower speed limit for all Akaroa township e.g. 20km/hr (3)

- Team response – This is outside the scope of this project. Operating speeds in Akaroa are generally lower than the posted speed limit in areas and times of high traffic and pedestrian activity. An area wide speed limit reduction is not being considered at this stage, however may be investigated further in areas such as Beach Road.

6.5.11 Council should invest in provision of off street parking somewhere (2)

- Team response – In general, the demand for parking is not considered sufficient to warrant the provision and funding of additional off-street parking. Organisers of large events may wish to consider this as an option as part of their events planning and traffic management plans. Some underutilised on street parking on side roads exists, and directional signage is to be installed indicating off street parking opportunities.

6.5.12 Keep kerb cut downs and buildouts to a minimum (2)

- Team response – Buildouts and kerb cut downs will be used only as appropriate to create a safer environment that is more accessible to all user groups.

6.5.13 Overall plan is required instead of piecemeal approach (2)

- Team response – Pedestrian improvements have been considered across a range of locations, priorities and budgets in Akaroa. This project addresses some of the key intersections with regard to pedestrian safety and accessibility for all user groups.

6.5.14 Less sandwich/advertising boards would improve pedestrian safety and lessen hazards (2)

- Team response – This is outside the scope of this project, however it is to be progressed as part of the Public Places Bylaw review.

- 6.6 A letter has been sent to all submitters advising of the outcome of the consultation, including details of the Community Board meeting, and how they can speak to their submission if they wish. Also included in this letter was a link to the feedback received, decision making process and Community Board report.

Alignment with Council Plans and Policies

This option is consistent with Council's Plans and Policies to raise safety and accessibility at intersections and pedestrian crossings to meet standards set out in NZTA RTS 14 Guidelines for facilities for blind and vision impaired pedestrians.

Financial Implications

- 6.7 Cost of Implementation - This project is being carried out under the Safety Improvements Programmes with the total cost estimate for this project being \$92,000
- 6.8 Maintenance / Ongoing Costs - Covered under the Area Maintenance Contract and the effect will be minimal to the overall asset.
- 6.9 Funding source - 2017 CAPEX Tactile Pavers, Pedestrian Priority and Pedestrian Safety Initiatives Programs

Legal Implications

- 6.10 Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides the Council with the authority to install parking restrictions by resolution.
- 6.11 Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Community Boards includes the resolution of parking restrictions, traffic control devices, traffic islands and pedestrian crossings.
- 6.12 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Risks and Mitigations

6.13 Not Applicable

Implementation

6.14 Implementation dependencies - Approval by Community Board of elements under delegation

6.15 Implementation timeframe - Construction to be started beginning FY18.

Option Summary - Advantages and Disadvantages

6.16 The advantages of this option include:

- All intersections will meet NZTA RTS 14 standards, this being especially important for Akaroa due to the local population demographic, and visitor numbers and demographic.
- Installation of tactile pavers making crossing locations safer and more accessible to all user groups.
- Installation of a kerb build out reduces the crossing distance, increases visibility between pedestrians and motorists, and creates a clearly defined safe crossing location.
- Installation of No Stopping restrictions creates appropriate lines of sight at crossing locations ensuring safe sight line distances for the speed of traffic.
- Installation of white lines will provide clear delineation between road and path at intersections where the carriageway and path are at the same level.

6.17 The disadvantages of this option include:

- Loss of 14 legal parking spaces across the seven locations.

7. Option 2 – Do Nothing

Option Description

7.1 Akaroa stays as it is.

Significance

7.2 The level of significance of this option is low consistent with Section 2 of this report.

7.3 Engagement requirements for this level of significance are consistent with this level.

Impact on Mana Whenua

7.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

7.5 This option is the status quo and was not consulted on.

Alignment with Council Plans and Policies

7.6 This option is inconsistent with Council's Plans and Policies.

- 7.6.1 Inconsistency – this option is inconsistent with Council's plans and policies to increase safety and accessibility at intersections and crossing points to meet standards set out in NZTA RTS 14 Guidelines for facilities for blind and vision impaired pedestrians.

Financial Implications

7.7 Cost of Implementation - None

Legal Implications

7.8 None

Risks and Mitigations

7.9 This option will not address the accessibility issues that exist in Akaroa. It will not address the known safety issues around pedestrian use of intersections, and therefore the risk of a crash and the increase in severity of a crash remain.

Implementation

7.10 Implementation dependencies - Not applicable.

7.11 Implementation timeframe - Not applicable.

Option Summary - Advantages and Disadvantages

7.12 The advantages of this option include:

- No loss of parking

7.13 The disadvantages of this option include:

- This option does not address known accessibility and safety issues in Akaroa.

Attachments

No.	Title	Page
A ↓	Akaroa Pedestrian Safety & Accessibility Improvements Plan	25

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

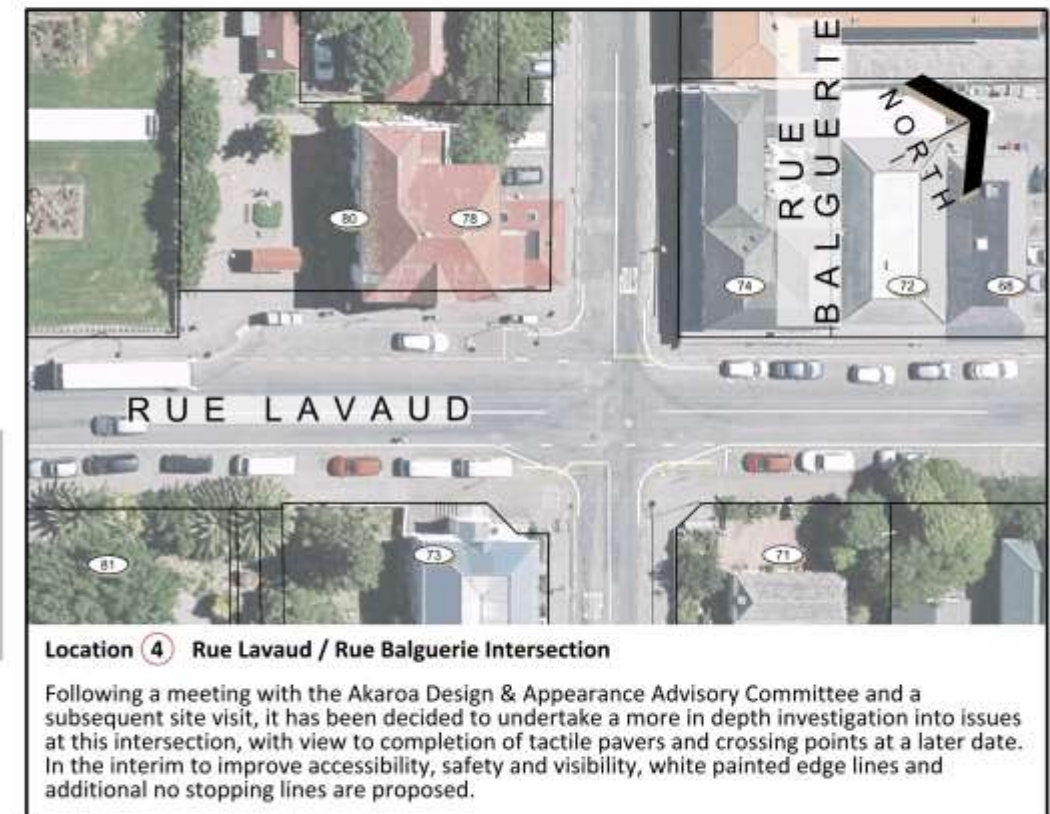
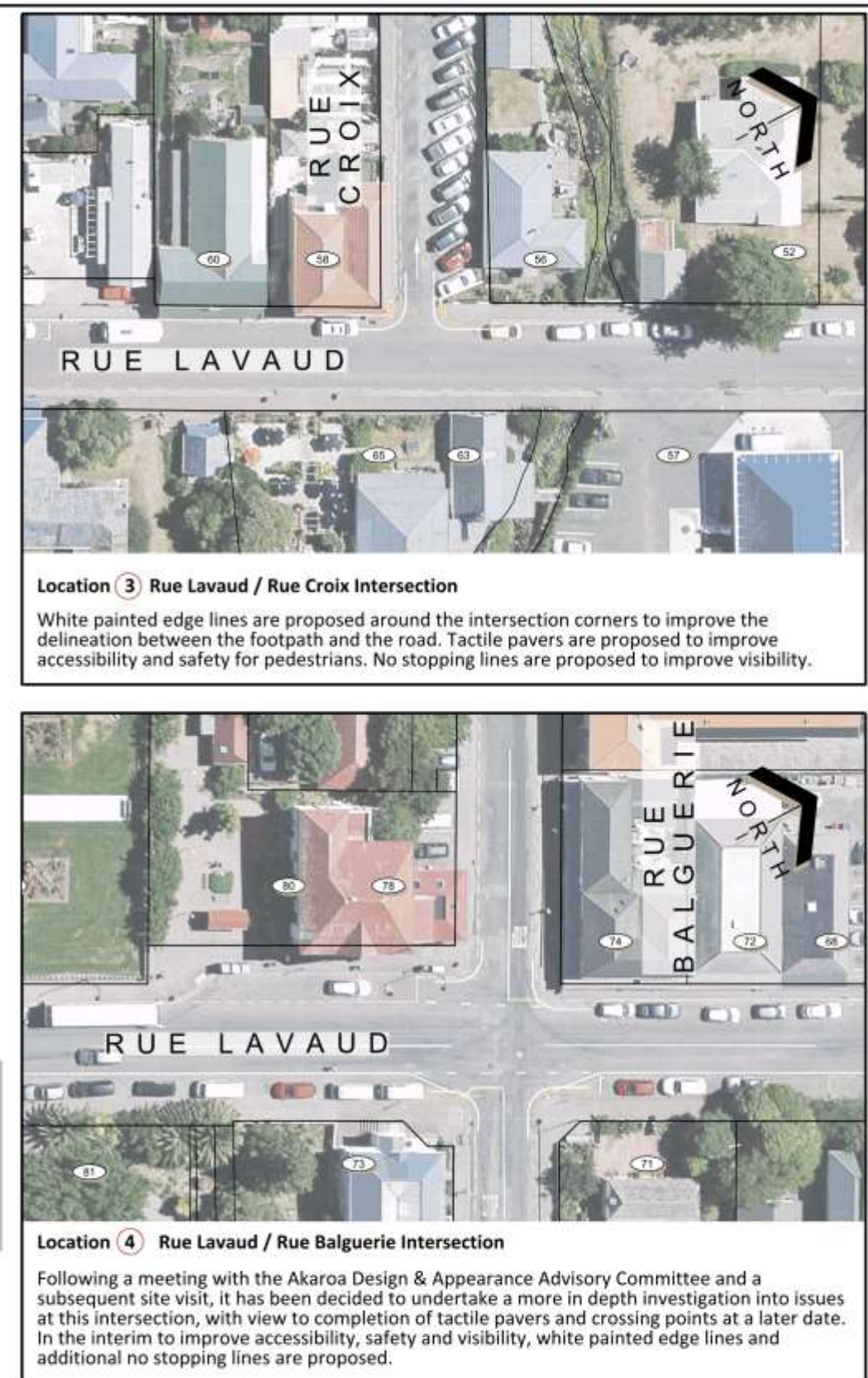
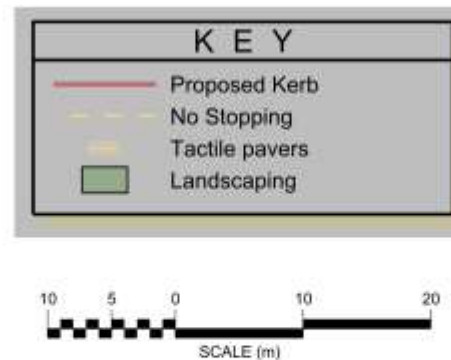
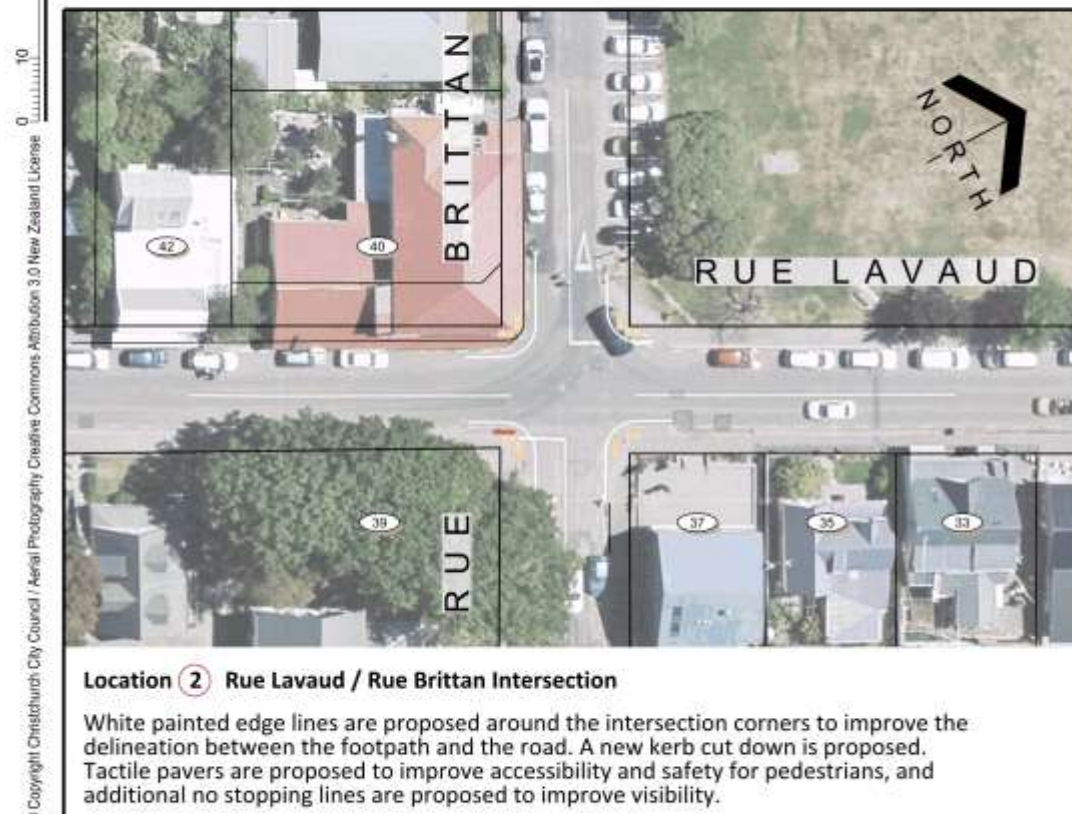
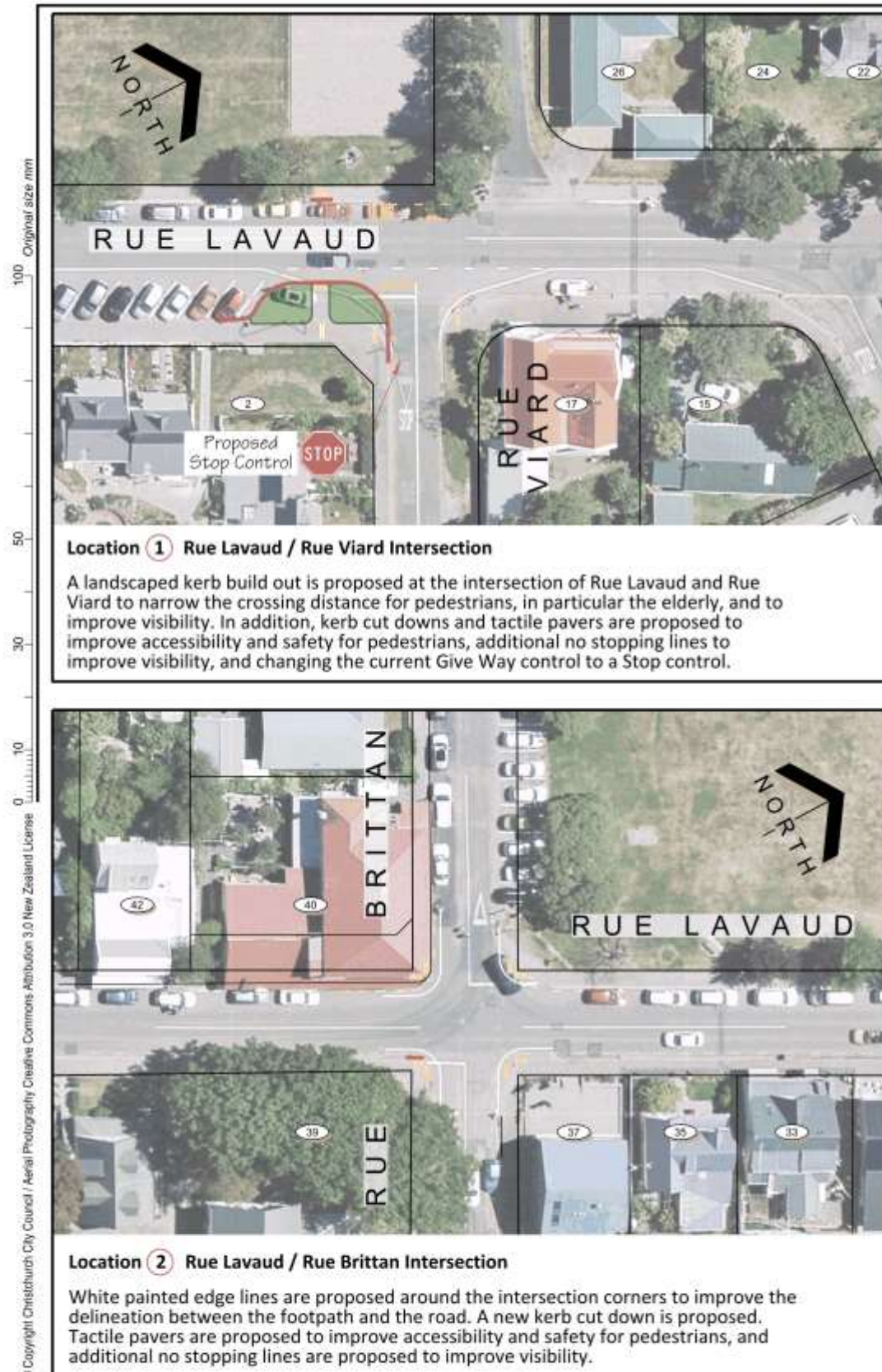
- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Authors	<p>Andy Cameron - Junior Project Manager</p> <p>Kim Swarbrick - Engagement Advisor</p> <p>Andrew Hensley - Traffic Engineer</p> <p>Sharon O'Neill - Team Leader Project Management Transport</p>
Approved By	<p>Lynette Ellis - Manager Planning and Delivery Transport</p> <p>Peter Langbein - Finance Business Partner</p> <p>David Adamson - General Manager City Services</p>







KEY	
	Proposed Kerb
	No Stopping
	Tactile pavers

8. Property Review Process

Reference: 17/380779

Contact: Angus Smith Angus.smith@ccc.govt.nz 9418502

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Banks Peninsula Community Board to formally receive the list of properties in its area that are no longer required, or being utilised, for the purpose that they were originally purchased.
- 1.2 To initiate the process to review those properties for the purpose of making future use decisions.

Origin of Report

- 1.3 This report is staff generated to follow up on a Council resolution of 12 May 2016 CNCL/2016/00242 and related workshops held with Community Boards.

2. Significance

- 2.1 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined utilising the significance and engagement assessment worksheet.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Banks Peninsula Community Board:

1. Receive the information in this report.
2. Commence the Board's review process to identify if the properties in Attachments B, C and D should be retained for alternative public uses, retained for strategic purposes/future decisions or considered for disposal.
3. Being of the view that the sites listed below are unlikely to have alternative public uses or strategic purposes, and that the Board has sufficient information to form this preliminary view, recommends that Council directs officers to commence investigation processes regarding the potential to dispose of the sites:
 - a. _____
4. To allow for the inclusion of advice in a report to Council, conclude this review and provide comment to staff, within six months of resolving to commence the process.
5. Note that the final report containing the outcome of the process will come back to the Board for recommendation to Council.

4. Key Points

- 4.1 The Council has adopted a process for determining the future use of properties that are no longer being utilised for a public work i.e. delivering a service or activity.

- 4.2 That process has been socialised with Community Boards on a couple of occasions and this report serves to formally commence that process.
- 4.3 A list of the properties in the Community Boards area is attached.
- 4.4 The next steps following this report are for the Community Board to either make some early decisions in respect of the specific properties, or develop and work through a process to develop alternative public uses to inform an options report in six months' time.

5. Context/Background

Background

- 5.1 The Council purchases properties for the delivery of a service / activity / public work. They are held and funded by the business unit (titular asset owner) delivering that service / activity or project.
- 5.2 When a property is no longer required for the purpose for which it was originally purchased it is incumbent on the Council to make a decision to determine the future use of that property.
- 5.3 The Council adopted a process in May 2016 that is designed to facilitate and make decisions that support the active and prudent management of the Councils property.
- 5.4 In general terms the Council should only hold land that is:
 - 5.4.1 Required for a public work, either; currently utilised to deliver an activity or service; or held for future delivery of the same; and
 - 5.4.2 Held for strategic purposes; and
 - 5.4.3 Held pending a future use decision i.e. under review in terms of future use.
- 5.5 Holding land with an indeterminate purpose or reason is not prudent and may put the Council at operational risk. It also comes at a cost in terms of operating / holding, foregone capital, potential social, poor community outcomes and therefore imprudent custodianship of public assets / money.

Process

- 5.6 A flow chart of the process is attached, but in summary it is as follows.
- 5.7 When a property ceases to be held for the purpose of delivering the activity or service for which it was originally purchased then it is circularised around business units, Community Boards and possible stakeholders to assess and identify community needs and develop options for alternative public uses.
- 5.8 This is done on a portfolio basis annually or as required.
- 5.9 Six months is provided to establish the alternative public uses and options.
- 5.10 The results are collated into an options report which would usually incorporate as one of the options sale.
- 5.11 The Council then resolve future use based on staff and Community Board recommendations.
- 5.12 Retaining the property for an alternative public use needs:
 - 5.12.1 To be rationalised,
 - 5.12.2 A clearly identified need,
 - 5.12.3 To be supported by a sound and robust business case,
 - 5.12.4 Supporting Council strategies,
 - 5.12.5 Established funding in the Councils annual and long term plans

- 5.12.6 To have an identified sponsor i.e. end asset owner (titular internal owner) / sponsor and budget provision within the LTP

Process initiation

- 5.13 Attached are the following:

- 5.13.1 A list of properties in the ward that are no longer being utilised for the original intended purpose for which they were purchased.
- 5.13.2 A plan of the ward showing the property locations.
- 5.13.3 A brief status report, street view and aerial photo of each property.
- 5.13.4 A list of all the properties across the city grouped in terms of Board/Ward areas.

- 5.14 Next steps are for the Board to consider how it approaches the process of considering alternative future public uses. This may involve:

- 5.14.1 Whether the properties can/should be prioritised.
- 5.14.2 Whether early decisions can be made e.g. retention for a particular use or purpose or to declare some surplus for disposal because it is obvious there are no practical alternative options
- 5.14.3 Develop a programme and process with the Community Governance Team to canvass the community's needs and develop options over the next six months.

Attachments

No.	Title	Page
A ↓	Process flow chart	32
B ↓	Property list Akaroa Waiwera	33
C ↓	Property list Lyttelton Mt Herbet	46
D ↓	City list	62

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

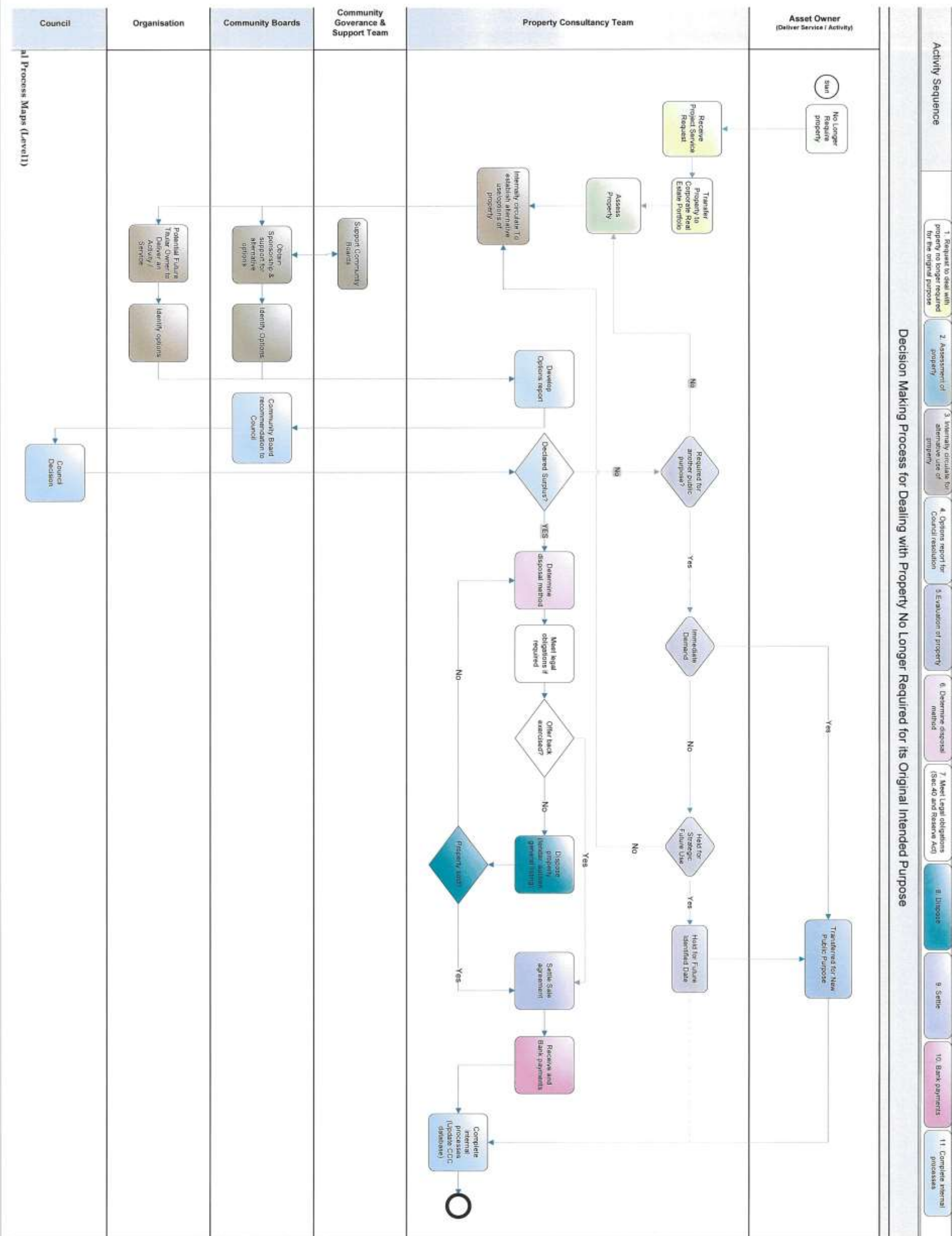
(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Angus Smith - Manager Property Consultancy
Approved By	Bruce Rendall - Head of Facilities, Property and Planning Anne Columbus - General Manager Corporate Services



Property for Review Akaroa-Waiwera Sub-Division

BE	Name of BE	Name of Land	House No.	Street
49	Rural Land (Store Livestock)	Rural Land (Store Livestock)	3381	Christchurch Akaroa Road
189	Vacant Land (2979 Christchurch Akaroa Road)	Vacant Land (2979 Christchurch Akaroa Road)	2979	Christchurch Akaroa Road
3630	Woodills Milk Store	Woodills Milk Store	55	Woodills Road
3634	BP Meats Development	Development Land BP Meats (67A Rue Lavaud)	67A	Rue Lavaud
3634	BP Meats Development	Development Land BP Meats (67 Rue Lavaud)	67	Rue Lavaud
3638	Housing Rue Jolie Road	Housing Rue Jolie Road	40	Rue Jolie Road
3657	Former Quarry F/Hold	Former Quarry F/Hold	79	Jones Road
3667	Little River Education House	Little River Education House	4421	Christchurch Akaroa Road

Property for Review Akaroa-Waiwera Sub-Division

BE 49 Rural Land (Store Livestock)

3381 Christchurch-Akaroa Road



Ownership purpose / public benefit not evident therefore should be reviewed

BE 189 Vacant Land

2979 Christchurch Akaroa Road



Vacant land situated off Christchurch Akaroa Road. Not operationally required as a Parks asset. Crown derived piece of land subject to Ngai Tahu Claims Settlement Act. Transfer back to Crown.

Property for Review Akaroa-Waiwera Sub-Division

BE 3630 Woodills Milk Store

55 Woodills Road



Has no Council purpose, however serves as a very important Community service for milk deliveries; there is a lease with this site.

BE 3634 BP Meats Development

67A Rue Lavaud



Strategic site, requires a strategic decision / plan.

Property for Review Akaroa-Waiwera Sub-Division

BE: 3638 Housing Rue Jolie

40 Rue Jolie



Historic cottage with the rear of the site providing car parking for bowling club. Not required operationally but there will be strong community interest in this site. Requires a strategic decision.

BE 3657 Former Quarry F/Hold

79 Jones Road, Birdlings Flat



Large site, just under 5 hectares in size, located on Jones Road, Birdlings Flat. Utilised as a quarry in the past but now no longer required for this purpose. Site adjoins a DOC reserve. Limited options but future required ownership doesn't seem to be a necessity.

Property for Review Akaroa-Waiwera Sub-Division

3667 Little River Education House

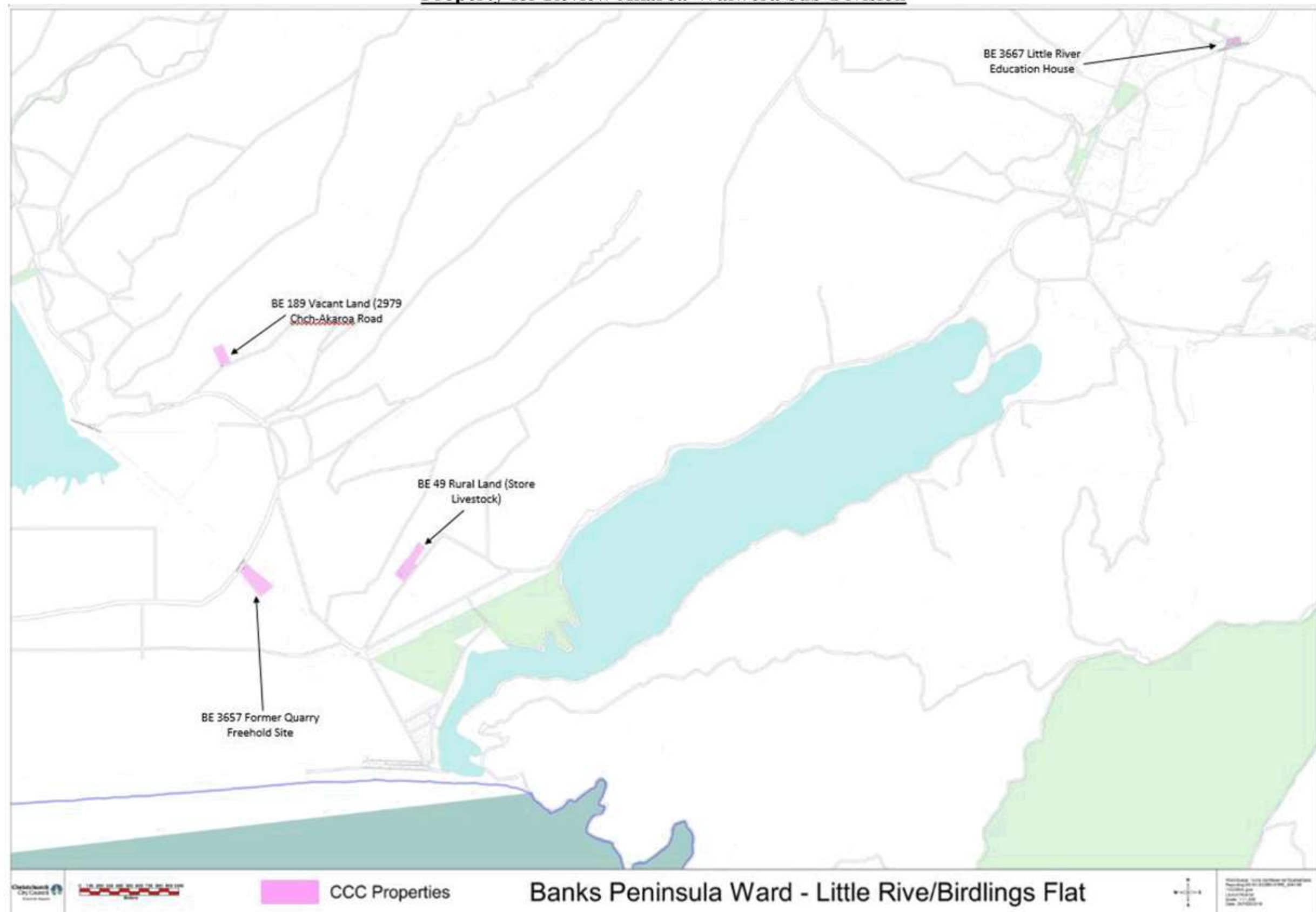
4421 Christchurch Akaroa Road



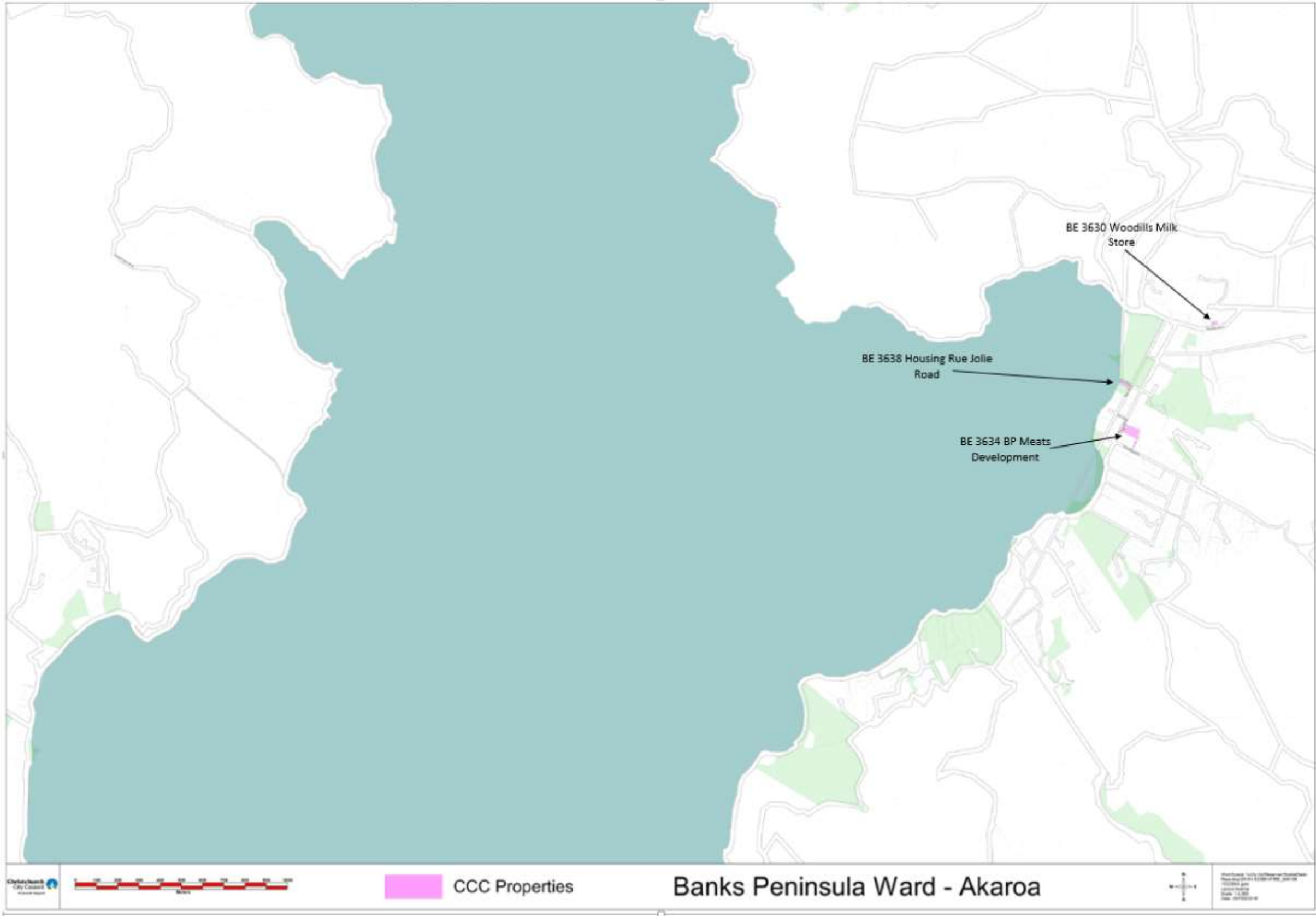
Crown derived land that was held for travellers, however this is no longer required.

The map displays the Banks Peninsula Ward, which is a large, irregularly shaped landmass surrounded by water. The ward is divided into numerous small, light-colored parcels, likely representing individual lots or sections. Two red ovals are drawn on the map to highlight specific areas of interest. The first oval is located on the western side of the peninsula, near the base of a large, dark, irregularly shaped area that appears to be a forest or park. The second oval is located on the eastern side of the peninsula, near the base of a large, dark, irregularly shaped area that also appears to be a forest or park. The map includes labels for 'Halswell Ward' and 'Cashmere Ward' in the top left corner, and 'Banks Peninsula Ward' in the center. A scale bar and a north arrow are located in the bottom right corner.

Property for Review Akaroa-Waiwera Sub-Division



Property for Review Akaroa-Waiwera Sub-Division



Property for Review Akaroa-Waiwera Sub-Division

PROPERTY STATUS REPORT FOR 3381 Christchurch-Akaroa Road

Property Overview	
PROPERTY DESCRIPTION	The property is located back from the main Christchurch-Akaroa Road with access by an unformed road. It straddles a cliff, and is 4.0468ha in size.
ADDRESS	3381 Christchurch-Akaroa Road
SITE / LOCALITY DESCRIPTION	A reasonably remote site with no formed access. The site encompasses a cliff
LEGAL DESCRIPTION	Lot 1 DP 4383, Part Rural Section 24032
AREA (m2)	4.0468ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Fee Simple, unencumbered
ZONING	Rural
RATING VALUATION	\$10,000
EXECUTIVE SUMMARY	<ul style="list-style-type: none"> This property appears to have acquired for stock holding purposes in 1910
ATTACHMENTS	Certificate of Title
PROPERTY ID	Prupi 888067
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 2979 Christchurch Akaroa Road

Property Overview	
PROPERTY DESCRIPTION	This site is an regular shaped property with a grazing licence in place. Access is via an unformed legal road.
ADDRESS	2979 Christchurch-Akaroa Road
SITE / LOCALITY DESCRIPTION	The site is located north of the main road, with access by an unformed legal road.
LEGAL DESCRIPTION	Reserve 1101
AREA (ha)	2.0234ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	The site is subject to the Ngai Tahu Claims Settlement Act 1998
ZONING	Rural
RATING VALUATION (S CAPITAL VALUE)	Capital value: \$11,000

Property for Review Akaroa-Waiwera Sub-Division

EXECUTIVE SUMMARY	This property has a roll over grazing licence in place, on a month by month basis.
ATTACHMENTS	
PROPERTY ID	Prupi 888417
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 55 WOODILLS ROAD

Property Overview	
PROPERTY DESCRIPTION	This property is currently used by Goodman Fielder as a milk storage depot.
ADDRESS	55 Woodills Road, Akaroa
SITE / LOCALITY DESCRIPTION	A regular shaped site on the northern side of Woodills Road in Akaroa. The site houses a small shed
LEGAL DESCRIPTION	Lot 2 DP 35632 IDENTIFIER CB18B/832
AREA (m2)	477m ²
ENCUMBRANCES, STATUS AND LEGAL COMMENT	The property is owned freehold and currently has a lease in place for Goodman Fielder and is used a milk storage depot. There are no long term plans for the property by either the Council or tenant.
ZONING	Open Space 1
RATING VALUATION	\$105,000
EXECUTIVE SUMMARY	There is a 3 year lease with a three year right of renewal with a termination clause in the second term.
ATTACHMENTS	
PROPERTY ID	Prupi 883152
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 67a RUE LAVAUD

Property Overview	
PROPERTY DESCRIPTION	This property is currently used as an accessway.
ADDRESS	67a Rue Lavaud, Akaroa
SITE / LOCALITY DESCRIPTION	A narrow site located at the rear of the BP Meats site.
LEGAL DESCRIPTION	Part Rural Section 200. Identifier CB6D/1448
AREA (m2)	415m ²

Property for Review Akaroa-Waiwera Sub-Division

ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to a right of way
ZONING	Residential Conservation
RATING VALUATION	\$80,000
EXECUTIVE SUMMARY	A narrow site which serves as access to the rear of the BP Meats site.
ATTACHMENTS	
PROPERTY ID	Prupi 887918
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 67 RUE LAVAUD

Property Overview	
PROPERTY DESCRIPTION	This property is currently used as an a commercial tenancy (Akaroa Butchery) as well as various short-term and community uses
ADDRESS	67 Rue Lavaud, Akaroa
SITE / LOCALITY DESCRIPTION	A large rectangular site located near the heart of Akaroa
LEGAL DESCRIPTION	Part Rural Section 200. Identifier CB400/274
AREA (m2)	2555m ²
ENCUMBRANCES, STATUS AND LEGAL COMMENT	n/a
ZONING	Town Centre
RATING VALUATION	\$1,460,000
EXECUTIVE SUMMARY	A large site near the centre of Akaroa. Various tenancies and uses
ATTACHMENTS	
PROPERTY ID	Prupi 881436
CLOSING DATE FOR REGISTRATION OF INTEREST	

Property for Review Akaroa-Waiwera Sub-Division

**PROPERTY STATUS REPORT FOR
40 Rue Jolie, Akaroa**

Property Overview	
PROPERTY DESCRIPTION	The property was constructed circa 1877, and is in a state of disrepair. It has a floor area of 66m ² , and sits on a sub dividable allotment of 556m ² .
ADDRESS	40 Rue Jolie, Akaroa.
SITE / LOCALITY DESCRIPTION	The site itself is a level rectangular shaped corner section with 13m of frontage onto Rue Jolie, and 45m frontage onto Rue Brittan. It is bounded to the west by the Akaroa Harbour, and the south by the bowling club. There is a vacant area behind the cottage and the harbour which is used informally as carparking for the bowling club.
LEGAL DESCRIPTION	Section III Town of Akaroa. IDENTIFIER CB19F/821
AREA (m2)	556
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Fee Simple, unencumbered
ZONING	Town Centre (Akaroa)
RATING VALUATION	\$700,000
EXECUTIVE SUMMARY	<ul style="list-style-type: none"> This property was originally acquired to protect the bowling club. It has some heritage value and is defined as an archaeological site in the Historic Places Act. <ul style="list-style-type: none"> Any use would require substantial remediation work. The property is susceptible to flooding. This property will be the subject of a separate report to the Board in June 2017
ATTACHMENTS	Certificate of Title
PROPERTY ID	Prupi 882808
CLOSING DATE FOR REGISTRATION OF INTEREST	

**PROPERTY STATUS REPORT FOR
79 JONES ROAD**

Property Overview	
PROPERTY DESCRIPTION	Large site, with poor access, used a former quarry
ADDRESS	79 Jones Road, Little River
SITE / LOCALITY DESCRIPTION	A large rectangular site located near the heart of Akaroa
LEGAL DESCRIPTION	Rural Section 42107 & Rural Section 39511. Identifier CB29K/96

Property for Review Akaroa-Waiwera Sub-Division

AREA (m2)	47,292m ²
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to Section 8 Mining Act 1971 (affects Rural Section 42107) Subject to Section 5 Coal Mines Act 1979 (affects Rural Section 42107) Subject to Section 59 Land Act 1948 (affects Rural Section 39511)
ZONING	Rural
RATING VALUATION	\$20,500
EXECUTIVE SUMMARY	A large remote site with limited use.
ATTACHMENTS	
PROPERTY ID	Prupi 888061
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 4421 Christchurch-Akaroa Road

Property Overview	
PROPERTY DESCRIPTION	A large (1.06ha) site located on the northern side of the Christchurch-Akaroa Road. This site is owned by the Crown and administered by the CCC.
ADDRESS	4421 Christchurch-Akaroa Road
SITE / LOCALITY DESCRIPTION	The property is located in just south-west of Coop Town approximately 1km beyond Little River.
LEGAL DESCRIPTION	Rural Section 41025
AREA (m2)	1,0580ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Local Purpose (Travellers Accommodation) Reserve – subject to Ngai Tahu Claims Settlement Act 1998
ZONING	Rural
RATING VALUATION	\$250,000
EXECUTIVE SUMMARY	The land was used as a travellers reserve for horses and carts to stop over-night between CHCH and Akaroa. Currently has a residential tenancy in situ.
ATTACHMENTS	
PROPERTY ID	Prupi 881568
CLOSING DATE FOR REGISTRATION OF INTEREST	

Property for Review Lyttelton-Mt Herbert Sub-Division

BE	Name of BE	Name of Land	House No.	Street
3526	Shackleton Reserve	Shackleton Reserve (10 Shackleton Terrace)	10	Shackleton Terrace
3539	HMNZS Steadfast	Steadfast Development Land (86 Governors Bay Road)	86	Governors Bay Road
3539	HMNZS Steadfast	Steadfast Development Land (64 Governors Bay Road)	64	Governors Bay Road
3543	Gollans Bay Rubbish Tip	Gollans Bay Rubbish Tip	150	Old Sumner Road
3551	Development Land Ngatea Point	Development Land Ngatea Point (27 Hunters Road)	27	Hunters Road
3551	Development Land Ngatea Point	Development Land Ngatea Point (31A Te Papau Crescent)	31A	Te Papau Crescent
3551	Development Land Ngatea Point	Development Land Ngatea Point (5A Te Papau Crescent)	5A	Te Papau Crescent
3551	Development Land Ngatea Point	Development Land Ngatea Point (42 Whero Avenue)	42	Whero Avenue
3551	Development Land Ngatea Point	Development Land Ngatea Point (399 Bayview Road)	399	Bayview Road
3553	Reservoir (38 Waipapa Avenue)	Reservoir (38 Waipapa Avenue)	38	Waipapa Avenue
3555	Stoddart Point Reserve	Stoddart Point Post Office Use Only (2H Waipapa Avenue)	2H	Waipapa Avenue
3578	Reservoir (306 Bayview Road)	Reservoir (306 Bayview Road)	306	Bayview Road
3685	Lyttelton Service Centre	Lyttelton Service Centre	33 & 35	London Street

Note: The Lyttelton Service Centre is currently the subject of a resolution from the Board and Council for sale to the Lyttelton Historic Museum Society. This proposal is currently being consulted upon.

Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3526 Shackleton Reserve

10 Shackleton Terrace



Landlocked reserve running along the back of number 61 and 59 Jacksons Road. Reserve has no street frontage and is not required for reserve purposes. One of the adjoining owners has in the past expressed an interest to purchase.

BE 3539 HMNZS Steadfast

86 Governors Bay Road



Banks Peninsula District Council intended to subdivide some sections from this property, at amalgamation that process was never followed up on, there is potential to do this and a conscious formal decision has not been made either way. This property is therefore included in this review for that reason.

Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3543 Gollans Bay Rubbish Tip

150 Old Sumner-Lyttelton Road,



No current or future requirements to be used as a rubbish dump. Surrounded by land owned by Lyttelton Port Company. They are therefore the only logical purchaser. Their intentions are unknown.

BE 3551 Development Land Ngatea Point

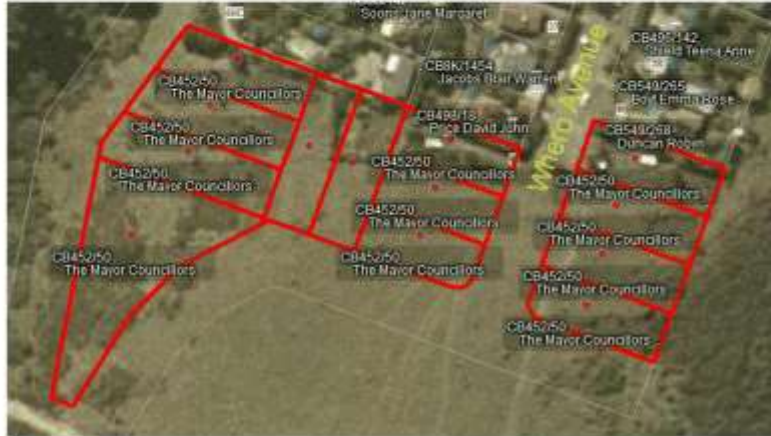
27 Hunters Road



Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3551 Development Land Ngatea Point

42 Whero Avenue



Own titles and no services connections to the properties; in the past infrastructure was not suitable and the market is considered weak. Having said that there are no formal resolutions of council deciding the future ownership strategy or otherwise.

BE: 3553 Reservoir

38 Waipapa Avenue



Decommissioned water reservoir property no longer required. Not required operationally as a reserve as there are a number of reserves in the immediate vicinity as indicated by the image to the right above which shows reserve space highlighted in green and the site at 38 Waipapa Avenue in pink.

Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3555 Stoddart Point Reserve

2H Waipapa Avenue



2H Waipapa Avenue

Land leased to the adjoining property owner at a market rent. The lessee has erected and owns the building which is being run as the post office. No used for a public work and could be readably sold.

BE 3578 Reservoir

306 Bayview Road



New reservoir built, site no longer operationally required. Large site, just over 5 hectares in size.

Property for Review Lyttelton-Mt Herbert Sub-Division

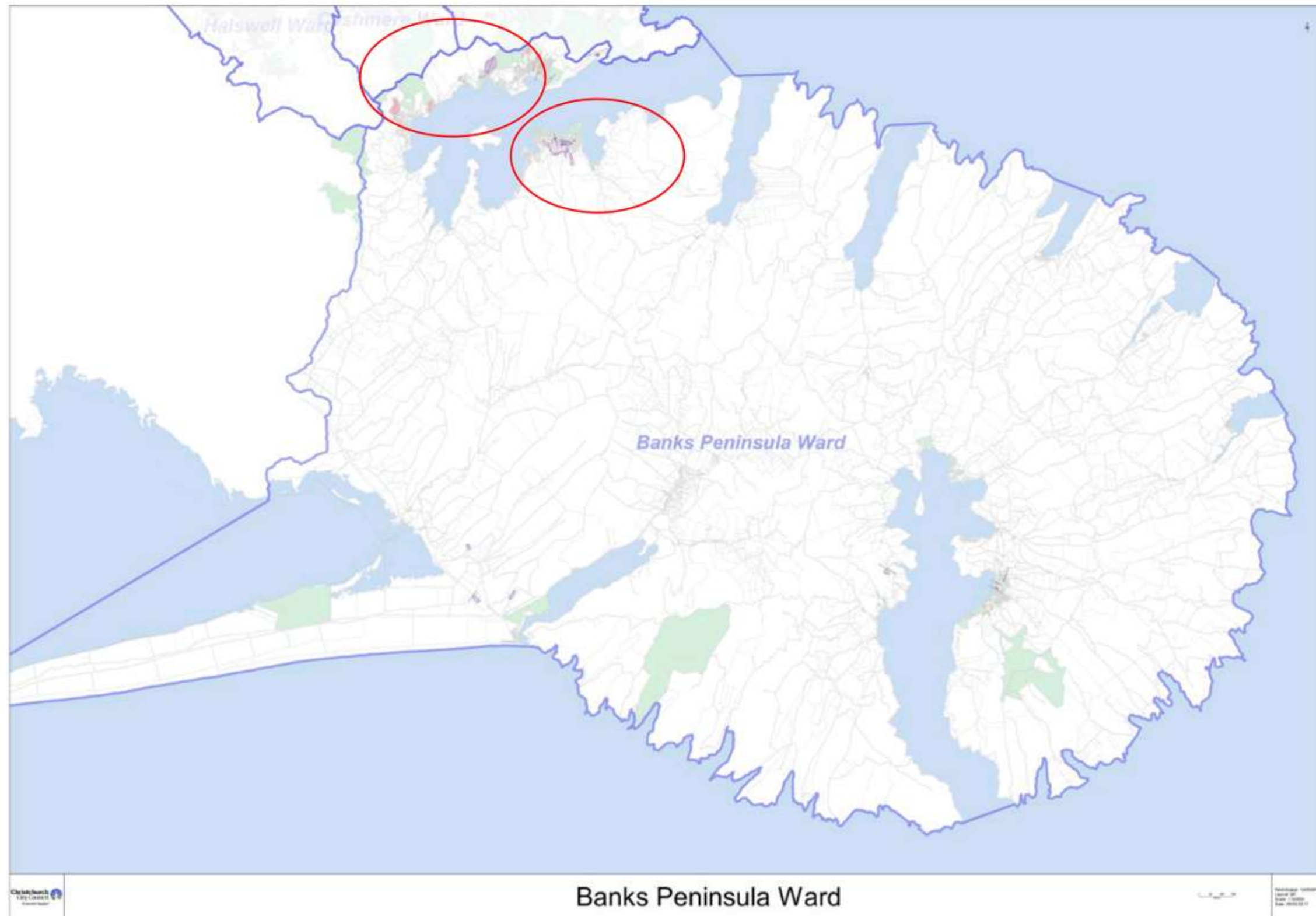
BE 3685 Lyttelton Service Centre

33 & 35 London Street

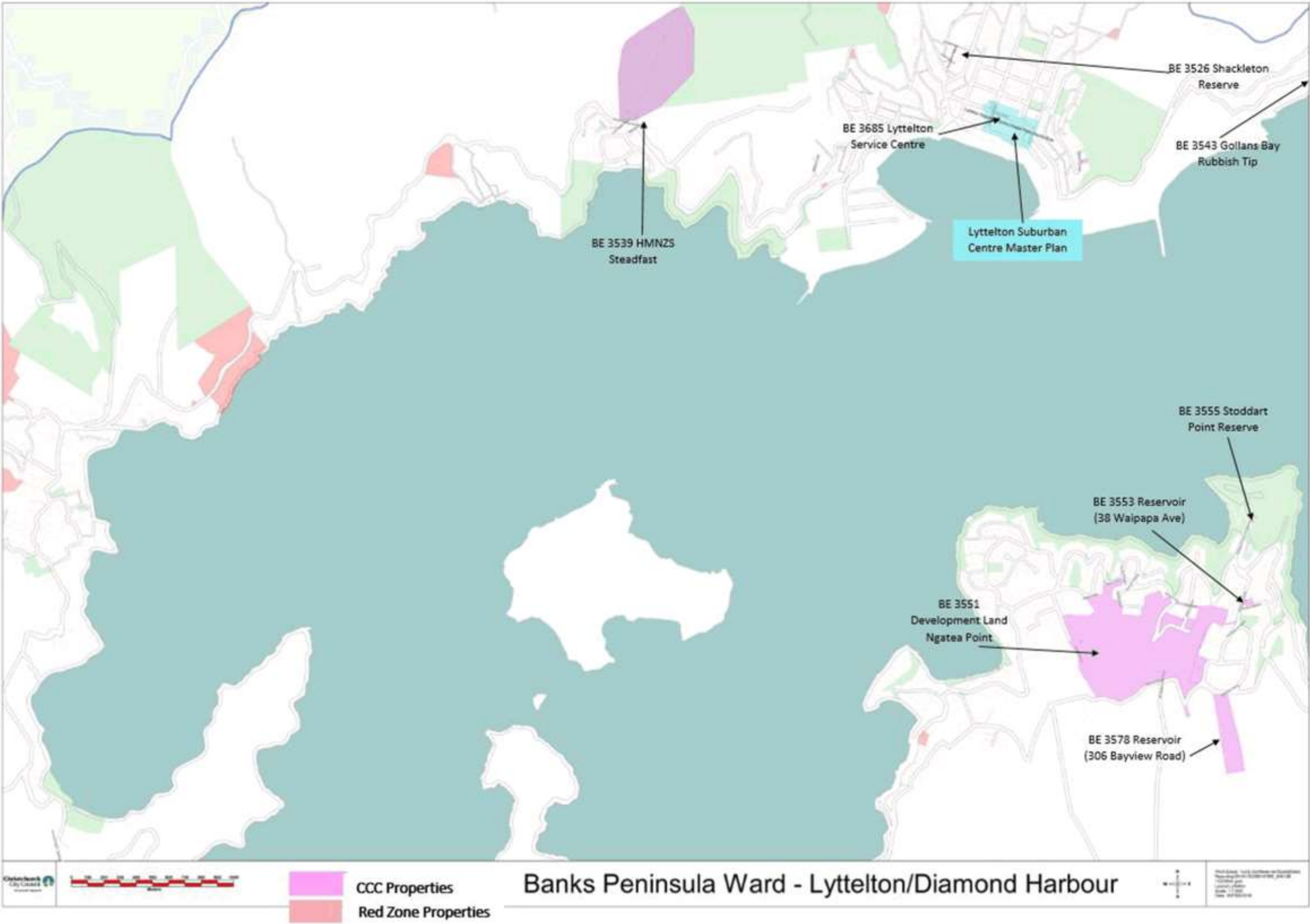


Former Lyttelton Service Centre site, no longer required as a result of rebuild. Requires a future use/ownership decision.

Property for Review Lyttelton-Mt Herbert Sub-Division



Property for Review Lyttelton-Mt Herbert Sub-Division



Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR
10 Shackleton Terrace Lyttelton**

Property Overview	
PROPERTY DESCRIPTION	Fee simple
ADDRESS	10 Shackleton Terrace, Lyttelton
SITE / LOCALITY DESCRIPTION	This property is located at the terminus of Shackleton Terrace, Shackleton Terrace is only 4 metres wide. The property is rectangular in shape, has an easterly aspect and is adjoined by other properties not including the road.
LEGAL DESCRIPTION	Lot 3 Deposited Plan 18984 Vested in Council on deposit. It is held as Local Purpose Road Reserve. (no title issued)
AREA (m2)	327m ²
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Reserves Act 1977
ZONING	Residential
RATING VALUATION	\$67,000
EXECUTIVE SUMMARY	This is a small site with difficult access due to the width of the road and poor geographical aspect. It may be suited for sale to an adjoining owner
ATTACHMENTS	None
PROPERTY ID	Prupi 886880
CLOSING DATE FOR REGISTRATION OF INTEREST	

**PROPERTY STATUS REPORT FOR
86 Governors Bay Road**

Property Overview	
PROPERTY DESCRIPTION	Fee simple
ADDRESS	86 Governors Bay Road
SITE / LOCALITY DESCRIPTION	This property is situated above Cass Bay is farm land and various farm buildings
LEGAL DESCRIPTION	Lot 1 Deposited Plan 76704 and is contained in Computer Freehold Register CB44B/16
AREA (m2)	11.2173ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to Part IVA Conservation Act 1987 & Section 11 Crown Minerals Act 1991
ZONING	Rural
RATING VALUATION	\$580,000
EXECUTIVE SUMMARY	This is principally farm land used for grazing in association with 64 Governors Bay Road. At one time BPDC intended to subdivide the land but this never occurred upon amalgamation with CCC.

Property for Review Lyttelton-Mt Herbert Sub-Division

ATTACHMENTS	None
PROPERTY ID	Prupi 893713
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 64 Governors Bay Road

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	64 Governors Bay Road
SITE / LOCALITY DESCRIPTION	This property is situated above Cass Bay
LEGAL DESCRIPTION	Lot 1 Deposited Plan 76703 and is contained in Computer Freehold Register CB44B/17
AREA (m2)	11.6473ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to Part IVA Conservation Act 1987 & Section 11 Crown Minerals Act 1991
ZONING	Rural
RATING VALUATION	\$495,000
EXECUTIVE SUMMARY	This is principally farm land used for grazing in association with 86 Governors Bay Road. At one time BPDC intended to subdivide the land but this never occurred upon amalgamation with CCC.
ATTACHMENTS	None
PROPERTY ID	Prupi 893714
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 150 Old Sumner Road

Property Overview	
PROPERTY DESCRIPTION	Fee simple
ADDRESS	150 Old Sumner Road
SITE / LOCALITY DESCRIPTION	This property is situated east of Lyttelton and is an old dump site. It is likely to be contaminated.
LEGAL DESCRIPTION	Lots 1 & 2 Deposited Plan 23001 and is contained in Computer Freehold Register CB3D/251

Property for Review Lyttelton-Mt Herbert Sub-Division

AREA (m2)	1.3701ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	-
ZONING	Rural
RATING VALUATION	\$31,000
EXECUTIVE SUMMARY	This is a former dump site and is likely to contain contamination. All the adjoining land (other than legal road) is owned by Lyttelton Port Company.
ATTACHMENTS	None
PROPERTY ID	Prupi 887000
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 27 Hunters Road Diamond Harbour

Property Overview	
PROPERTY DESCRIPTION	Fee simple
ADDRESS	27 Hunters Road
SITE / LOCALITY DESCRIPTION	This property is the major part of Ngatea Point. It is located above Diamond Harbour, containing typical port hills geography and some trees mostly restricted to the gullies. Bounded by Hunters Road to the west, Bayview Road to the South, farm land to the east and residential land and various roads to the north. Some water supply infrastructure is on site.
LEGAL DESCRIPTION	Lot 7 Deposited Plan 14050 and Part Lot 1 DP 14050 contained in Computer Freehold Register CB12F/538
AREA (m2)	38.9654ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to a number of easements
ZONING	Rural
RATING VALUATION	\$1,400,000
EXECUTIVE SUMMARY	A large parcel of land which could lend itself to several uses. It appears Kura Lane should be legalised as road.
ATTACHMENTS	None
PROPERTY ID	Prupi 893720
CLOSING DATE FOR REGISTRATION OF INTEREST	

Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR
31a Te Papau Crescent Diamond Harbour**

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	31a Te Papau Crescent Diamond Harbour
SITE / LOCALITY DESCRIPTION	This property is part of Ngatea Point.
LEGAL DESCRIPTION	Lot5 & 6 Deposited Plan 15341 contained in Computer Freehold Register CB535/150
AREA (m2)	1234 m2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911
ZONING	Residential
RATING VALUATION	\$1,500
EXECUTIVE SUMMARY	A small rectangular portions of land adjoining 27 Hunters Road and 5A Te Papau Crescent.
ATTACHMENTS	None
PROPERTY ID	Prupi 887049
CLOSING DATE FOR REGISTRATION OF INTEREST	

**PROPERTY STATUS REPORT FOR
5a Te Papau Crescent Diamond Harbour**

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	5a Te Papau Crescent Diamond Harbour
SITE / LOCALITY DESCRIPTION	This property is part of Ngatea Point.
LEGAL DESCRIPTION	Lot 5 Deposited Plan 30183 contained in Computer Freehold Register CB12A/1241
AREA (m2)	1010 m2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911 and the Reserves Act 1977
ZONING	Residential
RATING VALUATION	\$1,500

Property for Review Lyttelton-Mt Herbert Sub-Division

EXECUTIVE SUMMARY	A small rectangular portions of land adjoining 27 Hunters Road and 31A Te Papau Crescent. This land in Local purpose (Road) Reserve
ATTACHMENTS	None
PROPERTY ID	Prupi 887048
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 42 Whero Ave Diamond Harbour

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	32 Whero Ave Diamond Harbour
SITE / LOCALITY DESCRIPTION	This property is part of Ngatea Point
LEGAL DESCRIPTION	Lot 1-5, 56-62 & 69 Deposited Plan 9607 contained in Computer Freehold Register CB452/50
AREA (m2)	1.1825ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911
ZONING	Residential
RATING VALUATION	\$450,000
EXECUTIVE SUMMARY	Multiple parcels contained in one title. Should be dealt with as part of the other lands at Ngatea Point. Sections are not connected to services.
ATTACHMENTS	None
PROPERTY ID	Prupi 887052
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 399 Bayview Road Diamond Harbour

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	399 Bayview Road Diamond Harbour
SITE / LOCALITY DESCRIPTION	This property is part of Ngatea Point.

Item 8

Attachment C

Property for Review Lyttelton-Mt Herbert Sub-Division

LEGAL DESCRIPTION	Lot 115 Deposited Plan 4870 contained in Computer Freehold Register CB6B/1051
AREA (m2)	1.1331ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911
ZONING	Residential
RATING VALUATION	\$181,000
EXECUTIVE SUMMARY	Should be dealt with as part of the other lands at Ngatea Point
ATTACHMENTS	None
PROPERTY ID	Prupi 887053
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 38 Waipapa Avenue Diamond Harbour

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	38 Waipapa Avenue Diamond Harbour
SITE / LOCALITY DESCRIPTION	Gently sloping toward the sea well located on the corner of Waipapa Avenue and Te Ra Crescent
LEGAL DESCRIPTION	Lots 55 & 56 Deposited Plan 4319 contained in Computer Freehold Registers CB5C/696 & CB5C697
AREA (m2)	2011m2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911 and the Lyttelton Borough Extension Amendment Act 1915
ZONING	Residential
RATING VALUATION	\$154,000
EXECUTIVE SUMMARY	Decommissioned water reservoir site. Well sited residential sections that could be sold together or separately
ATTACHMENTS	None
PROPERTY ID	Prupi 887058
CLOSING DATE FOR REGISTRATION OF INTEREST	

Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR
2H Waipapa Avenue Diamond Harbour**

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	2H Waipapa Avenue Diamond Harbour
SITE / LOCALITY DESCRIPTION	A small section located above the Diamond Harbour near the end of Waipapa Ave and is NW facing
LEGAL DESCRIPTION	Lot 9 Deposited Plan 304811 contained in Computer Freehold Register 19085
AREA (m2)	143m2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the Lyttelton Borough Extension Act 1911, easements and covenant as noted on the title
ZONING	Town Centre
RATING VALUATION	\$55,000
EXECUTIVE SUMMARY	Well located within Diamond Harbour. Leased to adjoining owner who erected and owns the buildings, runs a post office.
ATTACHMENTS	None
PROPERTY ID	Prupi 887058
CLOSING DATE FOR REGISTRATION OF INTEREST	

**PROPERTY STATUS REPORT FOR
306 Bayview Road Diamond Harbour**

Property Overview	
PROPERTY DESCRIPTION	Fee Simple held for the purposes of water works
ADDRESS	306 Bayview Road Diamond Harbour
SITE / LOCALITY DESCRIPTION	Comprised in two parcels and located behind the Diamond Harbour township. Both are rectangular in shape and are north facing. The larger parcel appears to be held for water works that are no longer required. Currently used for grazing under licence.
LEGAL DESCRIPTION	Parts Lot 1 Deposited Plan 2476 contained in NZ Gazette 1915 p 953
AREA (m2)	5.0459ha
ENCUMBRANCES, STATUS AND LEGAL COMMENT	No titles issued, potential to order two separate titles, one for each parcel, could be investigated once future direction is given. Grazing appears to be an appropriate use.
ZONING	Rural
RATING VALUATION	\$420,000

Property for Review Lyttelton-Mt Herbert Sub-Division

EXECUTIVE SUMMARY	A reasonably large holding behind Diamond Harbour well suited to its current usage.
ATTACHMENTS	None
PROPERTY ID	Prupi 887058
CLOSING DATE FOR REGISTRATION OF INTEREST	

PROPERTY STATUS REPORT FOR 33 – 35 London Street Lyttelton

Property Overview	
PROPERTY DESCRIPTION	Fee Simple
ADDRESS	33 – 35 London Street, Lyttelton
SITE / LOCALITY DESCRIPTION	Well sited within the Lyttelton business district. Former Service Centre site.
LEGAL DESCRIPTION	Lot 1 Deposited Plan 6212 contained CFR CB340/259 and Part Town Section 26 Town of Lyttelton contained in CFR CB28B/1193
AREA (m2)	317m2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Both parcels of land must be transferred together
ZONING	Town Centre
RATING VALUATION	\$221,000 & \$13,6000 respectively
EXECUTIVE SUMMARY	Former Lyttelton Service Centre site no longer required. Subject to a Deed of Lease ending October 2016. This is currently the subject of a resolution and consultation to sell the property to the Lyttelton Historic Museum Society.
ATTACHMENTS	None
PROPERTY ID	Prupi 881445 (for both)
CLOSING DATE FOR REGISTRATION OF INTEREST	

Ward	BE	Name of BE	House No.	Street
AKAROA	3630	Woodhills Milk Store	55	Woodhills Road
AKAROA	3634	BP Meats Development	67A	Rue Lavaud
AKAROA	3634	BP Meats Development	67	Rue Lavaud
AKAROA	3638	Housing Rue Jolie Road	40	Rue Jolie Road
BURWOOD	95	Lakewood Reserves	44	Lakewood Drive
BURWOOD	506	Burwood Ward Land Less than 300 m2	35A	Yarmouth Street
BURWOOD	2288	Lake Terrace Road Reserve	242F	Lake Terrace Road
BURWOOD	2764	Ben Rarere Sections	19	Ben Rarere Avenue
BURWOOD	2764	Ben Rarere Sections	21	Ben Rarere Avenue
CASHMERE	139	Vacant Land (79 Albert Terrace)	79	Albert Terrace
CASHMERE	1783	Whaka Reserve No1	15	Vista Place
CENTRAL	1185	Christchurch Art Gallery	62	Gloucester Street
CENTRAL	2552	Carlyle Reserve	1	Carlyle Street
CENTRAL	3065	Para Site	86-90	Manchester Street
CENTRAL	3065	Para Site	224	Tuam Street
CENTRAL	3065	Para Site	106	Manchester Street
CENTRAL	3065	Para Site	239	St Asaph Street
CENTRAL	3065	Para Site	94A	Manchester Street
CENTRAL	3065	Para Site	78	Manchester Street
HALSWELL	1692	Halswell Library	381	Halswell Road
HALSWELL	2718	New Zealand Cadet Forces Wigram	97R	Harvard Avenue
HAREWOOD	360	Gravel Pit (22 Waimakariri Road)	22	Waimakariri Road
HAREWOOD	502	Harewood Ward Land Less than 300 m2	47F	Sapphire Street
HAREWOOD	2391	Stopped Road (1F Jessons Road)	1F	Jessons Road
HEATHCOTE	932	Roading Opawa Expressway	185	Opawa Road
HEATHCOTE	932	Roading Opawa Expressway	163	Opawa Road
HEATHCOTE	932	Roading Opawa Expressway	167	Opawa Road
HEATHCOTE	932	Roading Opawa Expressway	165	Opawa Road
HEATHCOTE	932	Roading Opawa Expressway	360R	Port Hills Road
HEATHCOTE	932	Roading Opawa Expressway	153	Clarendon Terrace
HEATHCOTE	932	Roading Opawa Expressway	100	Garlands Road
HEATHCOTE	932	Roading Opawa Expressway	2	Kennedy Place

HEATHCOTE	944	Garlands Reserve	124	Garlands Road
HEATHCOTE	1141	Milton Street Depot	2	Barnett Avenue
HEATHCOTE	1716	Erewhon Reserve	11	Erewhon Terrace
HEATHCOTE	1732	Heathcote Library	8	Martindales Road
HEATHCOTE	2194	Creche Land Sydenham Pre-School	113	Huxley Street
HORNBY	1643	Yaldhurst Memorial Hall	524	Pound Road
HORNBY	1648	Chattertons Reserve	166	Chattertons Road
HORNBY	2192	Templeton Sewage Treatment	173	Maddisons Road
HORNBY	2684	Strategic Property Holdings Templeton	14	Hasketts Road
HORNBY	2684	Strategic Property Holdings Templeton	30	Hasketts Road
HORNBY	2684	Strategic Property Holdings Templeton	4	Hasketts Road
HORNBY	2684	Strategic Property Holdings Templeton	22	Hasketts Road
HORNBY	2684	Strategic Property Holdings Templeton	48	Hasketts Road
HORNBY	2684	Strategic Property Holdings Templeton	7	Hasketts Road
LINWOOD	264	Vacant Land (173F Dyers Road)	173F	Dyers Road
LINWOOD	2402	Stopped Road (36 Broad Street)	36	Broad Street
LYTTELTON	3526	Shackleton Reserve	10	Shackleton Terrace
LYTTELTON	3539	HMNZS Steadfast	86	Governors Bay Road
LYTTELTON	3539	HMNZS Steadfast	64	Governors Bay Road
LYTTELTON	3543	Gollans Bay Rubbish Tip	150	Old Sumner Road
LYTTELTON	3685	Lyttelton Service Centre	35	London Street
MT HERBERT	3551	Development Land Ngatea Point	27	Hunters Road
MT HERBERT	3551	Development Land Ngatea Point	31A	Te Papau Crescent
MT HERBERT	3551	Development Land Ngatea Point	5A	Te Papau Crescent
MT HERBERT	3551	Development Land Ngatea Point	42	Whero Avenue
MT HERBERT	3551	Development Land Ngatea Point	399	Bayview Road
MT HERBERT	3553	Reservoir (38 Waipapa Avenue)	38	Waipapa Avenue
MT HERBERT	3555	Stoddart Point Reserve	2H	Waipapa Avenue
MT HERBERT	3578	Reservoir (306 Bayview Road)	306	Bayview Road
RICCARTON	1531	Sockburn Service Centre & Depot	149	Main South Road
SPREYDON	1494	Hoon Hay Childrens Library	90	Hoon Hay Road
WAIMAIRI	2818	Fendalton/Waimairi Ward Land Less than 300 Square Metres	23A	Cricklewood Place
WAIREWA	49	Rural Land (Store Livestock)	3381	Christchurch Akaroa Road

WAIREWA	189	Vacant Land (2979 Christchurch Akaroa Road)	2979	Christchurch Akaroa Road
WAIREWA	3657	Former Quarry F/Hold	79	Jones Road
WAIREWA	3667	Little River Education House	4421	Christchurch Akaroa Road

9. Akaroa Wharf Issue - Furniture and Structures on Council owned Wharf

Reference: 17/548647

Contact: Jeff Woodham jeff.woodham@ccc.govt.nz

941-8771

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is to address a series of issues identified by the Akaroa Design and Appearance Advisory Committee regarding unauthorised structures and furnishings on the public wharf. In addition questions pertaining to the loss of use of Fisherman's Landing have also been raised.

Origin of Report

- 1.2 This report is in response to a Banks Peninsula Community Board resolution on 13 February 2017.
- 1.3 Prior to the meeting on 13 February the Community Board held a meeting on the Wharf to identify issues around use of the wharf and then subsequently adjourned to the Board Room for a discussion with stakeholders. As a result the following resolution was passed:

Community Board Resolved BKCB/2017/00001

1. Information identifying all of the issues, including historic and legal matters, regarding structures, buildings and the use of public space on the Akaroa Wharf.
2. Legal consideration of the current situation and how this has occurred, and ways in which this might be resolved.
3. Options for next steps, including legal remedies, and development of a management plan or similar for the wharf.
4. A timeline of consenting, ownership, leasing, licensing and similar, by the Council and other bodies including the Regional Council.
5. That staff identify ways of working with users of the Akaroa Wharf to encourage cooperation between users.
6. Information on signage, including the application of style and design guidelines, the Akaroa Historic Area rules, and whether the signs are currently compliant with these.
7. In relation to the signage structures, ramps and canopies, consideration of whether these are:
 - a. In compliance with the building consent and Bylaw requirements.
 - b. Licensed to occupy the space.

(If this is not the case what steps can be taken or have been taken to bring about compliance, including information on decision making process.)
8. Answers to each of the specific questions raised in the deputation.
9. An update on any progress on the refuelling issue raised in the deputation.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- The level of significance was determined by staff evaluation.
 - The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Banks Peninsula Community Board:

1. Resolve to require non authorised structures and furnishings to be removed from the Council owned part of Akaroa Wharf.

or

Resolve to consult the public on the option to legalise the occupation.
2. Resolve to require Black Cat Group 2007 Limited to replace the Fisherman's Landing with a like for like structure as originally proposed in their plans of 2006.
3. Request that staff develop an operations plan for the Wharf in collaboration with commercial users and stakeholders.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
- Activity: Harbours and Marine Structures
 - Level of Service: 10.8.1 Provide a sustainable planned network of marine structures
- 4.2 The following feasible options have been considered:
- Option 1 - Require the removal of all unauthorised furniture and structures and facilities from Council owned part of Akaroa Wharf (preferred option). This option complies with Council policy.
 - Option 2 – Authorise the occupation of the Akaroa Wharf via licence to occupy for the existing furnishings, structures and facilities in their current position, noting that this option will require public consultation prior to confirmation of the licence to occupy.
 - Option 3 - Authorise the occupation of the Akaroa Wharf via licence to occupy for the existing furnishings, structures in the position occupied prior to the 2016 alterations and the facilities in their current position, subject to replacement of the lost public facility.
- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)
- This option complies with Councils Pubic Places Bylaw 2008, in particular:
- Clause 6: COMMERCIAL ACTIVITIES IN PUBLIC PLACES**
- (1) No person may undertake commercial activities in a public place, without the written permission of the Council.

- (2) A permit issued under this clause is subject to such terms and conditions that the Council thinks fit.
- (3) Terms and conditions specified in a permit may include, without limitation, such matters as:
- (a) the name of the permit holder
 - (b) the duration of the permit
 - (c) the location to which the permit applies
 - (d) the type of commercial activity covered by the permit
 - (e) the hours of trade allowed by the permit.
- (4) An application for a permit must be made in writing, and on the appropriate form provided by the Council (if any).

Clause 7: OBSTRUCTIONS IN PUBLIC PLACES

- (1) No person may erect or place any thing in, on or over a public place, and allow it to remain there in circumstances where it causes or is likely to cause danger or inconvenience to those using the public place, without the written permission of the Council.
- (2) A permit issued under this clause is subject to such terms and conditions the Council thinks fit.
- (3) Terms and conditions specified in a permit may include, without limitation, such matters as:
- (a) the name of the permit holder
 - (b) the duration of the permit
 - (c) the location to which the permit applies
 - (d) the type of obstruction covered by the permit
 - (e) details of arrangements to manage the effect of the obstruction.
- (4) An application for a permit must be made in writing, and on the appropriate form provided by the Council (if any).

Note the full bylaw is attached to this report. Refer Attachment E – Christchurch City Council Public Places Bylaw 2008.

The advantages of this option include:

- The Council owned portion of Akaroa Wharf would be cleared of unauthorised encroachments including signage for commercial purposes.
- The previous public amenity will be fully restored
- Fisherman's Landing will be able to be utilised as per previous by commercial fishing operations

The disadvantages of this option include:

- Commercial operators will be required to alter the buildings and or structures where they occupy the public domain, incurring cost and potential disruption to tourist based activity.

5. Context/Background

There has been a history of encroachment into the public space associated to Akaroa wharf for many years. The Banks Peninsula Community Board has requested that staff address a series of concerns

relating to this matter. These have been articulated in the Resolution included in the Section 1 of this report. Specifically

5.1 Identification of the Issues

The following have been identified as the key issues associated to Akaroa Wharf;

Furniture on Council part of Akaroa Wharf

Black Cat Group 2007 Limited have two (2) items of furniture which are placed on the Council owned part of Akaroa Wharf. These are the two (2) bench seats as shown in Attachment A – Furniture on Council Structure.

Structures on Council part of the Wharf (supporting poles)

Black Cat Group 2007 Limited have pole supporting verandas / signage. Prior to the 2016 building alterations Black Cat Group 2007 Limited had 4 poles supporting two (2) verandas. After the 2016 alterations Black Cat Group 2007 Limited now have six (6) poles supporting three (3) buildout structures essentially to support signage. Neither structures have ever been approved by council. The middle of the three (3) buildouts houses the external heat pump equipment.

The Blue Pearl Centre also has poles supporting a veranda. Its poles also encroach onto the Council part of Akaroa Wharf.

Refer to Attachment B – Structures on Council Structure.

Structures on Council part of the Wharf (accessibility ramps and steps)

Black Cat Group 2007 Limited have access ramps and steps which encroach on the Council part of the Akaroa wharf. Prior to the building alterations in 2016, Black Cat Group 2006 Limited had a set of steps and ramp outside the second entrance and a concrete ramp leading up to the cool store. The steps encroached into the Council part of the Akaroa Wharf more than the ramp. Following the 2016 building alterations, the steps were altered and the cool store ramp was widened and lengthened.

The Blue Pearl Centre also has accessibility ramps which encroach on the Council part of the Akaroa wharf.

Refer to Attachment D – Structure on Council Structure (ramps and steps)

Emergency Vehicle Access

Questions have been raised in respect to the risk that emergency vehicle access is compromised.

Black Cat Group 2007 Limited and Council (Team Leader Leasing Consultancy) have both independently of each other sought advice from the Akaroa Volunteer Fire Brigade regarding the accessibility to the Akaroa Wharf for emergency vehicles. The Akaroa Volunteer Fire Brigade confirmed that appliances would fit onto the wharf if required. They also advise that the Ambulance had been onto the wharf since the 2016 alterations and they had been as far as the bollards.

The Akaroa Volunteer Fire Brigade Chief indicated that the weight restrictions of the wharf determined which fire appliance could be taken onto the wharf and that the appliance was parked at the entrance to the wharf and that hoses would be run down the length of the wharf in a call out.

Plans presented by Black Cat Group 2007 Limited

Concerns raised via deputation in respect to the deviation in built actual, from plans presented on various occasions. The history of plans is detailed below;

Black Cat Group 2007 Limited have presented several iterations of building plans since 2006.

- April 2006 – prepared by Stewart Ross Team Architecture.

- April 2008 – prepared by Stewart Ross Team Architecture.
- 09 December 2010 – (ABA10108198) – prepared by MAP Architects Limited.
- Artist’s impression included in the presentation to Community Board 11 November 2015.
- 23 March 2016 – prepared by architects. This was part of the plan presented to Councils building consent team. Consent was granted and this is what exists, noting that appropriate legal occupation documentation does not at this time exist.

Refer to Attachment C – Building

Fisherman’s Landing Area

Black Cat Group Limited recently completed a redevelopment of their premises abutting the Akaroa Wharf.

In building a new extension within Black Cat’s licensed area a portion of the usable space on Fisherman’s Landing area was reduced with the building extension overhanging the landing area.

Deputations and letters from members of the local Akaroa community and wharf users regarding the loss of the public amenity on the landing area were put forward to the Community Board.

Council staff were requested to provide the Community Board with further information and advice on how to rectify the situation.

Officers made a presentation to the Community Board at a seminar on 27 March 2017.

Excerpts of the seminar briefing are found in the attachments to this report as follows:

- Fisherman’s Landing History – Attachment F
- Recent Occurrences Leading up to Issues – Attachment G
- Timeline of Consenting, Ownership, Leasing, Licensing – Attachment H

The Community Board requested that staff come back with an options report for consideration in resolving the issue of the loss of public amenity.

5.2 Legal consideration of the current situation

None of the structures, facilities or furnishings associated to this report have been granted the right to occupy the public space

5.3 Options for next steps

Options are covered in the options sections of this report

5.4 Timeline for addressing the options

The timeframe for completion of licence to occupy or lease arrangements are typically as follows:

- Preparation 1 month
- Consultation 1 month
- Compilation of report 1 month
- Agenda and consideration of Board 1 month
- Note the volume of feedback from public consultation can impact this timeline.

5.5 **Options for ongoing operational management**

Following the Community Boards decision it is recommended that an operational plan, reviewable annually by all relevant parties be developed.

5.6 **Information in respect to signage and design guidelines**

Signage on Council owned public space is subject to The Signboards in Public Places Policy, in particular

Low volume pedestrian areas

(a) Signboards shall not protrude more than 200 millimeters [millimetres] into the public place parallel to the premises frontage.

(b) In addition to (a) one only free standing signboard may be placed on the kerbside per business, outside that business.

(c) Upstairs shop(s) with a street entrance, may have one free standing signboard (multi advertising if necessary) per building placed on the kerbside outside the entrance to that business.

5.7 **Consent and bylaw compliance**

This has been covered elsewhere in this report.

5.8 **Answers to specific questions raised in the deputation relating to this matter**

These are covered within this issues section above

5.9 **An update on any progress on the refuelling issue**

The Councils Park Ranger team have agreed a solution verbally, being that no refuelling will occur during cruise ship tender operations. This will be formalised as a component of the recommended operations plan for the wharf. In addition it is intended to formalise this requirement through the marine structure Bylaw amendment process currently underway.

6. Option 1 - Require the Owners of the Unauthorised furniture and structures to remove them from Council owned part of Akaroa Wharf (preferred)

Option Description

- 6.1 Require Black Cat Group 2007 Limited and The Blue Pearl Centre to remove the furniture and structures from the Council owned part of Akaroa Wharf.

Significance

- 6.2 The level of significance of this option is low, consistent with section 2 of this report.
- 6.3 Engagement requirements for this level of significance are not required.

Impact on Mana Whenua

- 6.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.5 The Community Board has received deputations from members of the public and wharf users concerned about the encroachment of non-authorised structures and furniture on the public wharf at Akaroa.
- 6.6 The general public as wharf users, commercial users of the wharf and Cruise Ship guests are specifically affected by this option due to the removal of encroachments on the Council part of Akaroa Wharf. Views which have been expressed to the Community Board are that the Council part of Akaroa Wharf should be open and usable by the public.

Alignment with Council Plans and Policies

- 6.7 This option supports the Council's Long Term Plan (2015 – 2025).
- Activity: Harbours and Marine Structures
- Level of Service: 10.8.1 Provide a sustainable planned network of marine structures.

Financial Implications

- 6.8 Cost of Implementation – nil to Council. Costs for removing the furniture and structure would be with the relevant commercial user.
- 6.9 Maintenance / Ongoing Costs – there would be no additional costs to Council.
- 6.10 Funding source – not applicable.

Legal Implications

- 6.11 Black Cat Group 2007 Limited and The Blue Pearl Centre each have a Licence which permits access across the Council part of Akaroa Wharf, the Licence also allows them to abut their building to the Council part of Akaroa Wharf.
- 6.12 The Licence does not have any permission to encroach onto the Council part of Akaroa Wharf with furniture or structures.

Risks and Mitigations

- 6.13 The owners of unauthorised encroachments may remove their encroachments including the signage and then place the signage located wholly on their building. The public will have full access to the existing amenity but may not be happy with the level of signage on their building. Members of the public may complain to the Council.

6.14 Risk - Public complaints caused by lack of access to the area. This will result in dissatisfaction with visual impact of the area.

- Treatment: Consultation and good communication undertaken.
- Residual risk rating: the rating of the risk is low.

Implementation

6.15 Implementation dependencies - Community Board resolution and possible Building Consent or Building Consent exemption.

6.16 Implementation timeframe – possibly before next Cruise Ship season commencing in October 2017.

Option Summary - Advantages and Disadvantages

6.17 The advantages of this option include:

- The Council owned portion of Akaroa Wharf would be cleared of unauthorised encroachments.
- The current signage would not be able to exist in the current form.

6.18 The disadvantages of this option include:

- Black Cat Group 2007 Limited will feel they are being treated differently than they were prior to the building alterations in 2016. Furniture can add a nice amenity to the wharf.
- Further disruption to wharf activities by construction activities

7. Option 2 – Authorise the occupation of the Akaroa Wharf via licence to occupy

Option Description

7.1 Authorise the occupation of the Akaroa Wharf via licence to occupy for the existing furnishings, structures and facilities in their current position, noting that this option will require public consultation prior to confirmation of the licence to occupy.

Significance

7.2 The level of significance of this option is low, consistent with section 2 of this report.

7.3 Engagement requirements for this level of significance are not required.

Impact on Mana Whenua

7.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

7.5 The Community Board has received deputations from members of the public and wharf users concerned about the encroachment of non-authorised structures and furniture on the public wharf at Akaroa.

7.6 The general public as wharf users, commercial users of the wharf and Cruise Ship guests are specifically affected by this option due to the moving of encroachments on the Council part of Akaroa Wharf. Views which have been expressed to the Community Board are that the Council part of Akaroa Wharf should be open and usable by the public but they may be supportive of returning to encroachments as they existed prior to the 2016 building alterations.

Alignment with Council Plans and Policies

7.7 This option supports the Council's Long Term Plan (2015 – 2025).

Activity: Harbours and Marine Structures

- Level of Service: 10.8.1 Provide a sustainable planned network of marine structures.

Financial Implications

- 7.8 Cost of Implementation - nil to Council.
- 7.9 Maintenance / Ongoing Costs - there would be no additional costs to Council.
- 7.10 Funding source – not applicable.

Legal Implications

- 7.11 The owners of unauthorised encroachments would be required to hold a Licence to Occupy a Public space.

Risks and Mitigations

- 7.12 The public will not have full access to the existing amenity and will not be able to enjoy the full use of the existing facilities. Members of the public may complain to the Council.
- 7.13 Risk - Public complaints caused by lack of access to the area. This will result in dissatisfaction with use of the area.
- Treatment: Consultation and good communication undertaken to inform members of the public.
 - Residual risk rating: the rating of the risk is low.

Implementation

- 7.14 Implementation dependencies - not applicable as the structures are already in place.
- 7.15 Implementation timeframe - not applicable.

Option Summary - Advantages and Disadvantages

- 7.16 The advantages of this option include:
- No remedial work is required. There would be no further disruption to wharf activities by construction activities.
- 7.17 The disadvantages of this option include:
- The Council owned portion of Akaroa Wharf would not be cleared of unauthorised encroachments.
 - The current signage would be able to remain in the current form and position.

8. Option 3 – Move Furniture and Structures to position they were in prior to 2016 alterations.

Option Description

- 8.1 Authorise the occupation of the Akaroa Wharf via licence to occupy for the existing furnishings, structures in the position occupied prior to the 2016 alterations and the facilities in their current position, subject to replacement of the lost public facility.

Significance

- 8.2 The level of significance of this option is low, consistent with section 2 of this report.
- 8.3 Engagement requirements for this level of significance are not required.

Impact on Mana Whenua

- 8.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 8.5 The Community Board has received deputations from members of the public and wharf users concerned about the encroachment of non-authorised structures and furniture on the public wharf at Akaroa.
- 8.6 The general public as wharf users, commercial users of the wharf and Cruise Ship guests are specifically affected by this option due to the encroachments remaining on the Council part of Akaroa Wharf in the position they are today. Views which have been expressed to the Community Board are that the Council part of Akaroa Wharf should be open and usable by the public but they may be supportive of encroachments remaining.

Alignment with Council Plans and Policies

- 8.7 This option supports the Council's Long Term Plan (2015 – 2025).

Activity: Harbours and Marine Structures

- Level of Service: 10.8.1 Provide a sustainable planned network of marine structures.

Financial Implications

- 8.8 Cost of Implementation – no costs of implementation to Council.
- 8.9 Maintenance / Ongoing Costs - there would be no additional costs to Council.
- 8.10 Funding source – not applicable.

Legal Implications

- 8.11 The owners of unauthorised encroachments would be required to hold a Licence to Occupy a Public space.

Risks and Mitigations

- 8.12 The public will not have full access to the existing amenity and will not be able to enjoy the full use of the existing facilities. Members of the public may complain to the Council.
- 8.13 Risk - Public complaints caused by lack of access to the area. This will result in dissatisfaction with use of the area.
- Treatment: Consultation and good communication undertaken to inform members of the public.
 - Residual risk rating: the rating of the risk is low.

Implementation

- 8.14 Implementation dependencies - Community Board resolution.
- 8.15 Implementation timeframe – possibly before next Cruise Ship season commencing in October 2017.

Option Summary - Advantages and Disadvantages

- 8.16 The advantages of this option include:
- The Council owned portion of Akaroa Wharf would return to the state that existed prior to the commencement of building alterations in 2016.
 - The current signage would not be able to exist in the current form.

8.17 The disadvantages of this option include:

- The Council owned portion of Akaroa Wharf would not be cleared of unauthorised encroachments.
- Further disruption to wharf activities by construction activities.

Attachments

No.	Title	Page
A ↓	Attachment A - Furniture on Council Structure	76
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C ↓	Attachment C - Building Plans	82
D ↓	Attachment D - Structures on Council Structure (ramps and steps)	88
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Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Jeff Woodham - Leasing Consultant
Approved By	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Bruce Rendall - Head of Facilities, Property and Planning Kay Holder - Operations Manager Regional Parks Andrew Rutledge - Head of Parks Mary Richardson - General Manager Customer and Community

Attachment A – Furniture on Council Structure

Furniture on Council part of Akaroa Wharf

5.1 Black Cat Group 2007 Limited have 2 items of furniture as marked below



Prior to building alterations of 2016



After building alterations 2016



Closer view of Black Cat Group 2007 Limited furniture.

Attachment B – Structures on Council Structure

Structures on Council part of Akaroa Warf

5.2 Black Cat Group 2007 Limited have pole supporting verandas / signage.



Prior to building alterations of 2016 showing red supporting poles.

Supporting Poles



After building alterations of 2016 showing black supporting poles.

Compare the 2 photos below noting the distance from the poles to the vehicle tracks.



Other structures on Council part of Akaroa Wharf – Blue Pearl Gallery:



Poles

Black Cat Group 2007 Limited’s heat pump housed within the middle buildout.



5.3 Black Cat have presented several iterations of their plans.

[illegible]

MEZZANINE FLOOR PLAN

store room

office

PROPOSED FLOOR PLAN

existing building

store

change

sheriff's

mixing room

shop

retail

entry

tickets

loading

existing jetty

WALL LEGEND

IMPROVED 100 WALL BOUND TANK

EXISTING WALL BOUND TANK

IMPROVED 100 WALL BOUND TANK

STEWART ROSS ARCHITECTS

PROPOSED ADDITIONS TO BUILDINGS ON THE MAIN WHARF, AKAROA FOR THE BLACK CAT GROUP

PLANNING CONSENT

AKAROA MAIN WHARF.

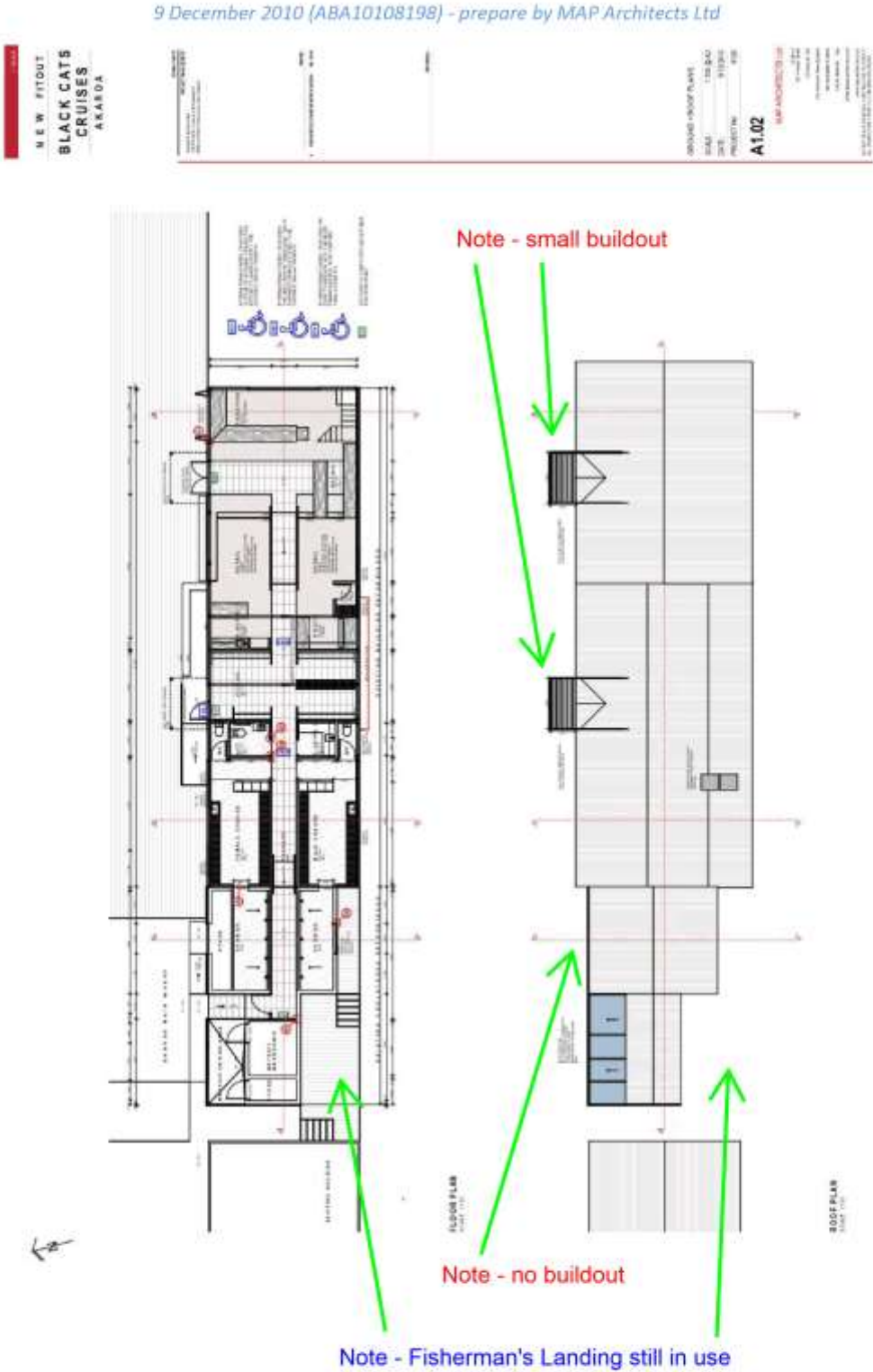
AKAROA MAIN WHARF.

existing building.

existing buildings to be refurbished.

proposed building.

Note - no buildout



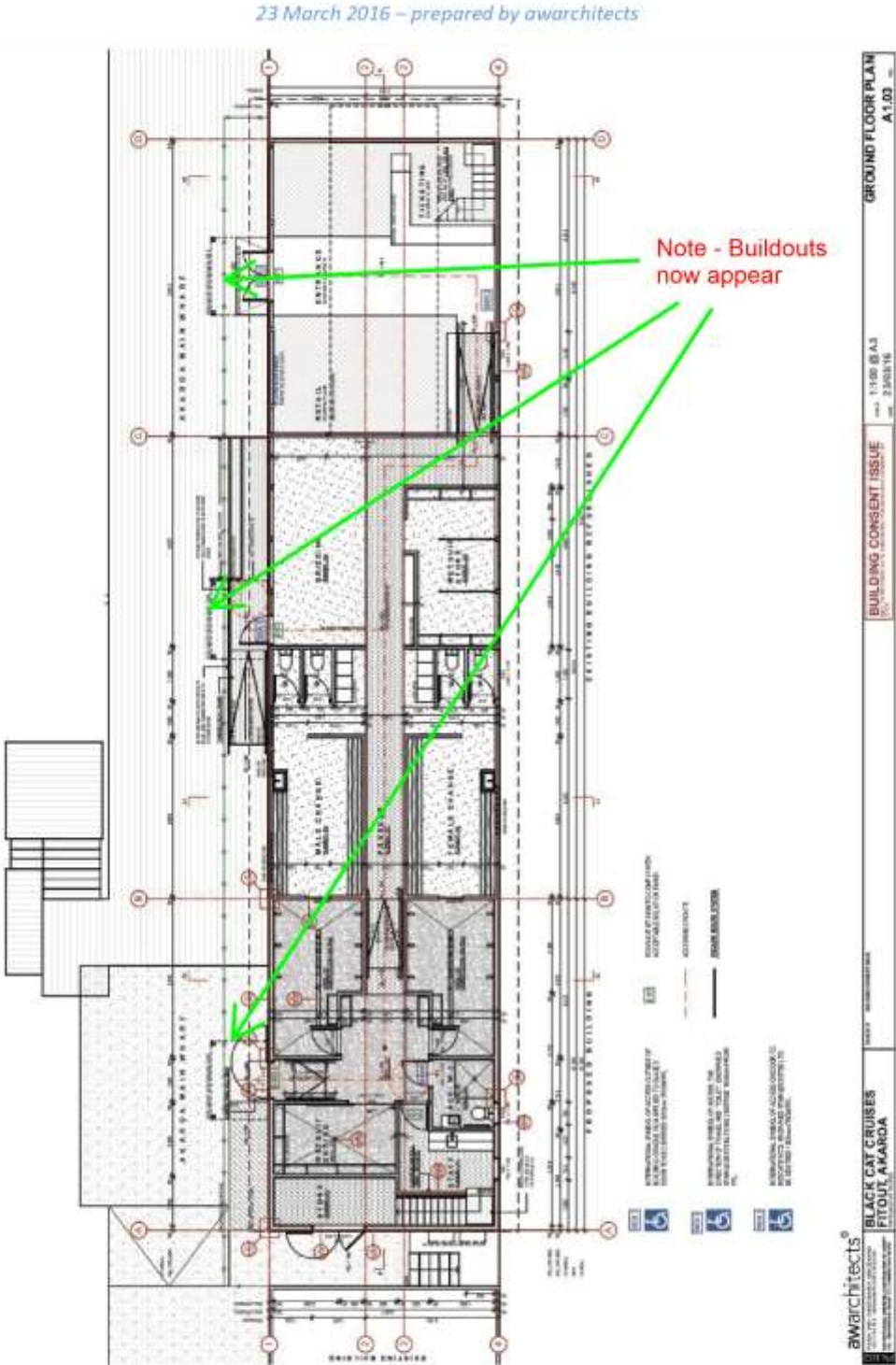


Presentation to Community Board 11 November 2015 (note prepared by Fulton Ross Team Architecture)



Note - no buildouts





Attachment C – Structures on Council Structure (ramps and steps

Structures on Council part of Akaroa Warf (accessibility ramps and steps)

5.4 Black Cat Group 2007 Limited have access ramps and steps which encroach on the Council part of the Akaroa wharf,

The following are photos of encroachments on the Council part of Akaroa wharf which existed prior to the 2016 building alterations:

#2 Entrance – ramp and steps





#3 Entrance (Cool store) – ramp



Concrete Ramp

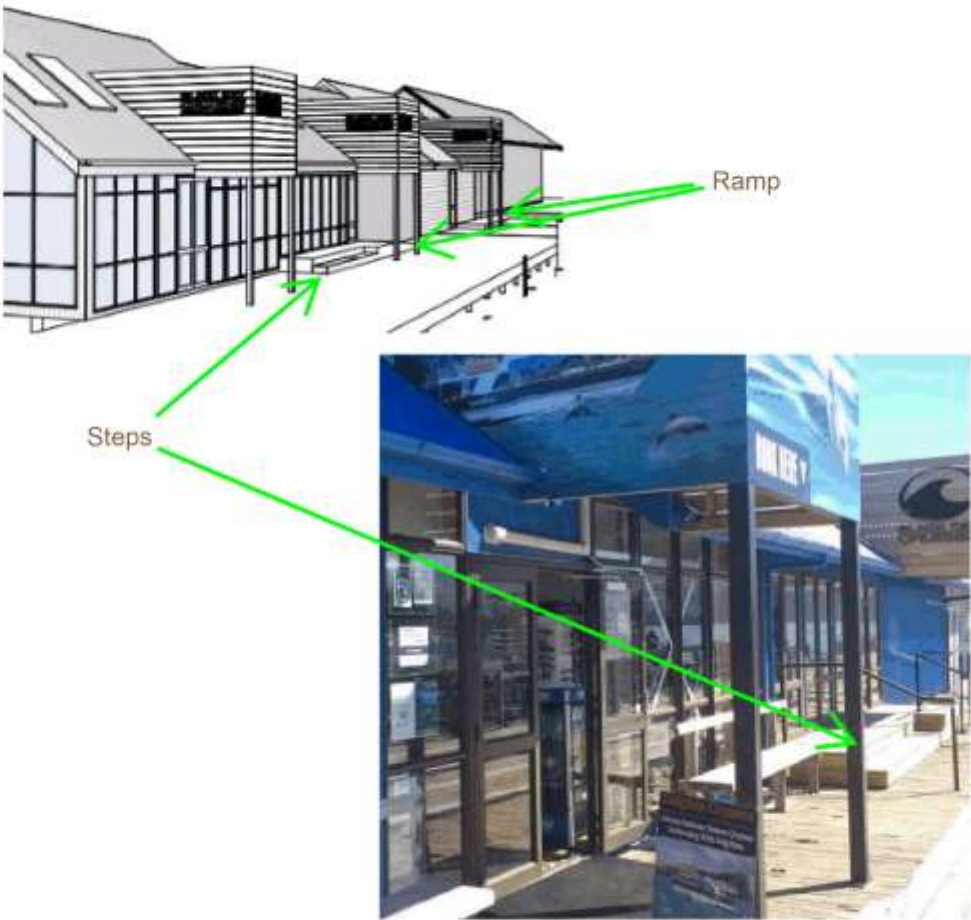




The following are photos of encroachments on the Council part of Akaroa wharf which existed now, after the 2016 building alterations:

#2 Entrance – ramp and steps





#3 Entrance (Cool store) – ramp





Ramp

CHRISTCHURCH CITY COUNCIL PUBLIC PLACES BYLAW 2008

Pursuant to the powers vested in it under section 145 and section 146 of the Local Government Act 2002, the Christchurch City Council makes this bylaw.

1. SHORT TITLE AND COMMENCEMENT

This bylaw is the Christchurch City Council Public Places Bylaw 2008. This bylaw comes into force on 1 July 2008.

2. OBJECT OF BYLAW

This bylaw enables the management of public places in order to balance the various different, and sometimes competing, lawful uses for which public places may be used. It seeks to provide for reasonable controls to protect health and safety, to protect the public from nuisance and to provide for the regulation of trading in public places.

3. INTERPRETATION

In this Bylaw, unless the context requires otherwise -

'Business vehicle'	means any vehicle that is used in supplying goods and services.
'Commercial activities'	includes: <ul style="list-style-type: none">• trading, which includes selling, hiring, or displaying for sale any goods or services;• advertising goods, services or events;• busking and street performing;• other activities undertaken for payment or reward.
'Council'	means the Christchurch City Council.
'Passenger service vehicle'	has the same meaning as in section 2 of the Land Transport Act 1998.
'Public place'	means an area that is open to or used by the public, which is under the control of the Council, and includes roads, streets, footpaths, courts, alleys, pedestrian malls, cycle tracks, lanes, accessways, thoroughfares, squares, reserves, parks, beaches, and recreational grounds.
'Rural area'	means any area of the district where farming is commonly undertaken and where fencing is required for such purposes, eg to enclose livestock.

4. DELEGATION

In this bylaw, where the written permission of the Council is required, such permission may be given by the Chief Executive, and the Chief Executive may delegate all or part of that function to any other officer of the Council.

5. EXCLUSIONS

- (1) Clause 6 of this bylaw does not apply to:
 - (a) passenger service vehicles;
 - (b) any advertising on any business vehicle.
- (2) Clauses 6 and 7 of this bylaw do not apply to:
 - (a) any person who has permission under any other bylaw, act, regulation, district plan or resource consent to carry out such activities in a public place.

6. COMMERCIAL ACTIVITIES IN PUBLIC PLACES

- (1) No person may undertake commercial activities in a public place, without the written permission of the Council.
- (2) A permit issued under this clause is subject to such terms and conditions that the Council thinks fit.
- (3) Terms and conditions specified in a permit may include, without limitation, such matters as:
 - (a) the name of the permit holder
 - (b) the duration of the permit
 - (c) the location to which the permit applies
 - (d) the type of commercial activity covered by the permit
 - (e) the hours of trade allowed by the permit.
- (4) An application for a permit must be made in writing, and on the appropriate form provided by the Council (if any).

7. OBSTRUCTIONS IN PUBLIC PLACES

- (1) No person may erect or place any thing in, on or over a public place, and allow it to remain there in circumstances where it causes or is likely to cause danger or inconvenience to those using the public place, without the written permission of the Council.
- (2) A permit issued under this clause is subject to such terms and conditions the Council thinks fit.
- (3) Terms and conditions specified in a permit may include, without limitation, such matters as:
 - (a) the name of the permit holder
 - (b) the duration of the permit
 - (c) the location to which the permit applies
 - (d) the type of obstruction covered by the permit
 - (e) details of arrangements to manage the effect of the obstruction.

- (4) An application for a permit must be made in writing, and on the appropriate form provided by the Council (if any).

8. OPERATIONAL POLICIES

- (1) The Council may, from time to time, as the Council sees fit, adopt operational policies related to matters regulated by this bylaw.
- (2) Operational policies must be adopted by Council resolution, and are listed in the Operational Policy Register in the Explanatory Note to this bylaw.
- (3) Operational policies may set out, without limitation, such matters as:
 - (a) guidance information
 - (b) application procedures
 - (c) administrative arrangements
 - (d) terms and conditions
 - (e) definitions.

9. DISPLAY OF PERMIT

Any person with a permit issued under clause 6 or 7 must display a copy of that permit prominently for the view of members of the public, if the permit indicates that it must be displayed, or have it available to be inspected by any Council officer or Police officer on request.

10. PERMIT NOT TRANSFERABLE

A permit under clause 6 or 7 is not transferable to any other person.

11. PERMIT MAY BE ALTERED, SUSPENDED OR CANCELLED

- (1) The Council, on giving reasonable notice to the permit holder, may alter the terms and conditions of the permit in the event of a change to any circumstances of the permit holder, or the public place.
- (2) The Council may suspend or cancel any permit given under clause 6 or 7 in the following cases:
 - (a) without notice if:
 - (i) urgent action is required to protect the public from unhygienic, unsafe or hazardous conditions in the public place where the permit applies;
 - (ii) urgent works are required in the public place where the permit applies;
 - (iii) any terms and conditions of the permit are breached, where the period covered by the permit is 3 days or less.

- (b) on the giving of 48 hours notice to the person who holds the permit if:
 - (i) the activity will interfere with intended road works or a special event;
 - (ii) any terms or conditions of the permit are breached where the period covered by the permit is more than 3 days.

12. FEES

- (1) The Council may from time to time, and in accordance with section 150 of the Local Government Act 2002, prescribe fees payable for permits issued under this Bylaw.
- (2) Fees may differ for any class of permit as prescribed.
- (3) A voluntary organisation, school or community group, where the profits from any trading are retained wholly for charitable or community purposes may be exempt from the payment of fees, at the Council's discretion.

13. SPECIAL USE AREAS

- (1) The Council may declare from time to time by resolution publicly notified, and on any conditions the Council thinks fit, that any public place or any specified part of a public place:
 - (a) has been set aside for a special use or activity; or
 - (b) cannot be used for a particular use or activity.
- (2) The Council may from time to time by resolution publicly notified alter a special use area, or declare that an area is no longer a special use area.
- (3) Any special use areas declared under previous bylaws will continue in force.

14. BARBED, RAZOR OR ELECTRIFIED WIRE

Barbed wire, razor wire or electrified wire may not be used within one metre of any property boundary adjoining any public place, unless the wire is at a height 2.5 metres or more above ground level, or the public place is in a rural area.

15. OFFENCE AND PENALTY

Every person who breaches this bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$20,000, as set out in the Local Government Act 2002.

16. CHRISTCHURCH CITY COUNCIL GENERAL BYLAW

The provisions of the Christchurch City Council General Bylaw 2008 and any bylaw passed in amendment or substitution are implied into and form part of this bylaw.

17. REVOCATIONS AND SAVINGS

(1) The following bylaws are revoked:

- the Christchurch City Public Places and Signs Bylaw 2003;
- the Banks Peninsula District Council Mobile or Travelling Shops and Hawkers and Itinerant Traders Bylaw 1972 (adopted in 1996); and
- part 3 of the Banks Peninsula District Council Public Places and Signs Bylaw 2004, together with clauses 4.2, 4.3, 4.4, 4.10, 4.11 and 4.12 of part 4 of that Bylaw.

(2) Any approval, permit or other act of authority which originated under these revoked bylaws that is continuing at the commencement of this Bylaw, continues to have full force and effect for the purposes of this Bylaw, but is subject to the application of any relevant clause in this Bylaw.

—
The initial resolution to make this bylaw was passed by the Christchurch City Council at an Ordinary Meeting of the Council held on 28 February 2008 and was confirmed, following consideration of submissions received during the special consultative procedure, by a resolution of the Council at a subsequent Ordinary Meeting of the Council on 19 June 2008.
—

EXPLANATORY NOTE

The following note is explanatory and is not part of the Bylaw, but is intended to explain its general effect.

This Bylaw controls activities within public places that may have an adverse effect on other users of these facilities, or the facilities themselves, unless subject to some controls.

Existing Council Operational Policies for the use of Public Places

Both the commercial activities clause and the obstructions clause in the bylaw require the Council to give written permission. The process for obtaining written permission, including any forms to be filled out, as well as the principal conditions that must be complied with under any permit, are contained in operational policies. Operational policies may be adopted by resolution by the Council. The relevant operational policies, at the time of printing, are:

Operational Policy Register	
Name of operational policy	Date adopted by the Council
Footpath extensions to expand cafés onto the roadway	25 March 1998
Public streets enclosures policy and fees charged	31 August 2006
Signboards in public places	22 July 1998
Structures on roads 2010	25 March 2008, amended July & December 2014
Trading and events in public places	24 September 2010

A further tool to manage obstructions in public places is the Transit New Zealand requirement for a Temporary Traffic Management Plan. See the Transit document *Code of Practice for Temporary Traffic Management* (CoPTTM). Christchurch City Council administers the Temporary Traffic Management Plans process for roads under its care and control.

The current version of these and other operational policies can be found on the Council's website at <http://www.ccc.govt.nz/Policy>. These operational policies will be updated from time to time.

Special Use Areas

Special use areas declared under previous bylaws that remain in force at the time of printing include:

- Speakers' Corner
 - Speakers' Corner was an area in Cathedral Square set aside for the purpose of public speaking, and is located on the eastern side of the Godley Statue (declared at a Council meeting on 23 November 2000). A new public speakers' corner opened in June 2013 and is now sited on privately owned land on the corner of Fitzgerald Avenue and Ferry Road.

- Busker areas
 - The Council resolved under the provisions of the Christchurch City Public Places Bylaw 2008 that areas of Cathedral Square, parts of City Mall (now ReStart Mall), and parts of Worcester Boulevard do not require a permit for the purposes of busking, provided that the busking conditions are complied with.

Attachment F – Fisherman's Landing - History

Fisherman's Landing Area

- ☐ Background to Akaroa Wharf Licences found in Akaroa-Wairewa Community Board agenda 22 November 2006
- ☐ Waterfront Industry Restructuring Act 1989 - Built assets came into local authority ownership.
- ☐ Historic articles regarding Fishermen's Wharf in Akaroa Mail and Banks Peninsula Advertiser newspapers available on-line circa 1924-1930.

- ☐ Excerpt from Akaroa Civic Trust website:

At the southern, "English" end of Akaroa, a public jetty was built at the end of Church Street in 1858-59. In 1887, the Akaroa Borough Council approved construction of a new main wharf. It was described at the time as the largest undertaking the "little borough" had yet attempted.

The wharf was built in 1887-88 and opened on 22 August 1888 by the mayor. A plaque set in concrete at the base of the wharf records the opening. From the concrete base a timber wharf extended into water deep enough for large coastal steamers to tie up. Though most shipping used the new wharf after 1888, the old Church Street wharf remained in use mainly by fishermen until it finally disappeared in the 1930s.

The structures on the Town Wharf have changed in size, appearance and use through the years. With the decline of both coastal shipping and, somewhat later, the local fishing industry, the wharf is now used mainly by boats taking visitors to Akaroa out onto the harbour for sight-seeing or to swim with the local population of the rare Hector's dolphin.

Attachment G – Fisherman’s Landing - Recent occurrences leading up to today’s issue.

Fisherman’s Landing Area

- ☐ November 2005 Murphy Seafood proposal to put chiller on back landing raised issues as to who had right to use the landing.
- ☐ An error was made on lease plan attached to Deed of Licence to Black Cat who gained an assignment of the Deed of Licence from Talley’s – the plan did not “hatch” licensed area rather it outlined a rectangular area which was inclusive of the landing.
- ☐ Black Cat intended on using the entire space (rectangular area) to expand their business and based their future plans on this area.
- ☐ Murphy proposal didn’t eventuate but issue over “licenced area” needed to be resolved.
- ☐ Original licence for “chiller site” – advice from legal counsel and review of documents advised “it is difficult to argue that Black Cat is not entitled to have any use” of the landing area. Council may apply to Court to have mis-description of premises corrected if we could prove that Black Cat knew Council did not intend to licence the landing area. Black Cat took on assignment of lease from Talley’s Fisheries and probably relied on original licence dated 15 April 2005 describing the premises as including the landing area. There were no licence plans attached to the original Deed of Licence and staff appended a licence plan outlining a rectangular area not hatched.
- ☐ Staff noted that Fishermen’s Association built the landing, however, in reviewing these files the question comes up as to whether it was possible that the Landing was built with the assistance of the previous Licensees when a chiller was first established on the wharf – records indicate licence was being negotiated with United Fisheries since 1992 (and agreed to); subsequent licence prepared for Deep Cove in 1995 assigned to Talley’s and sub-let to Ngai Tahu Fisheries; subsequently assigned to Black Cat.
- ☐ In 2004 Talley’s emailed BPDC Property Manager with concerns about short term licences with specific comment “The crane, dispatched chiller facilities at Akaroa need also be directly accessible by the vessel. Unloading from wharf to chiller, or taking on ice, fisherman must have direct access to the vessel. Fisherman take on ice, unload fish direct in to the Akaroa Facility... need to keep the depot as a strategic landing point.”
- ☐ Unfortunately there are no file notes confirming when the chiller was first placed on the wharf.

Attachment H – Fisherman’s Landing - A timeline of consenting, ownership, leasing, licensing.

Fisherman’s Landing Area

- ☐ Records dated July 2006 regarding plans submitted by Black Cat (Stewart Ross Team Architecture) to Akaroa Design and Appearance Committee.
- ☐ 7 October 2008 – Environment Canterbury grant Resource Consent CRC085057.
- ☐ 10 April 2010 – CCC approval to alter chiller site granted to Black Cat Group.
- ☐ 21 December 2010 – Project ABA10108198 – Internal Renovations and External Timber Screens (submitted by MAP Architects on behalf of Black Cat Group)
 - ☐ Noted that Akaroa Wharf is outside the jurisdiction of Banks Peninsula Proposed District Plan as it is below the Mean High Water Spring Tide Mark.
 - ☐ Noted that consent may be required from Environment Canterbury.
- ☐ 7 January 2011 – Application for Building Consent Project ABA10108198 Description: Internal Renovations to Retail and Amenities Area.
- ☐ 20 January 2011 – Letter from Environment Canterbury to Black Cat Cruises architect commenting on proposal including two timber screens on external face of buildings, increasing size of the structure and resource consent under the Coastal Plan would be required.

“While there is a small increase in the size of a building above a seabed, the proposals do not result in any increase to the actual wharf. Therefore, based on the information provided would consider that any potential adverse effects of the proposed activity are likely to be trivial.

Please ensure the activity is limited to the proposal submitted to Environment Canterbury and any adverse effects of that activity are trivial.”

 - ☐ Consent remains as it currently stands.
- ☐ 12 February 2011 – email request from Building Consent Officer for further information including comments on access and facilities for people with disabilities.
- ☐ 3 June 2011 – email to architect relating to further information submitted 21 February 2011.
 - ☐ Comments relating directly to entrance steps and compliance issues.
- ☐ 12 January 2012 – email from Building Consent Officer to Architect – reallocation of project to new officer.
 - ☐ Includes request for tenancy agreement with Council, confirmation of approval for proposed Building works.
 - ☐ PIM reference to section 37 notice that ECAN approval is required.
- ☐ 12 January 2012 – email from Building Consent Officer to Team Leader Leasing (Kathy Jarden) re application for fit-out and canopy addition to Black Cat tenancy on Akaroa Wharf, asking to confirm the Tenant has Council granted approval as the “owner” to apply for consent.
- ☐ 12 January 2012 – Team Leader Leasing email to Black Cat asking if 2008 plans had been altered since going before Appearance & Design and Community Board.

- ☐ 13 January 2012 – email from Black Cat to Team Leader Leasing:
"I think what I presented to design committee has changed. It was too expensive to do so the plan now is not to alter the existing structures at all incl the chiller but rather to strip out the insides and redo the layout inside. Physically it should all look very similar to what is there now.

I note from below you have requested the architectural drawings. If you can consent that would be great

We felt we were 99% of the way to getting CCC consent when feb hit. We are not sure exactly when we will do the renovation as demand has dropped but we'd like to finish the consent and have it open for say 5 years so we can start when demand returns"
- ☐ 13 January 2012 – email to then Maintenance Operations Manager for Transport & Greenspace from Team Leader Leasing advising Black Cat revisiting renovations, is asset owner happy to proceed (i.e Council consent).
- ☐ 13 January 2012 – email from Team Leader Leasing to Building Consent Officer asking for a copy of the plans as we needed to confirm if it was the same plan as previously submitted.
- ☐ 26 January 2012 – email from Maintenance Operations Manager to Team Leader Leasing noting that approval of the changes may be different to those advised to the design committee.
- ☐ 5 March 2012 – email from architect to Building Consent Officer advising CCC Leasing Team Leader can provide licence document.
- ☐ 5 March 2012 – email from Black Cat to Leasing Team Leader asking if she had spoken to Building Consent Officer:
 - ☐ Further request to put in a coffee booth in the chiller for the upcoming season.
- ☐ 6 March 2012 – email from Leasing Team Leader to Black Cat advising copy of licence provided to Building Consent Team:
 - ☐ Concern raised that the plans Building Consent Team were working from had not previously been viewed by Leasing/Property staff or the Senior Planner.
 - ☐ Asked if Black Cat had gone back to Appearance and Design Committee since 2008/2009 deputation.
 - ☐ Team Leader Leasing commented that plans changed quite a bit on the exterior.

- ☐ 6 March 2012 – email from Black Cat to Team Leader Leasing:

"In terms of the design and appearance committee, we had full approvals to do the original plan which as you recall involved a larger building to replace the chiller, larger height and footprint from what is there now.

We have not been back to them because there is no significant difference to the existing look, and its significantly less change than what has already been approved.

Effectively all we are doing is gutting the interior and changing the interior layout, keeping the chiller and blue building intact. There are a few minor changes to the outside

 - *Timber screen in front of chiller. Freestanding slots to shroud the chiller for wet suit drying area. Will keep wetsuits hidden. Polycarbonate corrugated roof not visible. Keeping with the committee's original wishes these will be the same colour as the chiller.*
 - *A window is coming out and put in different place as highlighted in the plan.*
 - *Change to existing signage*

Based on the minor change to the existing exterior combined with the pre approval for the larger building we feel the design and appearance committee piece has been fulfilled."
- ☐ 6 March 2012 – email from Team Leader Leasing to Building Consents Officer advising Landlords Consent to carry out works will not be approved until confirmation of consent form Akaroa Appearance and Design Committee.
- ☐ 13 March 2012 – email from Team Leader Leasing to Black Cat requesting meeting with Transport & Greenspace on 28th March 2012 to discuss building plans and wharf structure strengthening plans due to earthquake damage.
- ☐ 13 March 2012 – email from Black Cat confirming meeting and advising plans for renovations of building will probably be 2013 or 2014.
- ☐ 29 March 2012 – email from Team Leader Leasing to Appearance & Design Committee seeking comment on changes to Black Cat plans.
- ☐ 29 March 2012 – email from Team Leader Leasing to Black Cat advising that:

 - ☐ Next Appearance and Design Committee is 4th April.
 - ☐ Summary of proposed changes and copy of the elevation plans A2.01 dated 29/3/2011 sent through to Committee secretary.
 - ☐ "we conditionally approve the plans, based on the favourable comments/approval of this Committee".
- ☐ 29 March 2012 – email from Black Cat to Team Leader Leasing asking if they needed permission from Appearance and Design Committee for proposed signs.

 - ☐ (8:57am) Response back to Black Cat with link to Council's guidelines for retail and commercial signage and advised to contact Council Duty Planner to see if resource consent is required.
 - ☐ (9:13am) Response from Black Cat "Ok so the design and appearance committee don't need to approve signs, good. Also I think the wharf signs are outside of the town boundary aren't they so not sure they are in ccc jurisdiction".
 - ☐ (9:15am) Response from Team Leader Leasing – need to confirm with planners for a firm decision.
 - ☐ (9:18am) Further question from Black Cat "I assume we DON'T need any other appearance approves for the temp coffee window which we intend putting in the chiller this year".

- ☐ (9:21am) Response from Team Leader Leasing – any plans presented to the Committee should include all alterations... a temporary window, that should be reflected in the elevation plan.
- ☐ (9:26am) Response from Black Cat – long term plan is per the architects drawings and they will get chiller look illustrated – that is what they are seeking approval for – time line is 14 or 15. 2012 looking at putting in coffee bar in the chiller – do they need design and appearance committee to approve temporary window. There is no change to appearance just a new door/window, maybe with an awning and a sign.
- ☐ 3 April 2012 – Response from Team Leader Leasing to Black Cat – “ensure that you advise them [Committee] of current and future plans – whether that be temporary window ... and then more permanent alterations. “The more they are aware of, the smoother the process for approval as landlord should be.”
- ☐ 4 April 2012 – Akaroa Design and Appearance Advisory Committee Agenda:
 - ☐ Trim Reference 12/199170 Black Cat Alteration Plans
 - ☐ Minutes:
 - 4.2 Black Cat Group Limited – Proposed Extension, Akaroa Wharf**

Mr Paul Bingham, Director of the Black Cat Group Limited, outlined the proposed alterations for the layout of the interior of the buildings on the wharf owned by the company including the chiller and the blue building.

Changes to the outside would be:

 - untreated timber screen in front of chiller running parallel with existing buildings
 - doors to building would be one black and one timber
 - free standing slats to shroud the chiller for wet suit drying area
 - polycarbonate corrugated roof would not be visible, keeping with the Committee’s original wishes that this will be the same colour as the chiller.
 - window to be relocated – present window on North elevation may change to a bi-fold window to allow sales directly on to the wharf.
 - colours of the buildings would remain as at present.

It was noted that the public would still have access to the small landing behind the building.

The Committee was also informed that the existing signage would change. There would be no signage on the chiller but vertical panels may be placed over the existing doors. The applicant agreed to bring signage proposals back to the Committee at a later date.

The Committee supported the proposal and asked that the applicant seek guidance from the Planning staff regarding signage.
- ☐ 9 April 2012 – email from Black Cat to Team Leader Leasing “believe we have their approval ... they wanted input on the new signage ... Is it correct that they committee has jurisdiction over the signs on our building at the wharf?”
- ☐ 17 April 2012 – email from Team Leader Leasing to Black Cat regarding landlords approval for signage “Property and Greenspace team take the opinion of the D&A committee into account when making any decisions requiring our approval. I understand from the meeting that you were happy to submit your signage proposals to them for their comment.”
- ☐ 24 August 2012 – email from Building Consent Officer to Team Leader Leasing seeking clarification of some issues.

- 30 August 2012 – response from Team Leader Leasing to Building Consent Officer – clarifying issues and reiterating the decision of the Design and Appearance Committee of 4 April 2012.
- 10 October 2012 – email from Policy & Leasing Administrator (John Allen) for Greenspace attaching previous correspondence between Black Cat, ECAN, CCC Mayor and Greenspace Consultation Leader.
 - Email trail references ECAN Consent CRC042692 (applied for in 2004) being put on hold in 2007 and Akaroa Wharf Development Minutes of Meeting 30 August 2006 which stated (Trim 12/802246):

Paul talked through and outlined the current proposal to develop a Dolphin Discovery Centre in the area that currently contains the freezer/chiller (for which Black Cat hold the lease). This area also contains the fishermen's/public landing, which is adjacent to but outside of the leased area of the chiller site.

Paul has already taken the plan to the Akaroa Design and Appearance Advisory Committee, the Historic Places Trust as well as John Wright (Local Commercial Fisherman). Paul advised that the current proposal incorporates amendments suggested by the Design and Appearance Committee.

John Wright had initially indicated that he thought the plan was OK, however Paul advised he has since heard from John to say that he has some concerns with the current proposal.

Council also had some concerns with the current proposal which primarily relate to the functionality of the existing fishermen's/public landing being significantly compromised if the development proceeded in it's current form without considering or addressing this aspect.

There was agreement at the meeting that an option of relocating the public landing further along the wharf was an option supported by all present and should be pursued further. The costs and implications of this still need to be clarified.

Rod advised that, generally the applicants are responsible for replacing or rebuilding facilities affected by their development. After further discussion it was also agreed that if there were benefits to Council then it was not unreasonable for it to be done on a cost share basis.

The cost split would need to be negotiated once a definitive proposal and cost had been confirmed.
- 10 October 2012 – email from Policy & Leasing Administrator for Greenspace attaching previous correspondence between Black Cat, ECAN, CCC Mayor and Greenspace Consultation Leader.
- 11 November 2015 – letter, minutes re Black Cat deputation made to community board on redevelopment of building:
 - Trim 15/1324830

- Trim 15/1387099 – Plan of redevelopment for deputation (*staff comment: architect Fulton Ross – old plans? New architect was Map Architect*).

4.1 Black Cat Cruises

Paul Milligan (Chief Executive) and Lucy Brown, addressed the Board on behalf of Black Cat Cruises regarding a possible building redevelopment on the wharf in Akaroa. Mr Milligan tabled drawings to explain the proposal which the company had first mooted in 2008. He said that there was an existing resource consent for the proposal but he questioned what steps needed to be taken in terms of design and appearance for a new building in Akaroa.

Mr Milligan reported that the company's licence to access the wharf would expire in two year's time and he was seeking an assurance from the Board that they would be able to renew that licence for a reasonable period before committing funds to a new development.

Part B

The Board **decided** to seek information from staff on whether any certainty could be given to Black Cat Cruises that it would continue to have long term access to the Akaroa wharf, as well as providing any information regarding previous consents for the building proposal.

The Board further **decided** to ask staff for an update on what redevelopment work is intended for the Akaroa Wharf under the Council's Long Term Plan.

Mr Milligan was thanked for his deputation.

- 12 February 2016 – Pre-application Meeting (Trim 16/165973).
- 27 April 2016 – Leasing Consultant (Jeff Woodham) agreed with Black Cat the way forward concerning the 2x Licences which would be combined into 1.
- 29 April 2016 – request from Black Cat to provide "Licensor written permission for the alteration works".
- 3 May 2016 – the above request was sent to Operations Manager Regional Parks (Kay Holder) and the Senior Designer - Structural (Jeff Bellamore) for their input. Structural Designer's concerns were around the fixing of Black Cat's structure to the Wharf if there was to be any changes and he wanted structural details on the "removal of the cool store & floor slab".
- 4 May 2016 – Black Cat responded to Structural Designer's concerns. Email trail including structural reports.
- 4 May 2016 – Leasing Consultant emailed Murray Kiely and John Wright advising them of the potential loss of the usefulness of the landing due to the proposed building. John's response:
"In response to your email concerning the rebuild of the Blackcat premises yes I have talked to Paul Milligan and told him if the back landing is not useable I will simply have to use the front pontoon where the Dolphin charter boats unload passengers. I have used the back landing as a loading and wash down this is to elevate congestion on the front of the wharf I am a commercial fisher man and have used and paid the use of the wharf since 1970 originally we charged case money times have changed totally understand. Paul Milligan states the back landing is not used by anyone but me that is not correct as other vessels on occasion use it as well."

- ☐ Murray Kiely was more concerned as to if there would be space elsewhere on the wharf for his LFR.
- ☐ 4 May 2016 –Leasing Consultant advised Black Cat that:
"I have a concern over what seems to be rendering the "existing landing" area unusable".
- ☐ On 6 May Black Cat replied with a copy of their 2008 Resource Consent from Ecan and the comment:
"We have been in contact with eCan regarding the slight changes to our layout of our new plans etc and they are happy."
 - ☐ Black Cat also requested Leasing Consultant's stance regarding the "landing". On Monday 9 May 2016 Leasing Consultant had a phone conversation with Paul Milligan from Black Cat where he was advised that Leasing Consultant objected to their building being across "Fisherman's Landing". On 10 May 2016 Black Cat advised they did not accept that Council could object to the building over the landing and that they would take legal advice. On either 10 or 11 May Property Consultancy Manager (Angus Smith) met with Lucy Brown and Caleb Ballin from Cequent. About this time Team Leader Leasing was forwarded the "John Allen Council approval" email.
- ☐ 11 May 2016 – Community Board Seminar. Leasing Consultant attended this seminar with the intention of advising the Board that he was objecting to the building being constructed over the Fisherman's Landing. However, in the morning before attending he was advised of the John Allen email. On the basis of that email he had to completely alter his advice to the seminar. Black Cat were advised that the objection was withdrawn and they received a copy of the John Allen email. It was agreed verbally with Black Cat that the Fisherman's Landing would be reviewed at the end of the summer. Black Cat may be requested to construct a replacement for the area of Fisherman's Landing that was lost.
- ☐ Conversation with ECAN Resource Consents Team – Team Leader Leasing – sought confirmation that Resource Consent was still valid even though it appeared plans had changed; ECAN confirmed yes, still valid (conversation was sometime between 4th and 11th May – no record as to exact date). This was effectively confirmed by Black Cat on 6 May (see above).
- ☐ 12 December 2016 – Deputation to Banks Peninsula Community Board meeting:
 - ☐ Letter from John Wright and attendance at meeting
 - ☐ Correspondence from Victoria Andrews

10. Board Projects for 2017/18

Reference: 17/639521

Contact: Philipa Hay philipa.hay@ccc.govt.nz 9415604

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Banks Peninsula Community Board to decide if it wishes to fund its Board projects for the 2017/18 year through the Board's Discretionary Response Fund (DRF) or the Strengthening Communities Fund (SCF).

Origin of Report

- 1.2 This report is staff generated as part of the 2017/18 funding round process.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by the number of people affected and/or with an interest.
 - 2.1.2 Due to the assessment of low significance, no further community engagement and consultation is required.

3. Staff Recommendations

That the Banks Peninsula Community Board:

1. Decides to fund any Community Board Projects it identifies for the 2017/18 year through its 2017/18 Discretionary Response Fund.

4. Key Points

- 4.1 Each year each Community Board is able to identify and fund projects it would like to deliver or community initiatives it would like to support in its local community, particularly those which help achieve outcomes identified in its Community Board Plan. Board Projects need to be agreed as part of Unit work programmes.
- 4.2 In previous years funding has been allocated for Board Projects usually from the Board's contestable Strengthening Communities Fund (SCF) and occasionally from its Discretionary Response Fund (DRF).
- 4.3 Changes to the funding schemes and timeframes this year have made some material differences as to which scheme the Board may wish to fund from. Information contained in this report outlines the benefits and/or limitations of allocating funds from each of the schemes.
- 4.4 Attachments to this report include a list of Board Projects from the Banks Peninsula area that were funded in the previous three years, and a list of possible projects the Board may like to consider.
- 4.5 The Board will decide the size of the SCF and will allocate funding from its 2017/18 DRF. Previously, the size of each of these Board funds were set by Council.

5. Context/Background

Allocating Board Projects from the Board's 2017/18 Discretionary Response Fund

- DRF aligns with Community Board Plan timeframes. The Board Plan will be finalised early July and the DRF opens 1 July. Allocating from DRF allows more strategic thinking about Board projects.
- This fund has broader criteria than the SCF. It is more flexible as to how it can be used and has open timeframes for applications. Therefore it allows more scope than SCF for Board projects.
- The DRF is not a contestable fund as such. Applications are allocated on their merits when they have been submitted and until the fund is closed – either at the end of the financial year or when funds are depleted.
- Allocating from DRF will allow more time to assess and develop project scopes for the Board Projects identified. Applications to SCF have closed and are currently being assessed.
- Directly funding from DRF will allow more flexibility when Board Projects are under (or over) spent. As the DRF runs along the same timeline as Councils financial year, funds can be reallocated back to the DRF to be utilised by the Board for community grants, or topped up if further unforeseen funds are required.

Allocating Board Projects from the Board's 2017/18 Strengthening Communities Fund

- The Community Board Plan is not finalized for projects to reflect the Board's priorities, and thus submitting Board Projects for SCF will require pre-empting priorities in the Board Plan.
- Timeframes this year are very tight. The Board will need to decide on the projects it wishes to put forward for funding at this meeting of the Board (26 June). Any new projects which require further investigation will be lacking adequate information.
- If the Board decides to fund Board Projects from their 2017/18 SCF, the attached lists are included to provide information to help identify Board Projects it may like to consider submitting for the 2017/18 year.
- Funding Board Projects from SCF requires the Board to allocate funds in competition with those from community organisations.
- The funding year for SCF does not align with the Council's financial year, and reporting on the financial aspect of projects will not align with the timeframes for the projects. This incurs extra staff time to track, accrue and report on projects.

Attachments

No.	Title	Page
A ↓	Possible Board Projects for 2017-18	114
B ↓	Board Projects History 2014-17	115

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Philipa Hay - Community Development Advisor
Approved By	Penelope Goldstone - Manager Community Governance, Banks Peninsula/Akaroa

Attachment A – Possible Board Projects for 2017/18
Banks Peninsula Community Board

Council Unit	Project (Brief description)	Amount
Community Support, Governance and Partnerships Unit	<p>Summer with your Neighbours</p> <p>"Summer with your Neighbours" formerly known as Neighbourhood Week will be held from Friday 27 October to the end of March coinciding with Neighbours Day Aotearoa.</p> <p>Individuals and community groups hold a variety of small neighbourhood events in their local areas. This helps neighbours and communities to get to know each other and enhances community and neighbourhood safety as a result.</p>	\$3,000
Community Support, Governance and Partnerships Unit	<p>ANZAC Day Services</p> <p>Services take place in Lyttelton, Diamond Harbour, Little River and Akaroa. Every year, these ceremonies are attended by a large number of community members. It is an opportunity for people to gather together to commemorate an important day in New Zealand's history, and recognise sacrifices made by community members.</p>	\$2,000
Community Support, Governance and Partnerships Unit	<p>Community Service Awards</p> <p>Community Service Awards are awarded triennially (previously held 2015) to individuals and/or groups in recognition of significant voluntary service. The Awards are advertised city wide and the Board receives all complying nominations and makes decisions on whom should be invited to receive an award. Recognising community efforts in this way fosters community involvement and supports an enhanced sense of community. Contribution is sought towards venue hire, catering, certificates, photography, advertising and production of associated materials.</p>	\$3,000
Community Support, Governance and Partnerships Unit	<p>Reserve Management Committees (RMCs) Activity Costs</p> <p>This funding is to cover costs for RMCs in undertaking the co-ordination aspects of their role – this could include contributions towards venue hire, speakers' costs, stationery, volunteer reimbursements.</p>	\$1,500

Attachment 2 - Board Projects History 2014/15 – 2016/17
Lyttelton/Mt Herbert and Akaroa/Wairewa Community Boards

2014/15

Council Unit	Project	Amount
Lyttelton/Mt Herbert - SCF		
Community Support Unit	Neighbourhood Week	\$2,000
Democracy Services Unit	ANZAC Day Services	\$1,400
Democracy Services Unit	Communicating with the Community	\$1,000
Community Support Unit	Community Service Awards	\$1,500
Akaroa/Wairewa - SCF		
Community Support Unit	Neighbourhood Week	\$1,000
Democracy Services Unit	ANZAC Day Services	\$1,600
Democracy Services Unit	Community Board Newsletter and Other Media	\$500
Community Support Unit	Community Service Awards	\$1,500
Democracy Services Unit	Christmas Lights and Decorations	\$1,000
Akaroa/Wairewa - DRF		
Democracy Services Unit	ANZAC Service Sheets and Bookmarks	\$250
Democracy Services Unit	Christmas Packs for the Elderly	\$500

2015/16

Council Unit	Project	Amount
Lyttelton/Mt Herbert - DRF		
Community Support Unit	Neighbourhood Week	\$2,000
Democracy Services Unit	ANZAC Day Services	\$1,000
Democracy Services Unit	Communicating with the Community	\$1,000
Akaroa/Wairewa - SCF		
Community Support Unit	Neighbourhood Week	\$1,000
Democracy Services Unit	ANZAC Day Services	\$1,100
Democracy Services Unit	Community Board Newsletter and Other Media	\$2,000
Akaroa/Wairewa - DRF		
Democracy Services Unit	Christmas Packs for the Elderly	\$500

2016/17

Council Unit	Project	Amount
Lyttelton/Mt Herbert - SCF		
Community Support, Governance and Partnerships Unit	Neighbourhood Week	\$2,000
Community Support, Governance and Partnerships Unit	ANZAC Day Services	\$750
Community Support, Governance and Partnerships Unit	Edible Garden Awards	\$3,500
Community Support, Governance and Partnerships Unit	Rainbow Youth Mardi Gras	
Akaroa/Wairewa - SCF		
Community Support, Governance and Partnerships Unit	Neighbourhood Week	\$1,000
Community Support, Governance and Partnerships Unit	ANZAC Day Services	\$1,200
Community Support, Governance and Partnerships Unit	Community Board Communications	\$2,000

11. Elected Members' Information Exchange

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.