

Banks Peninsula Community Board SUPPLEMENTARY 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

23 June 2017

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Part A	Matters Requiring a Council Decision
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12 Resolution to Include Supplementary Reports

1. Background

- 1.1 Approval is sought to submit the following report to the Banks Peninsula Community Board meeting on 26 June 2017:
 - 13. 40 Rue Jolie
- 1.2 The reason, in terms of section 46A(7) of the Local Government Official Information and Meetings Act 1987, why the report was not included on the main agenda is that it was not available at the time the agenda was prepared.
- 1.3 It is appropriate that the Banks Peninsula Community Board receive the report at the current meeting.

2. Recommendation

- 2.1 That the report be received and considered at the Banks Peninsula Community Board meeting on 26 June 2017.
 - 13. 40 Rue Jolie

13. 40 Rue Jolie

Reference: 17/599712

Contact: Bruce Rendall Bruce.Rendall@ccc.govt.nz 941 8053

1. Purpose and Origin of Report

Purpose of Report

1.1 The purpose of this report is to seek a recommendation from the Banks Peninsula Community Board to the Council in respect of 40 Rue Jolie seeking decisions on:

1.1.1 Two specific future use proposals that have been received for the property.

1.1.2 Guidance on determining the management arrangements for this facility in the future.

Origin of Report

1.2 This report is being provided to fulfil Akaroa Wairewa resolution **AWCB/2016/00068**.

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.

2.2 The level of significance was determined by significance matrix

2.3 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Banks Peninsula Community Board recommend that the Council pass the following resolutions:

1. That the two options received for the future use of the property at 40 Rue Jolie are declined and staff are instructed to advise the proposers accordingly.
2. That the Banks Peninsula Community Board:
 - a. Convenes a Board seminar to help design an engagement process with its community to identify a local solution for the future management of 40 Rue Jolie.
 - b. Notes that staff are providing to Council, via the Social and Community Development Committee, a comprehensive citywide report detailing the repair options (including future use, funding and ownership) of heritage assets owned by the Council. This report has been requested to enable informed decision making as part of the 2018-2028 Long Term Plan process, which includes Yew Cottage.

4. Key Points

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

4.1.1 Activity: Heritage Protection

- Level of Service: 1.4.1 (non-LTP) Implement a programme to ensure a consistent and broadened level of historic heritage protection within Banks Peninsula and Christchurch City

4.2 The following feasible options have been considered:

- 4.2.1 Option 1 – Decline both of the proposals received to date and develop a separate process to determine the future use of this property (preferred).
- 4.2.2 Option 2 – Decline both of the proposals received to date and refer matter to the heritage asset review.
- 4.3 The option of accepting one or the other of the proposals is not considered feasible given the issues raised in the body of the report.
- 4.4 The option of “doing nothing” is also not considered feasible given the current condition of the building and the raised community expectations since this matter was first presented to the Board.
- 4.5 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 4.5.1 The advantages of this option include:
 - Focuses on achieving local solutions to a matter of local importance
 - Allows for the development of processes that properly attend to consultation and decision making.
 - 4.5.2 The disadvantages of this option include:
 - Further delays to determining the future use.
 - Extends the period of underutilisation.
 - Potentially aggrieved proposers.

5. Context/Background

Property and Building

- 5.1 The site at 40 Rue Jolie itself is a level rectangular shaped corner section of 556m² 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 Akaroa Bowling Club.
- 5.2 Situated on the site is a small cottage built circa 1877 with a floor area of 66m². It is timber framed with weatherboard cladding and a corrugated iron roof.
- 5.3 There is a vacant area between the cottage and the harbour which is used informally as car parking for the bowling club.
- 5.4 Due to the proximity of the Akaroa Harbour the cottage floods frequently, and over the years the dwelling has slowly dilapidated. It now requires substantial repairs to bring the dwelling up to a reasonable standard.

Ownership and Use

- 5.5 Council acquired the property in 1981 when it came on the open market. The purpose at that time appears to be to ensure that it was not demolished and replaced by a taller structure that would create a shadow on the bowling green. It also appears that another reason for acquiring the property was so that the bowling green could be extended when required.
- 5.6 Subsequently the bowling green has been re-laid in an artificial surface.
- 5.7 The rear portion of the property is currently used, informally, as car-park for the bowling club, and general parking within the area. It is unclear if this use has been formally approved, however, it seems to have been used for this purpose for some time.
- 5.8 Council's parking staff advise: “The parking demand in the vicinity is variable, ranging from relatively low levels of demand for the majority of the time to high demand and 'super peak' demand days during busy weekends and holiday seasons. In general, bowling club members

tend to be of an older age group, and many drive to the club, either as they are visiting players or due to convenience, mobility, carrying bowling equipment etc. reasons. It is considered desirable that they continue to be able to park off street outside the club. On high demand and 'super peak' days it could be difficult for some of those visiting the bowling club to park close by, and this also may put additional pressure on the other parking spaces in the vicinity."

- 5.9 The asset is currently recorded as a "Parks" asset. However there is, and has been, no Council owned and operated public use identified for the property.
- 5.10 Until April 2007 this property was leased as a residential tenancy. Since then the property has been vacant and decision making as to its future stagnated due to the difficulties of grappling with the extensive deferred maintenance, lack of obvious achievable future use options and earthquake distraction.

Historic Issues

- 5.11 The cottage was constructed circa 1877, in all likelihood, by the then owner of the land.
- 5.12 It is a tangible reminder of a representative type of building that is characteristic of nineteenth century Akaroa. The Council's Heritage Unit has advised that there is a number of other properties within the township that are of a similar era.
- 5.13 It is also listed as a notable building in the Banks Peninsula District Plan. It is listed as a significant heritage item in the Replacement District Plan.
- 5.14 The property is not listed individually within the NZHPT register of Historic Place, Historic Areas, Waahi Tapu, and Waahi Tapu Areas, however it is incorporated within the registered Akaroa Historic Area (Register 7443) which is the area predominantly along the waterfront of Akaroa. The site is defined as an archaeological site in the Historic Places Act; this means that no earthworks may occur at the site without being granted an Archaeological Authority from the New Zealand Historic Places Trust (NZHPT). This is a legal requirement.

Community Board Considerations

- 5.15 In February 2016 the Community Board heard a deputation in respect of Yew Cottage and resolved the following:
 - 5.15.1 *The Board **decided** to discuss options for the future of Yew Cottage with Property Consultancy staff.*
- 5.16 In March 2016 the Community Board discussed the fact that they "*had received a number of deputations over recent months regarding the use and future of the Council owned property at 40 Rue Jolie, Akaroa, known as Yew Cottage. Staff had advised the Board to request an Options Report on the future of the property.*" The following was resolved as a result of that discussion:
 - 5.16.1 *Community Board Resolved AWCB/2016/00017: "The Akaroa/Wairewa Community Board resolved to request staff to prepare an Options Report on the future use of the property at 40 Rue Jolie, Akaroa."*
- 5.17 In August 2016 the Board considered a further options report that sought to determine the future use of the property, namely that it be sold on the open market. At the meeting some new evidence was presented separate to the report advising that the property was a "Strategic Asset" under the Councils Significance and Engagement Policy. This resulted in a number of recommendations and resolutions that are attached in full in attachment A. The substantive decision was:
 - 1. *That the decision on the matter be deferred, and that the report lie on the table.*
 - 2. *That Council staff work with the Akaroa community and community groups to identify future community uses for the building through an Expression of Interest process.*

3. *That a further report be made to the Board as to community uses identified and options for the future of the property along with appropriate consultation.*

Expressions of Interest results

- 5.18 In late 2016 this process took place and Council received one expression of interest from the Akaroa Resource Collective Trust (AKRCT), attachment B.
- 5.19 The AKRCT's main objective is to "provide, promote & support charitable services that are beneficial to the [Banks Peninsula] Community".
- 5.20 While the AKRCT's proposal presents ideas for the use of the property, it is not specific on how this is to be delivered. The AKRCT has advised that it does not need exclusive use of any premises. It has had discussions with local artists and craft makers, as well as tanagata whenua and local groups to better utilise Yew Cottage so that the Trust (AKRCT) can secure an income via letting space within the cottage. It advises that any funds derived would get reinvested into AKRCT.
- 5.21 The AKRCT does not contain any financial details on how it would operate the facility.
- 5.22 Overall the AKRCT proposal seems to be more an expression of support for retention of the facility rather than a feasible proposal for use. In its present form, officers could not recommend that the Board support the AKRCT proposal.
- 5.23 Following completion of the EOI process a late proposal was received which is in the public excluded attachment - Attachment C. In summary this proposal involves:
- 5.23.1 The disposal of the property to a private buyer at market value;
 - 5.23.2 A covenant restricting use of the property to "Artist in Residence" purpose for 10 years;
 - 5.23.3 Council to offer full rates relief;
 - 5.23.4 The purchaser to renovate the property for accommodation and public gallery purposes;
 - 5.23.5 The property to be managed by a Trust during the 10 years, then reverting back to the private purchaser.
- 5.24 During preparation of this report the proponent indicated their offer lapsed. They also indicated that they "still have a strong interest in supporting young artists this way." Despite the offer lapsing the proponent indicated a preparedness to talk to Council should there be an interest in the "artist in residence" idea.
- 5.25 This proposed use of 40 Rue Jolie has some merit as it protects and renovates the property, provides a commercial return, reduces Council's costs and provides a use with community benefits. It also has disadvantages including reduced potential for public use, limited timeframe for delivering community benefits, loss of rates income, and loss of the informal parking for the bowling club. There are also risks involved with it particularly around perceptions of privatisation of a public asset and unknown community views. While some of these matters could be resolved through negotiation and consultation, on the whole this proposal does not provide sufficient merit to allow officers to recommend it to the Board.

Expression of Interest Conclusion

- 5.26 Officers recommend that both the proposal from ARKCT received through the EOI process and the lapsed artist in residence proposal do not proceed for the following reasons:
- 5.26.1 The proposal from ARKCT is not sufficiently developed to justify a recommendation that the Board accept this proposal at this stage. It is recommended that ARKCT be thanked for its submission, and that relevant officers contact them about providing further assistance regarding its facility needs and Council support.

- 5.26.2 In the case of the second bid there is no compelling case to justify recommending that the Board considers this proposal further. It is recommended that the proposer be thanked and advised that Council does not wish to take up this offer.

Determining a Way Forward

- 5.27 Resolution of the future of the cottage is needed if this building, which is clearly valued by the community, is not to continue to sit vacant.
- 5.28 Three potential options to do this are:
- 5.28.1 Council could go back out to the community for an expression of interest to find possible uses;
- 5.28.2 The future use of the building could be referred to another process (the Heritage Buildings Project Initiative below); or
- 5.28.3 The Board could undertake a community engagement process to develop a local solution consistent with Council's legislative requirements and policy directions (An Emerging Direction section).
- 5.29 Going back out to the community for further expressions of interest is not considered viable. This has been done, and while revealing support for the community retention of the building and its values, did not identify a compelling case for use of the facility.
- 5.30 The other options are dealt with in more depth in the sections below.

Heritage Buildings Project Initiative

- 5.31 The Council discussed issues about the repair / restoration of heritage assets without consideration of future use at an annual plan workshop in January 2017 and as a result a project has been initiated to ensure the costs and benefits (both tangible and intangible) are considered in the decisions on any heritage assets.
- 5.32 This approach has been further reinforced in a recent annual plan discussion. It is intended to deal with all heritage assets as a portfolio through the upcoming Long Term Plan (LTP) process and not on a piecemeal ad hoc basis.
- 5.33 A project steering board, under the sponsorship of the Head of Parks as the titular owner of the heritage asset portfolio has been created and a project initiated with the following phases and outcomes:
- 5.33.1 Identify the heritage assets.
- 5.33.2 Establish / scope condition and repair requirements.
- 5.33.3 Identify potential uses.
- 5.33.4 Identify / scope repair costs.
- 5.33.5 Identify funding.
- 5.34 40 Rue Jolie (Yew Cottage) could be included within the scope of this project. An initial report back to Council on this project is expected in August.
- 5.35 Given that there is an existing process that predates the Council wide initiative, and possible community and Board expectations about a timely resolution of this matter, it is considered appropriate to continue dealing with this matter and the outcomes of further engagement with the community on 40 Rue Jolie is used to inform the Heritage Building Project.
- 5.36 Notwithstanding the matters in 5.35, the Board does have the option of referring the matter to this process if required.

An Emerging Direction

- 5.37 Christchurch citizens elected a new Council in 2016. The new Council is considering strategic priorities that provide for a new direction for delivering community outcomes from buildings such as the cottage at 40 Rue Jolie, Akaroa. The intent of new “strategic priorities” is useful when formulating possible solutions to issues facing the community.
- 5.38 Council wishes to achieve the outcome of having strong communities. Active participation in civic life is one way to achieve this outcome, and Council has prioritised “enabling active citizenship” to do so. Enabling active citizenship involves actions such as community partnerships, local solutions to local issues, and active participation in civic life.
- 5.39 This direction provides opportunities for different ways of delivering community benefits, including from buildings. The premise of an active citizenry can lead to the position that Council ownership of facilities is not the only way to achieve benefits. Rather Council may be better to assist the community to deliver local benefits through helping build capacity and capability.
- 5.40 A possible emerging option involves transferring, at nominal cost, the building to a community group for them to own and deliver benefits on behalf of the local community.
- 5.41 To ensure the ongoing achievement of these benefits, a covenant can recognise the community’s interest by requiring the building to be returned to public ownership in the event the community group was unable to keep operating.
- 5.42 Simply divesting the asset is not enough to achieve Council’s aims, however. Achieving its aims will require Council to provide support, in the form of training, contestable capital and facilitation.
- 5.43 In detail this option would look like:
- 5.43.1 Local representatives work to identify an existing, or facilitate a new, community organisation (“Trust”) capable and interested in owning 40 Rue Jolie in trust for the Akaroa and Banks Peninsula community;
 - 5.43.2 Council transfers the building to the Trust at nominal value and constrained with a encumbrance requiring the building to be returned to Council should the Trust be wound up (and in other relevant circumstances);
 - 5.43.3 The Trust would be responsible for delivering community benefits from the building such as protection of local heritage and space for community activities. To best reflect the intent of its strategic direction, Council would not place restrictions on the use of the facility, over and above those included in the District Plan. Instead the Trust would be responsible for establishing the best uses of the site (noting that these could include community use of the space and parking for the adjacent bowling club).
 - 5.43.4 Support is provided to the Trust, if required, through existing Council programmes. Support might include training (in topics such as strategic planning, facilities management responsibilities, and fund raising), and facilitation.
 - 5.43.5 Some capital funding may be required. As indicated the building requires repairs to bring it up to a reasonable standard. Additionally, a future Trust may consider raising the building to make it more resilient particularly to flooding.
 - 5.43.6 While the Trust may be able to provide some resources either through fund raising or “in kind”, Council might consider that some “seed” capital was appropriate. Short term there are some existing sources of funding (eg Local Discretionary Response Fund, Capital Endowment Fund) while Council could consider long term funding in the next iteration of the Long Term Plan.
- 5.44 The Akaroa community benefits from this sub-option through achieving local control over a facility that is of importance to them, but has lower significance city wide. Additionally, this

model protects the heritage value of the building, while allowing for other benefits including community use and car parking.

- 5.45 There are disadvantages for the community, including the time and monetary cost required to manage, operate and maintain the facility. This model relies on volunteers, primarily as members of the Trust, but also in providing time for managing, operating and fundraising for the facility. With changing patterns of volunteering there is a risk that this responsibility disproportionately falls on a small number of citizens. Finally, some members of the community may perceive a lessening of citizen participation as the Trust would sit outside of the democratic framework that Council and the Community Board sit within.
- 5.46 Council, and the broader Christchurch community, also benefit from this sub option. These benefits include reduced both one off capital and ongoing maintenance costs. These savings could be reallocated to invest in improved maintenance, renewal or upgrade of other community facilities. Additionally this sub option helps Council achieve its community outcomes and is consistent with its strategic priorities.
- 5.47 Disadvantages to Council are limited to opportunity costs and perception risks. Council faces an opportunity cost of not being able to achieve a commercial return by disposal on the open market. Additionally, there is an opportunity cost of not being able to use it for Council purposes in the future. Finally, some may perceive this sub-option as giving away community assets.
- 5.48 Following consideration of these points, officers have formed the view that the advantages of the proposal outweigh the disadvantages and recommend that the Board consider this as a potential way forward.

Implementation of this option requires engaging with the community to see if there is support. This support needs to go beyond people simply indicating “support” - it needs concrete demonstration that the community is prepared to put their time in to being stewards of this facility on behalf of the community. Determining the way forward to determine this support goes beyond a consultation process and requires input from the Community Board.

6. Option 1 – Decline both of the proposals received to date and develop and adopt a community driven process to determine the future use of this property (preferred).

Option Description

- 6.1 Both the proposal from ARKCT received through the EoI process and the unique unsolicited proposal to purchase are declined and the future use of the property is determined through a separate engagement process.

Significance

- 6.2 The level of significance for this option is low consistent with section 2 of this report.
- 6.3 There are no engagement requirements before making this specific decision. The consequences of this decision is that a special consultative process is 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 has demonstrated that they value 40 Rue Jolie, for both community and heritage reasons. More broadly the Banks Peninsula community has demonstrated that it is prepared to take local responsibility for developing solutions to local issues. The proposed option and the emerging direction, reflect these views.

Alignment with Council Plans and Policies

- 6.6 The proposal is consistent with Council's proposed strategic priorities, however these are not yet policy. Should the Akaroa community and Banks Peninsula Community Board determine that the recommended way forward is feasible and the preferred way forward, the matter can be referred to Council for inclusion in the Long Term Plan.

Financial Implications

- 6.7 Cost of Implementation – Unknown, depends on the process adopted and its outcomes.
- 6.8 Maintenance / Ongoing Costs – Unknown, depends on the process adopted and its outcomes. Interim holding costs – approximately and on average \$4,000 per annum excluding remedial repairs and maintenance.
- 6.9 Funding source – TDB
- 6.10 The initial engagement process can be absorbed within existing operating budgets. Should the "emerging direction" be adopted, then the financial implications can be developed further and referred to the long term planning process

Legal Implications

- 6.11 There are no legal implications with engagement. There are implications if the proposal goes further, however these are not insurmountable and can be addressed in follow up reports.

Risks and Mitigations

- 6.12 In the interim retains the status quo in terms of having an underutilised asset that is in need of investment.
- 6.12.1 Treatment: Undertake any mandatory urgent temporary works to maintain the dwelling in the short term.
- 6.12.2 Residual risk rating: the rating of the risk is low.

Implementation

- 6.13 Implementation dependencies – If the Board decided, at a future time and after engaging with its community on the matter, that it wished to proceed on this path then full implementation would require inclusion of the specific proposal (as each heritage asset is considered a strategic asset) and funding in the Long Term Plan.

Option Summary - Advantages and Disadvantages

- 6.13.1 The advantages of this option include:

- Focuses on achieving local solutions to a matter of local importance
- Allows for the development of processes that properly attend to consultation and decision making.

- 6.13.2 The disadvantages of this option include:

- Further delays to determining the future use.
- Extends the period of underutilisation.
- Potentially aggrieved proposers.

7. Option 2 – Decline both of the proposals received to date and refers the matter to the heritage asset review

Option Description

- 7.1 Both the proposal from ARKCT received through the EOI process and the unique unsolicited proposal to purchase are declined and the future use of the property is determined through the Council wide initiative to review all heritage assets.

Significance

- 7.2 The level of significance of this option is low consistent with section 2 of this report.
- 7.3 There are no engagement requirements for this specific decision.

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 Not applicable to this option. Though the process that would need to be developed to determine the future use would need to consider a number of consultation requirements, particularly those related to section 97 and consequently sections 76 to 82 of the Local Government Act.

Alignment with Council Plans and Policies

- 7.6 This option is consistent with Council's Plans and Policies

Financial Implications

- 7.7 Cost of Implementation - N/A
- 7.8 Maintenance / Ongoing Costs – Interim holding costs – approximately and on average \$4,000 per annum excluding remedial repairs and maintenance.
- 7.9 Funding source – Parks heritage asset owning budget.

Legal Implications

- 7.10 See paragraph 5.28 to 5.33 and 5.38 to 5.49 of this report.

Risks and Mitigations

- 7.11 In the interim retains the status quo in terms of having a derelict, neglected and underutilised asset.
- 7.12 The dwelling becomes further dilapidated.
- 7.13 The cottage slides further into a state of disrepair caused by delays around the future use decision. This will result in public perception that Council does not maintain its assets.
- 7.14 Treatment: Undertake temporary works to maintain the dwelling in the short term.
- 7.15 Residual risk rating: the rating of the risk is low.
- 7.16 Supports a broader Council initiative that will align with the LTP and deal with all legislative compliance.

Implementation

- 7.17 Implementation dependencies – N/A

Option Summary - Advantages and Disadvantages

- 7.18 The advantages of this option include:

- 7.18.1 Supports a Council wide initiative.
- 7.18.2 Allows for the development of processes that properly attend to consultation and decision making.
- 7.18.3 Robust and proper process that considers multiple issues.
- 7.18.4 Creates an opportunity to facilitate full legislative compliance.
- 7.19 The disadvantages of this option include:
 - 7.19.1 Further delays to determining the future use.
 - 7.19.2 Extends the period of derelict neglect and underutilisation.
 - 7.19.3 Potentially aggrieved proposers.

Attachments

No.	Title	Page
A ↓	Attachment A Full Board minutes Aug 2016	15
B ↓	Attachment B - AKRCT proposal	17
C	Attachment C - Unique unsolicited proposal (Public Excluded)	

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	Bruce Rendall - Head of Facilities, Property and Planning
Approved By	Lester Wolfreys - Head of Community Support, Governance and Partnerships Andrew Rutledge - Head of Parks Mary Richardson - General Manager Customer and Community Anne Columbus - General Manager Corporate Services

40 Rue Jolie Board recommendations August 2016

Board Comment

1. Staff reported to the Board that additional information had come to hand since the issuing of the agenda, which showed that the property was a "Strategic Asset" under Council's Significance and Engagement Policy. As such there was a consultation requirement under the Local Government Act should the Council intend to dispose of the property.
2. The Board was concerned at the lack of maintenance to the cottage and its surrounds and was supportive of an offer from the community to tidy the grounds.

Staff Recommendations

That the Akaroa/Wairewa Community Board:

1. Recommend to Council
 - a. That Yew Cottage, located at 40 Rue Jolie, legally described as Section III Town of Akaroa, is sold on the open market; and
 - b. The Council places a land covenant on the property to ensure the protection of the heritage values; and
 - c. The Manager, Property Consultancy is delegated the authority to do all things necessary, in his sole discretion, to complete the sale provided that the sale price is not less than 10% of a current registered market valuation.

Amended Staff Recommendation

That the Akaroa/Wairewa Community Board recommend to Council:

1. To undertake consultation in accordance with section 97 of the Local Government Act 2002 on the intention to dispose of 40 Rue Jolie, Akaroa, legally described as Section III Town of Akaroa, by selling the property on the open market with a land covenant on the property to ensure the protection of the heritage values
2. That a consultation document on the intention to dispose of 40 Rue Jolie be prepared and consultation commenced. [OR That the intention to dispose of 40 Rue Jolie be included in the consultation document prepared for the 2017/2018 Annual Plan/Long Term Plan amendments.]
3. Delegate to the Manager Property Consultancy the authority to approve the consultation document and do all things necessary to implement the consultation
4. Request staff to report back to the Community Board the outcome of that consultation for a decision regarding the future use of Yew Cottage, 40 Rue Jolie.

Community Board Resolved AWCB/2016/00066

Part C

That the Akaroa/Wairewa Community Board:

- (a) In principle supports community use of the property at 40 Rue Jolie, Akaroa and the appropriate future ownership to achieve this.
- (b) Notes the community's interest in the heritage value of the cottage, and the social and economic value of the continued public or community ownership of the property.

Andrew Turner/Bryan Morgan

Carried

Community Board Resolved AWCB/2016/00067

Part C

That Council staff work with community groups to address maintenance issues at the property.

Janis Haley/Lyndon Graham

Carried

Community Board Decided AWCB/2016/00068

Part A

Noting the deputations to the meeting, the Akaroa/Wairewa Community Board recommends to Council:

1. That the decision on the matter be deferred, and that the report lie on the table.
2. That Council staff work with the Akaroa community and community groups to identify future community uses for the building through an Expression of Interest process.
3. That a further report be made to the Board as to community uses identified and options for the future of the property along with appropriate consultation.

Andrew Turner/Bryan Morgan

Carried

The meeting adjourned for morning tea at 10.40am and reconvened at 10.55am.

Sustainability

The Trust is in the process of addressing the changing needs of a post earth quake environment and better redefining its aims and objectives to greater reflect the needs of the Community.

Our focus is towards sustainability as a Trust. We are reliant on funding and our contract with the Ministry of Social Development has not been secured past July 2017.

We as a Trust see moving forward as the way of the future. We have good working relationships with other groups and organisations and see this as being beneficial to the long term sustainability of the Trust.

We have discussed working with local artists and craft makers, tanagata whenua and local groups to better utilise Yew Cottage so that the Trust might secure an income from joint ventures with other local groups.

We are working with and discussing environmental issues that impact on our community and are working together for better future change. "Akaroa Plastic Bag Free" is an initiative the Trust strongly supports and sees the future of the Trust moving towards establishing an recycle/environmentally friendly enterprise that will support the work of the Trust thus not having to depend on funding.

In sharing the facility and supporting local artists and volunteer groups to utilise the facility we would be greater sharing resources whilst also capacity building with other groups and organisations.

YEW COTTAGE – a Community proposal

In the 'Snapshot of Akaroa in 1900', extant town fabric dating from 1850-1900 section in the report - AKAROA HISTORICAL OVERVIEW prepared for: Keri Davis-Miller planner; City Plan Team Christchurch City Council June 2009, written by: John Wilson MA. PhD. Historian and Louise Beaumont BLA (Hons) Heritage landscape architect – houses and cottages; includes Yew Cottage 40 Rue Jolie.

This little historic cottage is admired by many as an integral part of the streetscape in Akaroa, even in its current derelict state. A previous, elderly, long term resident of the cottage is fondly remembered by many as a strong-willed lady, passionate for the community she lived in, who in her younger years, spent a great deal of her time ensuring young people living locally were looked after with her coffee shop and involvement with guides and youth activities.

It is this legacy which contributed to the Akaroa Resource Collective Trust's long-term vision to have Yew ("Jeannie's") Cottage as a Community Hub, prior to the amalgamation of the Banks Peninsula District Council and the Christchurch City Council.

The Akaroa Resource Collective Trust has been operating for twenty five years providing social services for the wider Akaroa community. The Trust has endeavoured to meet the needs of the community in an evolving environment as these needs have changed.

The Trust Board recognises the benefits of liaising, and developing linkages with, a broad cross-section of the community to ensure the diversity of the area and our residents obtain the best possible services addressing these needs.

To this end the Trust's Manager, Kerry Little, has established positive links with the local combined churches group, the school, youth and preschool groups, local Police, Akaroa Civic Trust and other community organisations with a similar ethos. A Community Board member and the Community Development Advisor attend Board meetings.

The Trust is looking to encourage a broader cross-section of community representation for its Trust Board at the next AGM in November. Ideally this will include members with an interest in families; pre-schoolers, children and youth; older residents; churches; Tangata Whenua and health.

As part of providing deeper more meaningful relationships with community groups Kerry attended a Leadership in the Community course resulting in her linking with a group of eight like-minded people, who are meeting/linking over the next 12 months, with mentorship being provided by Margaret Jeffries from Project Lyttelton.

We have a vulnerable community, services currently provided encourage a wide variety of people to ring or just pop in for advice, support or to talk, a steady daily stream. Kerry has linked with the combined churches, local businesses, Akaroa Area School and community members to provide, fortnightly on a Friday, a soup and bread shared lunch at the Presbyterian Hall. This is the 'Lunch Club' providing not only food but more importantly socialisation, particularly for those who are rarely involved in the community in other ways.

A school holiday programme was supported and successfully managed by young women from within our community, with an over view from Kerry.

Currently the Akaroa Resource Collective Trust (ARCT) receives part funding for its Heartland services (an inter-face linkage to Government Agencies such as Work and Income, Senior Services, Inland Revenue Department and ACC for rural communities). This is a year by year arrangement nationally and is currently under review with the Government's restructuring of the Ministry of Social Development which may impact on funding available to ARCT. Whatever the Government's decision the Trust is very aware that the community will still require the services currently provided.

The community needs something to 'hold onto', something that belongs to everyone. Our community is changing, things we value and care about have been eroded particularly post earthquakes and with the cruise ship season dividing the community heart.

With community and Christchurch City Council input this wee cottage could once again become a beloved historic cottage serving the community as a Hub. The Civic Trust have indicated that there is a probability that they can organise the lifting of the cottage to ameliorate the current 'flood' problem which would be great first step. Although it is a small space it has accessibility, parking close by and internally can be designed to maximise the space to incorporate a combination of community uses with diverse community groups including the Akaroa Resource Collective Trust, L'Op Shop, a small community garden - a garden of reflection and companionship, social service providers and others using shared spaces, possibly at different times. L'Op shop is a well patronised voluntary social enterprise with all proceeds being returned to community members.

By linking community organisations and having Yew Cottage as a Community Hub with community ownership we will all be better able to build community capacity and resiliency from a grass-roots level up and help prevent this detachment some are feeling. Very recently Uto's Tangi saw the outpouring of collective community support for all those affected, embracing the very resilience and compassion we need more of.

Collectively we ask the Community Board to endorse the proposal to retain Yew Cottage as a Community Hub to provide a combination of community groups delivering grass-roots services to, for, and with the wider Akaroa Community.

Further we are asking the Board to seek the Council's endorsement to retain Yew Cottage for Akaroa community use and to delay any decision about the future of Yew Cottage until after the forthcoming Local Body Elections.



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4 November 2016

Senior Services
Work & Income
P O Box 8328
Riccarton

Kerry Little
Heartland Services
39 Rue Lavaud
Akaroa

Dear Kerry,

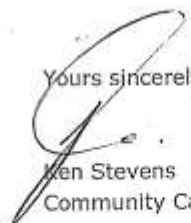
This letter is to offer our support from Senior Services ,NZ Superannuation section of Work & Income.

From our perspective the service provided by Kerry Little, Heartland Services to our NZ Superannuation clients residing in Akaroa is invaluable and we have built up a great working relationship to achieve this.

Due to the locality and medical conditions of several of our clients this is an essential service and support the continuation of this service.

If you require any clarification of the above please contact Ken Stevens by phoning 9619170 or email :ken.stevens002@msd.govt.nz.

Yours sincerely



Ken Stevens
Community Case Manager

www.workandincome.govt.nz
www.seniors.msd.govt.nz

General Enquiries
0800 559 009

NZ Superannuation
0800 552 002

Community Services Card
0800 999 999

Employers
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Deaf Fax Number
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AKAROA
CIVIC
TRUST

P.O. Box 43 Akaroa 7542
www.akaroacivictrust.co.nz

November 25, 2016

To Whom It May Concern,

Re: 40 Rue Jolie - Retain and Restore Jeannie's Cottage as a Community Hub

The Akaroa Civic Trust supports the restoration and retention of the historic 1870s cottage located at 40 Rue Jolie, commonly referred to as Jeannie's Cottage, by the Christchurch City Council. The name refers to Jeannie Wendelborn, a long time resident of Akaroa who worked with the youth of the area as well as being a founder member of the Akaroa Civic Trust in 1969.

The cottage has historical and social significance. The small building also has cultural significance because it illustrates how individuals lived around the time period of 1870 through the early 1900s. The building was owned by a family through several generations. As a family home, the cottage has architectural and aesthetic significance as a very modest colonial cottage that retains a high degree of integrity, and craftsmanship. The structure provides a link to other historic buildings and forms part of a coherent pattern of residential and commercial development within the town centre of Akaroa which is a registered Historic Area by Heritage New Zealand.

The cottage's position on a highly visible corner adjacent the Recreation Ground is an ideal location for a 'Community Hub'. Such a facility would greatly benefit many volunteer groups and organisations including the Akaroa Resource Collective, Heartlands and the Op-Shop to name a few groups currently in need of a well positioned, permanent location from which to operate.

The retention and restoration of 40 Rue Jolie by the Christchurch City Council would enhance the well-being and add to the resilience of the community and would also assist visitors to the area. Akaroa has very few spaces available such as this and there is a growing need to work with the youth of the Banks Peninsula as well as those who require support services.

On behalf of the board of the Akaroa Civic Trust,



Victoria Andrews, Board Member

25th November, 2016

TO WHOM IT MAY CONCERN

Re: Heartlands Akaroa

I understand that Akaroa Resource Collective Trust are applying to utilise Jeannies cottage in Akaroa . I work here in Akaroa as one of the General Practioners at Akaroa Health Centre and fully support their application.

The Akaroa Resource Collective Trust provide a fantastic service for our community. As a Practice we use their services for information to provide our patients. We have a very close relationship and cross refer to each other when it is appropriate. The community has direct access to another facility other than the Health Centre if they have any issue and know they will get confidential, supportive care and advice at no cost.

Other services that they provide include running meals on wheels which helps keep our elderly happily in their homes and not having to take the next step into rest home care. They have a very active role in supporting our local youth. Running the youth group, school holiday programme, organizing fund raisers and being a safe place where kids know they can drop in for a chat. Over the last year we have had a significant drop off in local youth crime and this can be credited largely to the work that this community group does.

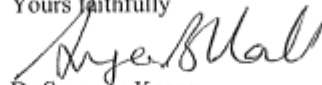
People with special needs are catered for with help in gaining employment and training.

Other areas include a luncheon club to reach out to anyone in the community that may be isolated..

Being a small rural community these facilities and support are essential to maintaining social well being in our area.

We ask you to consider strongly the needs of our community and support the fantastic work that our team at Akaroa Resource Collective Trust do for our Peninsula residents.

Yours faithfully



Dr Suzanne Knapp