

Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 15 April 2019
Time: 10am
Venue: Little River Service Centre,
4238 Christchurch-Akaroa Road, Little River

Present

Chairperson	Pam Richardson
Deputy Chairperson	Tyrone Fields
Members	Felix Dawson
	Janis Haley
	John McLister
	Tori Peden
	Andrew Turner

15 April 2019

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

Penelope Goldstone
Manager Community Governance, Banks Peninsula/Akaroa
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Penelope.Goldstone@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

Community Board Resolved BKCB/2019/00031

Community Board Decision

Apologies were received and accepted from Jed O'Donoghue for absence and Andrew Turner for lateness.

Tyrone Fields/Tori Peden

Carried

2. Declarations of Interest

Part B

Tyrone Fields declared an interest in Item 10.

Andrew Turner declared an interest in Item 9 Clause 5.a (ii) of the agenda – Shackleton Reserve.

3. Confirmation of Previous Minutes

Part C

Community Board Resolved BKCB/2019/00032

Community Board Decision

That the minutes of the Te Pātaka o Rākaihautū/Banks Peninsula Community Board meeting held on Monday, 1 April 2019 be confirmed.

Janis Haley/John McLister

Carried

4. Public Forum

Part B

There were no public forum presentations.

5. Deputations by Appointment

Part B

There were no deputations by appointment.

6. Presentation of Petitions

Part B

There was no presentation of petitions.

14. Resolution to Include Supplementary Report

Community Board Resolved BKCB/2019/00033

That the report be received and considered at the Te Pātaka o Rākaihautū/Banks Peninsula Community Board meeting on Monday, 15 April 2019.

Open Items

15. Review of the Akaroa Design and Appearance Advisory Committee and the Lyttelton Design Review Panel

Tori Peden/Tyrone Fields

Carried

15. Review of the Akaroa Design and Appearance Advisory Committee and the Lyttelton Design Review Panel

Board Comment

It was noted that the Board had included a request for funding in its submission to the Annual Plan, to pay an honorarium and mileage reimbursement to the Panel and Committee members in the future.

Community Board Resolved BKCB/2019/00034

(Original Staff Recommendation accepted without change)

Part C

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Restructure the Akaroa Design and Appearance Advisory Committee from a committee of the Board to a subordinate decision making body of the Board with Terms of Reference to reflect its current functions in a format similar to the Lyttelton Design Review Panel.
2. Confirm the structure for the Lyttelton Design Review Panel and adopt the amended Terms of Reference as at 15 April 2019.

Felix Dawson/John McLister

Carried

Andrew Turner arrived at the meeting at 10:39 a.m.

11. Hearings Panel Report on the Misty Peaks and Te Oka Reserves Management Plans 2019

Board Comment

The Board recorded its thanks to all those involved in the process (staff, submitters, Hearings Panel members) for their invaluable input to the production of these plans, and members noted they were looking forward to being involved in the next steps, particularly taking into account the intent of Clause 7 of the recommendation.

Community Board Resolved BKCB/2019/00035

(Original Staff Recommendation accepted without change)

Part C

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approve the Misty Peaks Reserve Management Plan 2018 as amended, in the form attached to the agenda (**Attachment C**).
2. Authorise staff to make any typographical changes or to correct minor errors or omissions as the case may be to the Misty Peaks Reserve Management Plan 2018.
3. Give public notice that copies of the Misty Peaks Reserve Management Plan may be inspected at the Council's offices or on its website.
4. Approve the Te Oka Reserve Management Plan 2018 as amended, in the form attached to the agenda (**Attachment D**).
5. Authorise staff to make any typographical changes or to correct minor errors or omissions as the case may be to the Te Oka Reserve Management Plan 2018.
6. Give public notice that copies of the Te Oka Reserve Management Plan may be inspected at the Council's offices or on its website.
7. Request Council to consider a holistic, co-ordinated approach to the Banks Peninsula area including reference to, but not limited to, recreation, ecology and visitation.
8. Note that a number of submitters raised matters considered to be operational in nature, including relating to roading, parking, safety and toilets.

John McLister/Tyrone Fields

Carried

9. Property Review Process

Board Comment

The Board made several amendments to the Staff Recommendation, in part based on up to date verbal information supplied by staff, which resulted in changed recommendations for the following properties:

- Stoddart Point Reserve – 2H Waipapa Avenue
- Woodills Milk Store – 55 Woodills Road
- Reservoir – 38 Waipapa Avenue
- Little River Education House – 4421 Christchurch-Akaroa Road
- Vacant Land – 2979 Christchurch-Akaroa Road
- Gollans Bay Rubbish Tip – 150 Old Sumner Road

Staff Recommendations:

That the Banks Peninsula Community Board :

Notes that:

1. The purpose of this report is to determine the future use of land holdings that are no longer required, or being utilised, for the purpose that they were originally purchased. This is to be achieved by categorising them into the following three options for incorporation in a recommended resolution to Council.

Three options:

- 3.1 Option 1 - Retain for a future strategic purpose.
 - 3.2 Option 2 - Declared surplus for disposal.
 - 3.3 Option3 - Retention to explore an alternative public use.
2. It has received advice through workshops and staff reports (including the public excluded attachment titled "Update January 2019") on the possible future use of the various land holdings in this report.
 3. To help inform a final resolution recommendation those workshop outcomes and suggestions were further reviewed and discussed at a workshop on the 28th January prior to this report being considered. The outcomes of which are summarised as follows:
 - a. Woodills Milk Store - 55 Woodills Road
 - i. Initial workshop outcome 2018: Option 1 - Retain for a future strategic purpose.
 - ii. Staff suggestion: Option 2 - Declared surplus for disposal (noting the lessee indicated after the workshop that they wish to surrender the lease).
 - iii. Recent workshop outcome 28 January 2019: There was no interest from other Council infrastructure units i.e. Transport, Parks and 3 Waters. The Board requested that staff discuss with St Johns whether this is a suitable site for their requirements.
 - b. BP Meats Development - 67A Rue Lavaud
 - i. Recommendation: Option 1 - Retain for a future strategic purpose (and initiate a process to investigate future development options).
 - ii. Recent workshop outcome 28 January 2019: That this be referred to Development Christchurch Ltd (DCL) to assess and develop viable commercial regeneration options for the Board to consider and develop a future process from.
 - c. Shackleton Reserve - 10 Shackleton Terrace
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: Parks and Transport have no interest in the property. Support declaring the property surplus.
 - d. HMNZS Steadfast - 64 & 86 Governors Bay Road
 - i. Initial workshop outcome 2018: Option 1 - Retain for a future strategic purpose.

- ii. Staff suggestion: Option 3 – Retention and transfer to an alternative public work use. Subject to the criteria below under recommended resolution to Council 5.a being met.
- iii. Recent workshop outcome 28 January 2019: Support the staff recommendation i.e. retention for incorporation into the Parks portfolio.
- e. Gollans Bay Rubbish Tip - 150 Old Sumner Road
 - i. Recommendation: Option 3 - Retention and transfer an alternative public work use (Subject to the criteria below under Recommended resolution to Council 5(a) being met)
 - ii. Recent workshop outcome 28 January 2019: Parks indicated a preliminary view that this was probably of no interest to include in their portfolio and add to the network. The Board requested that the Council’s Parks team further look at this property more closely with the view of retaining it in the Parks portfolio for open space and recreational use, as it currently seems to be actively utilised.
- f. Development Land Ngatea Point – 27 Hunters Road, 5A & 31A Te Papau Crescent, 42 Whero Avenue, 399 Bayview Road
 - i. Recommendation: Option 1 - Retain balance for a future strategic purpose, retain and protect the bush gullies (noting that there is a separate process already underway relating to the protection of the bush gullies).
 - ii. Recent workshop outcome 28 January 2019: Support the recommendation.
- g. Reservoir - 38 Waipapa Avenue
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: That the community Board is not aware of any alternative public uses for the site, but acknowledges the community may desire the property be retained as open space. Parks are therefore requested to reconsider whether this property should be retained for that purpose.
- h. Stoddart Point Reserve - 2H Waipapa Avenue
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: The reason for ownership was not evident and therefore declaring it surplus for disposal is an option. The Community Board wants to further understand adjoining ownership, whether there would be an offer back obligation and what the relationship / arrangement / obligations may or may not be with regards to the postal boxes.
- i. Reservoir – 306 Bayview Road
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: That the Community Board is not aware of any alternative public uses for the site, but wants to be assured the property is not required for open space / recreation purposes, particularly walking track purposes. Parks are therefore requested to consider whether this property should be retained for that purpose.
- j. Rural Land (Store Livestock) – 3381 Christchurch-Akaroa Road

- i. Recommendation: Option 2 – Declared surplus for disposal.
- ii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner provided advice that – *“these cliffs have high ecological values, they support a significant biota (flora and fauna). Not least they are classified as a nationally rare ecosystem which are a national priority for protection”* It was discussed and consider that the staff (including the Parks – Team Leader Biodiversity) need to review this property in that context and provide further advice on whether retention or protection mechanisms are required.
- k. Vacant land – 2979 Christchurch-Akaroa Road
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner provided advice that – *“it may have some ecological values on the small cliffs at the base of the property”* It was discussed and consider that the staff (including the Parks – Team Leader Biodiversity) need to review this property in that context and provide further advice on whether retention or protection mechanisms are required.
- l. Former Quarry Freehold - 79 Jones Road
 - i. Workshop outcome: Consider retention and transfer to an alternative public work use.
 - ii. Staff suggestion: Option 2 – Declared surplus for disposal.
 - iii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner provided advice that – *“this is a dryland site that may support indigenous biota. We already have some serious biodiversity issues in the Kaitorete / Birdlings Flat area so need to be very sure that the site has no values before disposing of it. It may have restoration potential.”* It was discussed and considered that the staff (including the Parks – Team Leader Biodiversity) need to review this property in that context and provide further advice on whether retention or protection mechanisms are required.
- m. Little River Education House – 4421 Christchurch-Akaroa Road
 - i. Workshop outcome: Consider retention and transfer to an alternative public work use.
 - ii. Staff suggestion: Option 2 – Declared surplus for disposal.
 - iii. Recent workshop outcome 28 January 2019: It was determined that the tenancy in the house be terminated and it then be demolished as it is at the end of its economic life. There are no Transport requirements for the land. Parks indicated that they would like to check the value of retaining the land or a portion for a connection to Little River Esplanade Reserve or potential for a freedom camping site.

As a result of the above the Community Board recommends to Council that it passes the following resolutions:

4. Option 1.

- a. Approves retention of the following properties for a future strategic purpose.
 - i. BP Meats Development - 67A Rue Lavaud and that this be referred to DCL to assess and develop viable commercial regeneration options for the Board to consider and develop a future process from.

- ii. Development Land Ngatea Point – 27 Hunters Road, 5A & 31A Te Papau Crescent, 42 Whero Avenue, 399 Bayview Road - Retain for a future strategic purpose yet to be determined and protect the bush gullies (noting that there has been a separate report and process underway relating to the protection of the bush gullies).

5. Option 2.

- a. Declares the following properties surplus for disposal.

- i. Woodills Milk Store - 55 Woodills Road subject to:

- The property being circularised to determine there is no other alternative public use.
- St Johns not being interested in the site. If there was an interest that would be reported back to the Board for consideration.

- ii. Shackleton Reserve - 10 Shackleton Terrace

- iii. Reservoir - 38 Waipapa Ave subject to:

- The property being circularised internally within Council to determine there is no other alternative public use.

- iv. Stoddart Point Reserve - 2H Waipapa Avenue

- v. Reservoir – 306 Bayview Road subject to:

- The property being circularised internally within Council to determine there is no other alternative public use.

- vi. Little River Education House – 4421 Christchurch Akaroa Road – subject to:

- Termination of the tenancy and demolition of the house.
- The property being circularised internally within Council to determine there is no other alternative public use.

- b. Grants delegated authority to the Property Consultancy Manager to:

- i. Determine at his discretion satisfaction of the “subject to” conditions.

- ii. Commence the sale process for the properties set out in the resolution above in accordance with Council’s normal practices and policies (including unilateral dealings where a tender is not practical).

- iii. Conclude the sale of these properties on the best terms considered available, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender then the property may be sold by private treaty.

- iv. To do all things and make decisions at his sole discretion that are necessary to give effect to this resolution.

6. Option 3.

- a. Supports retention of the following properties to explore an alternative public use subject to the conditions below:

- i. HMNZS Steadfast - 64 & 86 Governors Bay Road - that this property be retained and transferred into the Parks portfolio.

- ii. Gollans Bay Rubbish Tip - 150 Old Sumner Road - the Board request that the Council's Parks team further look at this property more closely and report back with the view of retaining it in the Parks portfolio for open space and recreational use, as it currently seems to be actively utilised.
 - iii. Rural Land (Store Livestock) – 3381 Christchurch-Akaroa Road – the Board request that staff (including the Parks – Team leader Biodiversity) review this property in the context of the Council's Senior Policy Planner advice that there are high ecological values and report back on whether retention or protection mechanisms are required.
 - iv. Vacant land – 2979 Christchurch-Akaroa Road - the Board request that staff (including the Parks – Team leader Biodiversity) review this property in the context of the Council's Senior Policy Planner advice that there may be ecological values and report back on whether retention or protection mechanisms are required.
 - v. Former Quarry Freehold - 79 Jones Road - the Board request that staff (including the Parks – Team leader Biodiversity) review this property in the context of the Council's Senior Policy Planner advice that there may be ecological values and report back on whether retention or protection mechanisms are required.
- b. Retention of the properties is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:
- i. Can be rationalised,
 - ii. Satisfies a clearly identified need,
 - iii. Is supported by a sound and robust business case,
 - iv. Supports Council strategies,
 - v. Has established funding in the Council's annual and long term plans,
 - vi. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the LTP.
- c. The Community Board is delegated authority to make a retention decision for an alternative use so long as all of the conditions set out in resolution 5 above are met to its satisfaction.
7. Notes the property at 40 Rue Jolie was originally included in this process, but has subsequently been considered in a separate heritage buildings process.

Community Board Recommendation BKCB/2019/00036

Part A

That the Council :

Notes that:

1. The purpose of this report is to determine the future use of land holdings that are no longer required, or being utilised, for the purpose that they were originally purchased. This is to be achieved by categorising them into the following three options for incorporation in a recommended resolution to Council.

Three options:

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2. It has received advice through workshops and staff reports (including the public excluded attachment titled "Update January 2019") on the possible future use of the various land holdings in this report.
 3. To help inform a final resolution recommendation those workshop outcomes and suggestions were further reviewed and discussed at a workshop on the 28th January prior to this report being considered. The outcomes of which are summarised as follows:
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 - b. BP Meats Development - 67A Rue Lavaud
 - i. Recommendation: Option 1 - Retain for a future strategic purpose (and initiate a process to investigate future development options).
 - ii. Recent workshop outcome 28 January 2019: That this be referred to Development Christchurch Ltd (DCL) to assess and develop viable commercial regeneration options for the Board to consider and develop a future process from.
 - c. Shackleton Reserve - 10 Shackleton Terrace
 - i. Recommendation: Option 2 – Declared surplus for disposal.
 - ii. Recent workshop outcome 28 January 2019: Parks and Transport have no interest in the property. Support declaring the property surplus.
 - d. HMNZS Steadfast - 64 & 86 Governors Bay Road
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 - iii. Recent workshop outcome 28 January 2019: Support the staff recommendation i.e. retention for incorporation into the Parks portfolio.

- e. Gollans Bay Rubbish Tip - 150 Old Sumner Road
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 - i. Recommendation: Option 1 - Retain balance for a future strategic purpose, retain and protect the bush gullies (noting that there is a separate process already underway relating to the protection of the bush gullies).
 - ii. Recent workshop outcome 28 January 2019: Support the recommendation.
- g. Reservoir - 38 Waipapa Avenue
 - i. Recommendation: Option 2 – Declared surplus for disposal.
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 - m. Little River Education House – 4421 Christchurch-Akaroa Road
 - i. Workshop outcome: Consider retention and transfer to an alternative public work use.
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 - ii. Development Land Ngatea Point – 27 Hunters Road, 5A & 31A Te Papau Crescent, 42 Whero Avenue, 399 Bayview Road - Retain for a future strategic purpose yet to be determined and protect the bush gullies (noting that there

has been a separate report and process underway relating to the protection of the bush gullies).

- iii Stoddart Point Reserve - 2H Waipapa Avenue – because it currently has community value due to the provision of postal services operating from one of the buildings on site. The future of the property to be reconsidered if the postal services are relocated.

5. Option 2.

- a. Declares the following properties surplus for disposal.

- i. Shackleton Reserve - 10 Shackleton Terrace
- ii. Reservoir - 38 Waipapa Ave subject to:
 - The property being circularised internally within Council to determine there is no other alternative public use.
 - Information on the proposal to dispose of the property being circulated via the Diamond Harbour Community Association to the local community.
- iii. Reservoir – 306 Bayview Road subject to:
 - The property being circularised internally within Council to determine there is no other alternative public use.
- iv. Vacant land – 2979 Christchurch-Akaroa Road – due to advice from staff that it is not considered to be of any ecological value.

- b. Grants delegated authority to the Property Consultancy Manager to:

- i. Determine at his discretion satisfaction of the “subject to” conditions.
- ii. Commence the sale process for the properties set out in the resolution above in accordance with Council’s normal practices and policies (including unilateral dealings where a tender is not practical).
- iii. Conclude the sale of these properties on the best terms considered available, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender then the property may be sold by private treaty.
- iv. To do all things and make decisions at his sole discretion that are necessary to give effect to this resolution.

6. Option 3.

- a. Supports retention of the following properties to explore an alternative public use subject to the conditions below:

- i. HMNZS Steadfast - 64 & 86 Governors Bay Road - that this property be retained and transferred into the Parks portfolio.
- ii. Gollans Bay Rubbish Tip - 150 Old Sumner Road - the Board request that the Council’s Parks team further look at this property including discussions with the Board more closely and report back with the view of retaining it in the Parks portfolio for open space and recreational use, as it currently seems to be actively utilised by the public.

- iii. Rural Land (Store Livestock) – 3381 Christchurch-Akaroa Road – the Board request that staff (including the Parks – Team leader Biodiversity) review this property in the context of the Council’s Senior Policy Planner advice that there are high ecological values and report back on whether retention or protection mechanisms are required.
 - iv. Former Quarry Freehold - 79 Jones Road - the Board request that staff (including the Parks – Team Leader Biodiversity) review this property in the context of the Council’s Senior Policy Planner advice that there may be ecological values and report back on whether retention or protection mechanisms are required.
 - v. Woodills Milk Store - 55 Woodills Road subject to:
 - The property being circularised to determine there is no other alternative public use.
 - St Johns not being interested in the site. If there was an interest that would be reported back to the Board for consideration.
 - vi. Little River Education House – 4421 Christchurch Akaroa Road – subject to:
 - Termination of the tenancy and demolition of the house.
 - The property being circularised internally within Council to determine there is no other alternative public use.
 - Advice from the Heritage team to establish that there are no heritage values associated with the house.
- b. Retention of the properties is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:
- i. Can be rationalised,
 - ii. Satisfies a clearly identified need,
 - iii. Is supported by a sound and robust business case,
 - iv. Supports Council strategies,
 - v. Has established funding in the Council’s annual and long term plans,
 - vi. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the LTP.
- c. The Community Board is delegated authority to make a retention decision for an alternative use so long as all of the conditions set out in resolution 5 above are met to its satisfaction.
7. Notes the property at 40 Rue Jolie was originally included in this process, but has subsequently been considered in a separate heritage buildings process.

Tori Peden/Janis Haley

Carried

Andrew Turner declared an interest in Clause 5.a(i) – of the Board Recommendation and did not take part in the vote for that item.

**7. Reserve Management Committee Meeting Minutes
Community Board Resolved BKCB/2019/00037**

(Original Staff Recommendation accepted without change)

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committees:
 - Lyttelton Reserve Management Committee – 11 March 2019
 - Robinsons Bay Reserve Management Committee – 25 March 2019

John McLister/Andrew Turner

Carried

**8. Akaroa Museum Advisory Committee Minutes - 27 March 2019
Community Board Resolved BKCB/2019/00038**

(Original Staff Recommendation accepted without change)

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes from the Akaroa Museum Advisory Committee dated 15 April 2019

Tori Peden/Janis Haley

Carried

**10. Establishing a Local Response Fund and New Delegation for the Board's
Youth Development Fund
Community Board Resolved BKCB/2019/00039**

Part C

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approves the establishment of a Local Response Fund to be allocated directly from its Discretionary Response Fund, with delegated authority given to three Board members.
2. Approves its Youth Development Fund allocations with delegated authority given to three Board members.

Tori Peden/Janis Haley

Carried

Tyrone Fields declared an interest in Item 10 and did not take part in the discussion or voting thereon.

12. Elected Members' Information Exchange

Part B

12.1 Akaroa - General Maintenance

Part B

That the Banks Peninsula Community Board:

1. Note the improvements in maintenance around Akaroa and surrounds and thank staff and contractors for their ongoing work to improve the appearance of the town.

12.4 Akaroa - Multi Sports Body

Part B

That the Banks Peninsula Community Board:

1. Asks staff to provide an outline for the process, as well as a timeline, to respond to the proposal received by the Board to recreate a multi sports body to redevelop the croquet, tennis and netball area in Akaroa.

12.3 Temporary Toilets - Britomart Reserve

Part B

That the Banks Peninsula Community Board:

1. Request information from staff on the retrospective resource consent required for the temporary toilets on the Britomart Reserve, specifically confirmation that the consent is no longer required because the toilets have been removed.

13 Resolution to Exclude the Public

Part C

The meeting did not move into Public Excluded as the Board did not discuss the information contained in the report included under this part of the agenda.

Karakia Whakamutunga: John McLister

Meeting concluded at 12.21pm.

CONFIRMED THIS 6th DAY OF MAY 2019

**PAM RICHARDSON
CHAIRPERSON**