

Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 13 June 2022
Time: 10.10am
Venue: Akaroa Boardroom
78 Rue Lavaud, Akaroa

Present

Chairperson (Acting)	Tyrone Fields
Members	Reuben Davidson
	Nigel Harrison
	Howard Needham
	Jamie Stewart via Audio/Video (Zoom)
	Andrew Turner via Audio/Video (Zoom)

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

Karakia Tīmatanga: Reuben Davidson

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

Community Board Resolved BKCB/2022/00033

That the apologies for absence received from Tori Peden and Scott Winter be accepted.

Reuben Davidson/Nigel Harrison

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

Part C

Community Board Resolved BKCB/2022/00034

That the minutes of the Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting held on Monday, 30 May 2022 be confirmed.

Reuben Davidson/Nigel Harrison

Carried

The meeting adjourned at 10.15am and reconvened at 10.17am.

4. Public Forum Te Huinga Whānui

Part B

4.1 Banks Peninsula Parks Team

Kerri Bowen, Team Leader Parks Sector Banks Peninsula, introduced Fiona Waghorn, the newly appointed Community Partnerships Ranger, to the Board. The role of Community Partnerships Ranger was explained as a person who will work with community groups and be the face of the Parks Team in the community.

Part B

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Thanks Keri and Fiona for their presentation.

4.2 Reverend John McLister

Reverend John McLister, Vicar of the Lyttelton Parish, and the Lyttelton Seafarers Chaplain, asked the Board to provide a letter of support for the parish to apply for funding for the restoration of the church grounds (earthquake remediation) and gardens.




Rev McLister also updated the Board on the work of the Seafarers Centre in Lyttelton, especially during the maritime closure due to Covid-19. He requested that Council be represented in any meeting to discuss the apportionment of new Government funding for seafarers welfare. It was agreed that Cr. Turner would be invited to any meeting organised.

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Agrees to provide a letter of support to the Lyttelton Parish to help progress its fundraising efforts to restore the church grounds and gardens.
2. Thanks John for his presentation.

Attachments

- A St Saviour's at Holy Trinity - Photos 
- B Church Landscape Concept Plan 
- C Vicarage plan 

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. Reserve Management Committee Meeting Minutes

Community Board Resolved BKCB/2022/00035

(Original Officer Recommendation Accepted without Change)

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committees:
 - Duvauchelle Reserve Management Committee – 17 January 2022

Nigel Harrison/Reuben Davidson

Carried

8. Banks Peninsula 2021-22 DRF Report - Lyttelton Sea Scouts motor, Project Lyttelton Matariki

Community Board Resolved BKCB/2022/00036

(Original Officer Recommendation Accepted without Change)

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Approves a grant of \$4,000 from its 2021/22 Discretionary Response Fund to the Lyttelton Sea Scouts towards a safety outboard motor.
2. Approves a grant of \$2,000 from its 2021/22 Discretionary Response Fund to Project Lyttelton Incorporated towards Project Matariki for venue hire.

Reuben Davidson/Nigel Harrison

Carried

9. Withdrawal of Steadfast Park - Proposed Lease - TS Godley Report

Community Board Resolved BKCB/2022/00037

(Original Officer Recommendation Accepted without Change)

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Acknowledges the withdrawal of the Steadfast Park – Proposed Lease – TS Godley Report that was left to lie on the table at the Board’s 11 October 2021 open meeting, on the basis that a new report, with revised information, is forthcoming.

Reuben Davidson/Nigel Harrison

Carried

11. Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - May 2022

Community Board Resolved BKCB/2022/00038

(Original Officer Recommendation Accepted without Change)

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report for May 2022.

Nigel Harrison/Andrew Turner

Carried

10. The Red House, Takapūneke Reserve - Residential Lease

Board Comment

Board members asked several questions regarding the proposed lease, including the contractual obligations, the legal enforceability of the lease, the condition of the building for leasing on a residential basis and the skills of the tenant. There were also questions about the amount of the rental and the number of hours required for maintenance of the garden.

Concern was expressed regarding the legal implications of the process being used for the residential lease and the associated garden maintenance arrangements.

Generally the Board supported the building being rented out, rather than sitting vacant, especially over the winter period. Members understood the unusual situation and appreciated that staff had been proactive in finding a solution.

The Board acknowledged that a residential tenancy was not contemplated in the Reserve Management Plan, but recognised that there were good reasons to lease the property to the proposed tenant. Accordingly, the Board recommended that Council deal unilaterally with the proposed tenant as the first step in the leasing process.

Community Board Resolved BKCB/2022/00039

(Original Officer Recommendation Accepted without Change)

Part C

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Acknowledge that the inclusion of a residential tenancy was not contemplated in the Takapūneke Reserve Management Plan and that it supports that the interim use of the Red House should include putting a residential tenant in place to ensure that the property is not left vacant and continues to be well maintained including upkeep of the gardens.
3. Conditional on Resolution BKCB/2022/00040 being approved by Council:
 - a. Authorise staff to carry out public consultation in accordance with Section 119-120 of the Reserves Act 1977 for the granting of the lease.
 - b. Request that in the event that any objections are received on the proposed lease that cannot be satisfied, that staff follow the procedure under the Reserves Act 1977 to convene a Reserves Act Hearings Panel to consider any such objections and make a recommendation to the Board for a decision.
4. Resolve in the event that there are no objections received on the proposed lease that cannot be satisfied, that the Community Board:
 - a. Request the Chief Executive exercise her delegation from the Minister of Conservation to give consent to the granting of the lease in accordance with the provisions of the Reserves Act 1977.
 - b. Approve the granting of a lease to the proposed tenant, for a period of two years for the purpose of a residential tenancy at the Red House, Lot 2 Deposited Plan 73274 at 281 Beach Road, Akaroa held for the purpose of an Historic Reserve

subject to section 58(A) of the Reserves Act 1977 at an annual rent of \$15,600 per annum including GST.

- c. Request the Manager Property Consultancy to conclude and administer the terms and conditions of the lease.

Nigel Harrison/Reuben Davidson

Carried

Community Board Decided BKCB/2022/00040

(Original Officer Recommendation Accepted without Change)

Part A

That the Council:

2. Agrees to depart from policy and deal unilaterally with the proposed tenant, Steven Searle, in relation to a residential lease of the Red House property.

Nigel Harrison/Reuben Davidson

Carried

Howard Needham requested that his vote against the resolutions be recorded, as he supported the building being leased out, but did not support the actual lease arrangement.

Jamie Stewart was not present in the meeting when the voting took place on Item 10.

12. Elected Members' Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi

Part B

The Board exchanged information on the following:

- Project Lyttelton – Annual General Meeting. Acknowledgement of amazing things happening from this group.
- Service Request for Ross Terrace – update requested.
- Parks Contracts Models – difference in operations across the Peninsula. Board members want to advocate for a uniform system, using local employees, for an improved service. Include in Annual Plan / Long Term Plan.
- Marine Drive, Inner Harbour Road – deterioration of road with rough spots, a patchwork surface, no footpaths and generally unsafe.
- Cruise Ship Visits - preparations being made for visits to Lyttelton.
- Cruise Ship Visits – concern over the potential number of buses that might visit Akaroa after large numbers of bookings for local tourism operators were reported.
- St Joseph's Church, Lyttelton – appreciation for Board support after successful fundraising campaign.
- Wairewa Water – acknowledgement of community concern after chlorination of water.

12.1 Thefts from Vehicles - Naval Point

It was reported that people were becoming distressed at the large number of thefts from vehicles parked at Naval Point, which had become a regular occurrence in recent weeks.

Part B

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Request that staff investigate a resolution to the issue of thefts from vehicles at Naval Point, possibly through the erection of signage or security cameras.

12.2 Project Lyttelton - Garage Sale Site

The Board heard about the success of the regular Garage Sale operated by Project Lyttelton, and its added support to the community as a social wellbeing centre. The operators of the garage sale had asked if the fence between their building and the Lyttelton Pool could be moved so they would have more space in which to operate.

Part B

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Requests that staff work with the Lyttelton Garage Sale operators to ascertain if the fence adjacent to their site could be moved to increase their operating space.

12.3 Akaroa Boat Park Area

It was reported that drivers were speeding through the Akaroa Boat Park area, which has a speed restriction of 20 kilometres per hour.

Part B

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Requests that staff investigate ways of slowing traffic driving through the Akaroa Boat Park area.

12.4 Lighthouse Road, Akaroa

The Board heard that unsuitable vehicles were attempting to drive up Lighthouse Road, and local people were having to come to their assistance when they ran into trouble because of the steepness and narrowness of the unsealed road.

Part B

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Requests that staff investigate suitable signage to warn drivers at the beginning of Lighthouse Road, about the steep, narrow road conditions.

Karakia Whakamutunga: Reuben Davidson

Meeting concluded at 12.02pm.

CONFIRMED THIS 27th DAY OF JUNE 2022.

TYRONE FIELDS
ACTING CHAIRPERSON