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## Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop AGENDA

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### Notice of Briefing:

Te Pātaka o Rākaihautū Banks Peninsula Community Board Information Session/Workshop will be held on:

**Date:** Monday 8 July 2024  
**Time:** 11am  
**Venue:** Akaroa Boardroom, 78 Rue Lavaud Akaroa

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### Membership

Chairperson	Lyn Leslie
Deputy Chairperson	Nigel Harrison
Members	Tyrone Fields Jillian Frater Asif Hussain Cathy Lum-Webb Howard Needham Luana Swindells

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3 July 2024

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**Note:** This forum has no decision-making powers and is purely for information sharing.

**To watch the meeting live, or a recording after the meeting date, go to:**

<https://www.youtube.com/channel/UC66K8mOlfQT3l4rOLwGbeug>

**To view copies of Agendas and Notes, go to:**

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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The time allocated for this briefing is 20 minutes.

### **Karakia Whakamutunga**

## **Karakia Tīmatanga**

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hū	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

### **1. Apologies Ngā Whakapāha**

At the close of the agenda no apologies had been received.

### **2. Open Forum Te Wā Kōrerorero**

Owing to Public Forum being held at Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting at 10am, there is no Open Forum at this Information Session.




### 3. Yew Cottage Update

Reference Te Tohutoro: 24/926593


Presenter(s) Te Kaipāhō: Maria Adamski, Senior Parks Asset Planner

#### 1. Detail Te Whakamahuki

<b>Timing</b>	This information session is expected to last for 20 minutes.
<b>Purpose / Origin of the Information Session</b>	<p>In June 2023, staff briefed the Te Pātaka o Rākaihautū Banks Peninsula Community Board on the implications of moving Yew Cottage off the legal road and above the flood level to make it suitable for residential use.</p> <p>Due to the visual impact of lifting the cottage 1.9m, the Te Pātaka o Rākaihautū Banks Peninsula Community Board requested staff investigate additional options and present them for further discussion.</p> <p>This information session provides the options.</p>
<b>Confidentiality</b>	The workshop and any shared information are not confidential.
<b>Background</b>	<p>Yew Cottage, c1877, was purchased by the Banks Peninsula Council in 1981 and it was scheduled in the Banks Peninsula District Plan as a notable building for its Historical Significance.</p> <p>The Banks Peninsula Community Board meeting on 16 May 2022 endorsed the previous resolution made by the Community Board on 16 September 2019 to:</p> <p><i>“Approve the future use of Yew Cottage as a residential dwelling to be leased out once repaired to residential tenancy standards, noting that a resource consent will be required for this process”.</i></p> <p>Warren and Mahoney Architects Ltd were engaged to provide a Concept Design Report to lift and relocate the cottage within the legal boundary.</p> <p>A graphic was presented to the Board, illustrating that the cottage needed to be elevated 1.9 m above the current ground level to meet floor level requirements under the building code.</p> <p>The Board were surprised at the height the cottage needed to be elevated, the visual impact and whether this was the best long-term option.</p> 

	The options to lease to restore or sell are not included in this assessment as these have been investigated via two Expressions of Interest processes in the past but no viable options were found.
<b>Key Issues</b>	<p><b>Further Options:</b></p> <p>The options, excluding maintaining the Cottage as is, will require building consent, resource consent and/or an archaeological authority.</p> <p>The attached table outlines the pros and cons of the following options:</p> <p><b>Relocate the Cottage to another site.</b></p> <ul style="list-style-type: none"> <li>• Locating a suitable site.</li> <li>• The Cottage is removed from its original setting.</li> </ul> <p><b>Deconstruct the Cottage.</b></p> <ul style="list-style-type: none"> <li>• Community and Heritage opposition.</li> <li>• Loss of Heritage</li> </ul> <p><b>Maintain the Cottage as is.</b></p> <ul style="list-style-type: none"> <li>• Ongoing cost.</li> <li>• Tourist and community perception.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• A report to the Te Pātaka o Rākaihautū Banks Peninsula Community Board if the proposed action is different from the Board’s resolution (as above).</li> </ul>
<b>Useful Links</b>	

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Yew Cottage Options	24/1032082	7



### Signatories Ngā Kaiwaitohu

<b>Author</b>	Maria Adamski - Senior Parks Asset Planner
<b>Approved By</b>	Kelly Hansen - Manager Parks Planning & Asset Management Wolfgang Bopp - Director Botanic Gardens & Garden Parks Rupert Bool - Acting Head of Parks

Yew Cottage Alternative Options to Repairing on site.

Options	Relocate to alternative site	Deconstruct	Maintain as is
<b>Option description</b>	Retreat to higher ground	Demolish and recycle salvageable materials	Manage the Cottage as a 'ruins' with minimal maintenance.
<b>Car parking</b>	Various	N/A	Not required
<b>Site constraints</b>	Site dependant Locating a suitable site	N/A	None
<b>Consenting</b>	Building and resource consenting. Archaeological authority	Archaeological authority	None
<b>Ownership</b>	Council	Council	Council
<b>Floor level</b>	Site dependant	N/A	N/A
<b>Consultation</b>	Consultation and Decision report required	Special Consultative process and Decision report	N/A
<b>Land title</b>	Site dependant	Fee Simple	Fee Simple
<b>Costs</b>	CAPEX	OPEX	OPEX maintenance
<b>Heritage implications</b>	Building is removed from heritage setting and context	Loss of heritage building	Gradual loss of heritage
<b>pros</b>	Building retained within Historic Area, NZHPT, Heritage Area, DP Building has a use		Building is retained in context
<b>cons</b>	Cost to restore and relocate to another site Cottage is removed from it s original setting	Loss of heritage building, tangible connections, community identity, sense of place is lost for present and future generations Demolition waste Impact on Akaroa Historic Area and Akaroa Heritage Area	Gradual loss of heritage Perception of demolition by neglect Council reputation Continued flooding

Alternative site options:

Relocation Options	BP meats site, 67 Rue Lavaud	Rue Brittan/Rue Pompallier, 8 Rue Viard, L'Aube Hill Reserve	8 Rue Viard	Purchase section
<b>Car parking</b>	Incorporate into site			Site dependant
<b>Site constraints</b>	Orientation of the building may need to change Zoned Commercial Site is undergoing a consultation process	Retaining may be required behind the building Site size Orientation of the building would change Zone Open Space Community Parks Slope hazard area Within coastal environment area (assessed against coastal environment objectives and policies in DP)	Pensioner flats located on site May not have suitable foot print Orientation of the building would change Zone Open Space Community Parks Slope hazard area	
<b>Consenting</b>	Building and resource consents Medium Risk Archaeology	Building and resource consents Medium Risk Archaeology	Building and resource consents Medium Risk Archaeology	Building and resource consent
<b>Ownership</b>	Council	Council	Council	Private section purchased
<b>Land title</b>	Fee Simple	Fee Simple	Fee Simple	
<b>Heritage implications</b>	The Cottage remains in context with similar Akaroa buildings and is located next to the Akaroa Museum and other heritage buildings. In Akaroa Historic and Heritage Areas	Visible connection to original site Located near other heritage buildings In Akaroa Historic and Heritage Areas	Surrounded by modern buildings Several heritage buildings in the area In Akaroa Historic and Heritage Areas	
<b>Services</b>	Water and sewer available	Water and sewer available	Water and sewer available	
<b>Floor level requirement</b>	Not assessed	Not assessed	Not assessed	
<b>Coastal flooding 1 in 1 year event present day</b>	No coastal flooding	No coastal flooding	No coastal flooding	
<b>Coastal flooding 1 in 1 year event 20cm sea level rise</b>	No coastal flooding	No coastal flooding	No coastal flooding	
<b>Other flooding</b>	Not in flood management area Close to a stream	Not in flood management area	Not in flood management area	
<b>Costs</b>	Not determined	Not determined	Not determined	Not determined
<b>Other constraints</b>	Process of consultation for future of the site in progress Archaeology – medium risk	Recycling and former Sea Scouts building on the site. Archaeology – medium risk	Archaeology – medium risk	
<b>Consultation</b>	Required	Required	Required	
<b>pros</b>	Visible to the public if on road frontage and contribute to Historic and Heritage Areas Alternative uses are possible Possible to maintain building orientation	Close to original site allowing a reference to be made	In context with social housing	
<b>cons</b>	Future of site unknown Cottage location may restrict future site development	Building orientation would change Car lights directed on building	Building orientation would change Not accessible to public	Low availability of sites
				



## Karakia Whakamutunga

### Closing Prayer

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!
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