
Te Pātaka o Rākaihautū Banks Peninsula Community Board AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of Te Pātaka o Rākaihautū Banks Peninsula Community Board will be held on:

Date: Monday 7 April 2025
Time: 10 am
Venue: Akaroa Boardroom, 78 Rue Lavaud Akaroa

Membership Ngā Mema

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

Principal Advisor

Penelope Goldstone
Manager Community Governance
Tel: 941 5689
penelope.goldstone@ccc.govt.nz

2 April 2025

Meeting Advisor

Liz Beaven
Community Board Advisor
Tel: 941 6601
liz.beaven@ccc.govt.nz

Website: www.ccc.govt.nz

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

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<https://www.youtube.com/@bankspeninsulacommunityboa3600/streams>

To view copies of Agendas and Minutes, go to:

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



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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

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Karakia Whakamutunga

Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hau hū Tihei Mauri Ora	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

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

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

That the minutes of Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting held on [Monday, 10 March 2025](#) be confirmed (refer page 5).

4. Public Forum Te Huinga Whānui

A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearing process.

Public Forum presentations will be recorded in the meeting minutes.

5. Deputations by Appointment Ngā Huinga Whakaritenga

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

Deputations will be recorded in the meeting minutes.

6. Presentation of Petitions Ngā Pākikitanga

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



Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 10 March 2025
Time: 10.01am
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Ōhinehou Lyttelton.

Present

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

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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

Karakia Tīmatanga

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

Community Board Resolved BKCB/2025/00010

That the apologies for lateness from Asif Hussain and Nigel Harrison be accepted and the apologies for absence from Luana Swindells and Howard Needham be accepted.

Lyn Leslie/Cathy Lum-Webb

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

Nigel Harrison joined the meeting at 10:03am during consideration of Item 2 -Declarations of Interest.

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

Part C

Community Board Resolved BKCB/2025/00011

That the minutes of Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting held on Monday, 10 February 2025 be confirmed.

Lyn Leslie/Tyrone Fields

Carried

Asif Hussian joined the meeting at 10:04am during consideration of Item 3 – Confirmation of Previous Minutes.

4. Public Forum Te Huinga Whānui

Part B

4.1 NIWA Canterbury Science Fair Application

Leonor de la Maza Macpherson, student, spoke to the Board regarding her recent success at the NIWA Canterbury Science Fair.

After questions, the Board thanked Ms de la Maza Macpherson for her presentation.

4.2 Proposed Matariki Awards Event

Maui Stuart, kaumatua, spoke to the Board regarding a proposed Matariki Awards Event.
After questions, the Board thanked Mr Stuart for his presentation

4.3 Lyttelton Harbour Business Association

Sabrina Saunders, Chairperson, spoke to the Board regarding the Lyttelton Harbour Business Association's support for the proposed Matariki Awards (refer Item 4.2 of these minutes).

Ms Saunders outlined recent and proposed activities of the Association.

After questions, the Board thanked Ms Saunders for her presentation.

13. Resolution to Include Supplementary Report

Community Board Resolved BKCB/2025/00012

That the report be received and considered at Te Pātaka o Rākaihautū Banks Peninsula Community Board meeting on Monday, 10 March 2025.

Open Items

14. Koukourarata Port Levy - Bach on Public Land (Road Reserve)

Tyrone Fields/Asif Hussain

Carried

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

5.1 Port Levy Bach on Public Land

Lindsay Woodward, owner, spoke to the Board regarding Item 13 - Port Levy Bach on Public Land report.

After questions, the Board thanked Mr Woodward for his presentation.

5.2 Port Levy Bach on Public Land

Ian Culpan, local resident spoke to the Board regarding Item 13 - Port Levy Bach on Public Land report.

After questions, the Board thanked Mr Culpan for his presentation.

14. Koukourarata Port Levy - Bach on Public Land (Road Reserve)

Community Board Comment

1. The Board took into consideration the deputations made by Lindsay Woodward and Ian Culpan. (Item 5 of these minutes refers).
2. Tyrone Fields moved the original officer's recommendations with an amendment to recommendation 2, which was seconded by Nigel Harrison:

That Te Pātaka o Rākaihautū Banks Peninsula Community Board recommends that the Council:

2. *Delegates authority to the Property Consultancy Manager to negotiate and enter into the Deed of Licence on Council's standard terms and conditions, including but not limited to:*
 - a. *A term of 10 years less one day.*
 - b. *A negotiated licence fee.*
 - c. *The requirement for the licensee to hold public liability insurance of at least \$2m.*
 - d. *The public's right of access must not be obstructed, the macrocarpa hedge must be removed, and the retaining wall must be removed and the foreshore returned to its natural form and this must be resolved within six months.*
 - e. *Reassessment of the licence if the structure is reconstructed or altered.*
 - f. *Council will not be responsible to repair or retain the structure in the event of coastal sea level rise or other natural hazard.*
3. The meeting debated the amendment and when put to the vote the amended motion was declared tied. The Chairperson exercised her casting vote against the amendment therefore the amendment was lost.
4. The original officer's recommendations, both Part A and C, were moved by Asif Hussain and seconded by Lyn Leslie and when put to the vote, a division was called, and the motion was declared carried.

Community Board Recommendation

Amended Motion moved by Tyrone Fields and seconded by Nigel Harrison

That Te Pātaka o Rākaihautū Banks Peninsula Community Board recommends that the Council:

1. Approves the granting of a licence over unformed legal road adjoining 23 and 3B Puari Road, Port Levy to legitimise the legacy encroachment of the dwelling (the bach) as shown in **Attachment A** attached to the meeting agenda report.
2. Delegates authority to the Property Consultancy Manager to negotiate and enter into the Deed of Licence on Council's standard terms and conditions, including but not limited to:
 - a. A term of 10 years less one day.
 - b. A negotiated licence fee.
 - c. The requirement for the licensee to hold public liability insurance of at least \$2m.
 - d. The public's right of access must not be obstructed, and the macrocarpa hedge must be removed, and the retaining wall must be removed and the foreshore returned to its natural form and this must be resolved within six months.
 - e. Reassessment of the licence if the structure is reconstructed or altered.
 - f. Council will not be responsible to repair or retain the structure in the event of coastal sea level rise or other natural hazard.

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

3. Receives the information contained within this report for the Koukourarata /Port Levy Bach, located on the foreshore, adjacent to properties on Puari Road.

4. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

Tyrone Fields/Nigel Harrison

Lost

Community Board Resolved BKCB/2025/00013 Officer recommendations accepted without change

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

3. Receives the information contained within this report for the Koukourarata /Port Levy Bach, located on the foreshore, adjacent to properties on Puari Road.
4. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

The division was declared **carried** by 4 votes to 2 votes the voting being as follows:

For: Lyn Leslie, Nigel Harrison, Jillian Frater and Asif Hussain

Against: Tyrone Fields and Cathy Lum-Webb

Asif Hussain/Lyn Leslie

Carried

Community Board Decided BKCB/2025/00014 Officer recommendations accepted without change

That Te Pātaka o Rākaihautū Banks Peninsula Community Board recommends that the Council recommends that the Council:

1. Approves the granting of a licence over unformed legal road adjoining 23 and 3B Puari Road, Port Levy to legitimise the legacy encroachment of the dwelling (the bach) as shown in **Attachment A** attached to the meeting agenda report.
2. Delegates authority to the Property Consultancy Manager to negotiate and enter into the Deed of Licence on Council's standard terms and conditions, including but not limited to:
 - a. A term of 25 years less one day.
 - b. A negotiated licence fee.
 - c. The requirement for the licensee to hold public liability insurance of at least \$2m.
 - d. The public's right of access must not be obstructed, and the macrocarpa hedge must be trimmed to the Council's satisfaction or removed and the retaining wall must be removed and the foreshore returned to its natural form.
 - e. Reassessment of the licence if the structure is reconstructed or altered.
 - f. Council will not be responsible to repair or retain the structure in the event of coastal sea level rise or other natural hazard.

The division was declared **carried** by 4 votes to 2 votes the voting being as follows:

For: Lyn Leslie, Nigel Harrison, Jillian Frater and Asif Hussain

Against: Tyrone Fields and Cathy Lum-Webb

Asif Hussain/Lyn Leslie

Carried

Tyrone Fields left the meeting at 10:51 am during consideration of item 14 - Koukourarata Port Levy - Bach on Public Land (Road Reserve).

Tyrone Fields returned to the meeting at 10:55 am during consideration of item 14 - Koukourarata Port Levy - Bach on Public Land (Road Reserve).

The meeting adjourned at 11:25am and reconvened at 11:35am.

The meeting adjourned at 12:15 pm and reconvened at 12:45 pm.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. Reserve Committee Meeting Minutes

Community Board Resolved BKCB/2025/00015 Officer recommendations accepted without change

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the unconfirmed minutes of the following Reserve Committees:
 - a. Duvauchelle Reserve Committee 20 January 2025
 - b. Duvauchelle Reserve Committee 17 February 2025
 - c. Pigeon Bay Reserve Committee 24 January 2025
 - d. Lyttelton Reserves Committee 10 February 2025
 - e. Cass Bay Reserve Committee 5 February 2025
 - f. Robinsons Bay Reserve Committee 16 February 2025
 - g. Okains Bay Reserve Committee 19 February 2025
 - h. Stanley Park Reserve Committee 19 February 2025

Lyn Leslie/Nigel Harrison

Carried

8. Akaroa Museum Advisory Committee Meeting Minutes

Community Board Resolved BKCB/2025/00016 Officer recommendation accepted without change

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the Akaroa Museum Advisory Committee 19 February 2025 unconfirmed minutes.

Jillian Frater/Cathy Lum-Webb

Carried

9. Mānawa Kāwhiu Lyttelton Recreation Centre Update

Community Board Comment

1. Eve Mickell, Mānawa Kāwhiu Lyttelton Recreation Centre Trust Manager, co-presented with staff on the Mānawa Kāwhiu Lyttelton Recreation Centre Trust Update report, advising the Board of recent events and future projects.
2. The Mānawa Kāwhiu Lyttelton Recreation Centre Trust asked the Board to consider a liaison Board member for the Trust.

Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Mānawa Kāwhiu Lyttelton Recreation Centre Update Report.

Community Board Resolved BKCB/2025/00017

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Mānawa Kāwhiu Lyttelton Recreation Centre Update Report.
2. Appoints Cathy Lum-Webb and Jillian Frater as liaison Board member to Mānawa Kāwhiu Lyttelton Recreation Centre Trust.

Nigel Harrison/Tyrone Fields

Carried

Nigel Harrison left the meeting at 1:15 pm during consideration of Item 10 - Mānawa Kāwhiu Lyttelton Recreation Centre Trust Update report.

Nigel Harrison returned to the meeting at 1:19 pm during consideration of Item 10 Mānawa Kāwhiu Lyttelton Recreation Centre Trust.

10. Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan

Monitoring

Community Board Resolved BKCB/2025/00018 Officer recommendation accepted without change

Part C

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan Monitoring Report.

Lyn Leslie/Nigel Harrison

Carried

11. Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - March 2025

Board Comment

1. The Board considered confirming a delegation to two Board members to authorise the submitting of the Board submission to the Council's Draft Annual Plan 2025-26,

Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - March 2025.

Community Board Resolved BKCB/2025/00019

Part B

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - March 2025.
2. Delegates to the Board Chairperson and Asif Hussain to authorise the submitting of Te Pātaka o Rākaihautū Banks Peninsula Community Board's submission to the Council's Draft Annual Plan 2025-26.

Nigel Harrison/Cathy Lum-Webb

Carried

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

Part B

Board members exchanged the following information:

- Some Board members recently attended the reopening of Drummonds Jetty in Akaroa.
- A meeting has been held with the Friends of the Britomart Memorial reserve in Akaroa. The Friends will be entering into an agreement with the Council's Parks Unit to ensure they are involved in matters relating to the reserve.
- It was noted that there had been an algae bloom in Akaroa Harbour.
- The Board were advised that the Coastal Hazards Adaption Plan for Whakaraupō and Koukourarata was adopted by the Council on 5 March 2025.
- Lyttelton recently hosted the Port Noise Festival which was well supported.
- One Board member attended Live at the Point music and art festival and the FLARE festival.
- Council has released several consultations and hearings have been booked in. The Board will be making an oral submission on the Dog Control Bylaw Review.

- The Board were advised that some community members have enquired about having fitness equipment installed at the Lyttelton Recreation Ground.
- The Port Liaison Committee has recently met.
- Te Ūaka The Lyttelton Museum recently reviewed their strategy.
- The Cass Bay Residents' Association is holding their Annual General Meeting on 26 March 2025.
- The Whakaraupō Lyttelton Harbour Community Resilience groups successfully tested a new walkie talkie system.
- The Board Chairperson presented the Board's submission on Council's Draft Ōtautahi Christchurch Future Transport.

Karakia Whakamutunga

Meeting concluded at 2 pm

CONFIRMED THIS 7th DAY OF APRIL 2025

LYN LESLIE
CHAIRPERSON

7. Reserve Committee Meeting Minutes

Reference Te Tohutoro: 25/442642
Responsible Officer(s) Te Pou Matua: Linda Burkes, Banks Peninsula Governance Advisor
Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose of Report Te Pūtake Pūrongo

To receive Reserve Committee minutes from:

Minutes Received	Date
Awaiti Reserve Committee Unconfirmed Minutes	26 February 2025
Lyttelton Reserves Committee Unconfirmed Minutes	3 March 2025
Pigeon Bay Reserve Committee Unconfirmed Minutes	3 March 2025
Garden of Tane Reserve Committee Unconfirmed Minutes	4 March 2025

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

- Receive the unconfirmed minutes of the following Reserve Committees:
 - Awaiti Reserve Committee 26 February 2025 Unconfirmed Minutes
 - Lyttelton Reserves Committee 3 March 2025 Unconfirmed Minutes
 - Pigeon Bay Reserve Committee 3 March 2025 Unconfirmed Minutes
 - Garden of Tane Reserve Committee 4 March 2025 Unconfirmed Minutes

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Awaiti Reserve Committee 26 February 2025 Unconfirmed Minutes	25/444796	16
B 	Lyttelton Reserves Committee 3 March 2025 Unconfirmed Minutes	25/479838	18
C 	Pigeon Bay Reserve Committee 3 March 2025 Unconfirmed Minutes	25/486197	23
D 	Garden of Tane Reserve Committee 4 March 2025 Unconfirmed Minutes	25/553963	26

Awaiti Reserve Committee
Meeting Minutes

Minutes of the Ordinary Meeting Held:

Date: 26/2/25

Time: 4pm

Venue: Meeting Room at Little River Service Centre

Present: Dean White (Chairperson), Sheryl Stanbury (Secretary), Jane Harrison (CCC), Mark Creamer(CCC), Lyn Leslie (Community Board), Bruce King, Tori Peden (late).

1. Apologies: Hanna Murdoch, Linda Burkes, Sarah Marsh Dean/Sheryl Carried.

2. Declarations of Interest: Nil

3. Public Forum: Nil

4. Confirmation of Minutes:

That the Minutes of the Reserve Committee Meeting held on the 27/11/24 be confirmed.

Bruce/Dean Carried

5. Matters Arising:

1. Christchurch City Council (CCC) will mow the roadside on SH75.

2. Grounds were sprayed for clover before show. This needs to be done before Christmas for the best result.

3. School Reserve – The lease has been taken over by CCC. Funds to CCC with no amount held for Awaiti Reserve Committee. Dean and Sheryl are disappointed but good on Dean for trying!

4. Tennis Pavilion – discuss in general business.

5. LRWCT storage container sight was looked at by Dean and Sarah and agreed that behind the Fire Brigade Tanker Shed would be best. It is now in place.

6. Delia was going to send Management Plan to Dean. Dean has not seen it yet.

7. The signs for the Memorial Gates about earthquake risk have not been put on yet.

8. Osage tree seedlings in fenced off area has not been cleaned up yet. Need to do a Snap, Send, Solve.

9. Area surrounding Coronation Library has been cleaned up with the removal of the seedlings.

6. Health and Safety: Nil

7. Correspondence:

Inward:

3/12/24 Alison Evans suggesting sites for LRWCT storage container site.

3/12/24 Jane Harrison and Sarah Marsh responding to previous email.

3/12/24 Hannah Murdoch acknowledging she will follow up on clover spraying and roadside mowing from our meeting.

4/12/24 Alison Evans asking what the rules were around camping in domain.

4/12/24 Sheryl Stanbury reported that as far as she knew the domain is a no camping area but occasionally self contained camper vans have stayed.

9/12/24 Hannah Murdoch said CCC will mow roadside as they have been trained to do it.

Outward:

Responses to the above.

20/2/24 Draft letter to George Piper re Little River Tennis Club requesting release of funds held at Westpac for contribution to Tennis pavilion repair.

Tori/Dean Carried

8. Financial Report: Nil

9. Update from Working Groups: Nil

10. General Business:

1. Need to have the Domain mowed before the Vintage Car Club Event held on January 1st every year. It will depend on what the weather is doing also but maybe Hannah could look into doing a schedule for this.

2. Sheryl wondered if there would be room in the container for the wooden chairs currently stored in the show shed. These belong to the Coronation Library and are not used by anyone and might be better stored away.

3. Bruce bought up that the parking areas need to be cleaned up and made more defined as people don't know the parking is actually there. Jane will look into this and let Bruce know when someone from Council can meet him.

4. Tennis Pavilion – Discretionary Response Fund request needs to be filed for remaining funding and because the Awaiti Reserve Committee cannot hold funds Jane suggested the Rugby Club ask for the funding. This needs to be done by the middle of March. Jane to meet with Sheryl and help her to fill it out. We agreed to apply for \$1600.00. We need to get 2 quotes for the work. Sheryl to ask Troy and Dean to ask John Hastie.

5. Coronation Library – Wolfgang away but costs have been reviewed, and the work is still going ahead. It will be raised higher than initially thought.

6. The toilets overflowed the day of the A & P Show which was not a good look!! Jane suggested we look at making a schedule of the main events throughout the year and make CCC aware of these.

7. The Coronation Library Minute Books should be put in the Coronation Library when it is finished. Dean to get in touch with Maria to get them archived.

8. All buildings on the Awaiti Reserve are owned by CCC. If the A & P Show or Rugby Club want to own their buildings they have to pay insurance and a lease (which is minimal). Jane to send email out so Sheryl and Dean can report back to their committees.

9. Jane reported that the Terms of Reference for Awaiti Reserve Committee is 5 members and we currently only have 4. Dean and Sheryl will not be seeking re-election next February so maybe a sub committee off the LRWCT could be set up?? Not sure what the answer is?

11. Next Meeting:

21/5/25 at Little River Service Centre at 4pm

MEETING CLOSED 5.30pm

Item 7

Attachment A



Lyttelton Reserves Committee

MEETING MINUTES

Notice of Ordinary Meeting:

An Ordinary meeting of the Lyttelton Reserves Committee was held on:

Date: 3 March 2025
Time: 7:05 pm
Venue: Community Boardroom, 25 Canterbury Street,
Lyttelton

1. Meeting Opening with a karakia

Meeting opened at 7:05pm with a karakia from Bianca.

2. Present

Joshua Merriam, Hamish Fairbairn, Kirsty Brennan, Daryl Warnock, Bianca Woyak

CCC Staff: Paul Devlin (online 7:30-8:00)

Apologies

John Garrett

Not present

Rewi Couch, Cliff Mason

2. Declarations of Interest

Nil.

3. Public Forum

Nil.

4. Confirmation of Minutes

Resolution: That the Minutes of the Reserve Committee meeting held on 10th of February are confirmed.

Moved: Bianca; **Seconded:** Daryl

5. Health and Safety

Tūi diagonal track slippery after rain. Addressed in section 9.5 below.

6. Matters Arising

Actions from previous minutes

Actions:

CCC to investigate options and feasibility of water storage at the top of the 4WD track. (CCC)	In Progress Council staff have provided a plan to connect a tank to water main with options for irrigation and the potential to pump water higher up. CCC to progress with actioning this work.
Whakatauki to be created for Triennial plan (Rewi)	In Progress
Communication plan - Kirsty to discuss approach to communication with CCC	In Progress.
Assess the feasibility of track development as per the Triennial Plan. Specifically loop track on LPC land. (Kirsty)	In Progress Kirsty liaising with LPC on potential for funding of this work.
Assess the feasibility of track development as per the Triennial Plan. Specifically, the Timeball walking track. (CCC)	In Progress. CCC progressing feasibility of timeball loop. Will add Gilmour track feasibility to list.
Weed and planting workshop - investigate whether Di Carter might attend a meeting (Hamish)	Hamish is organising a community/volunteer workshop around planting and weeding to cover this item.
CCC to confirm how the log feature within Urumau Reserve will be registered.	Complete CCC will add to asset list for the reserve

Develop a list of native plant species currently growing under the pine canopy as a starting point for replanting (Bianca).	In progress Bianca & Hamish to do a walk through this month
Request development of a map panel sign for suitable locations within the reserve for orientation of walkers and mountain bikers (CCC)	Complete. The sign has been added to CCC's park sign plan list.
Oil for the Gary Broker seat (Hamish).	Complete. Not deemed necessary at the moment
Send a thank you email to Di Carter and Melissa Hutchinson (Hamish).	Completed
Ask Melissa Hutchinson for spatial files from Whakaraupō Botanical survey (Kirsty)	In progress
Kirsty to submit funding for weed control and a botanical survey for Urumau to CCC.	Completed
Follow up with Lyttelton Primary School on what school engagement looks like for Urumau (Bianca).	In progress Bianca and Hamish to work together and with the school to coordinate opportunities for the school
We need imagery of the reserves to use for planting, planning and observing before/ after. Paul is able to get drone imagery if we need for the 2 reserves. After the sail GP drone footage was taken. Paul to give an electronic copy of a high resolution map Paul	In progress

7. Correspondence

8. Staff Financial and/or Operational Report

Mowing along the bench track is happening in Urumau.

A bollard will be placed at the end of the bench track where it meets Gilmour Tce to stop people driving/parking.

Paul to arrange for cages and stakes for 1000 plants for the Winter.

9. General Business

9.1. Native Planting

1000 plants to be planted in early winter. LRC will plan dates for community and school planting days as well as site prep at the next meeting.

Action: Hamish to confirm when plants are ready for pick up.

Action: Bianca and Hamish to visit the reserve to map out planting areas including an area for the school.

Action: CCC to book in contractors for site preparation when dates are confirmed.

9.2. Pest Plants

Hamish will lead a group to undertake weeding at Urumau. He has identified the area adjacent to the LPC Port Saddle boundary.

Weeds in mountain bike track growing and getting overgrown- thistle, mostly on LPC land. Josh was looking to organise some volunteers for track maintenance and will incorporate this work.

The committee discussed weed management in Whakaraupō Reserve.

9.3. Pest Animals

As part of the WOPP trapping programme, there is a request to use the automatic trap mechanisms “AT220” in both Whakaraupō and Urumau reserves. They would be used in locations not easily accessible to the public.

Action: CCC to discuss the use of these traps within the reserves and provide feedback to the committee.

9.4. Track Development

The loop track development has been requested for LPC to consider.

9.5. Track Maintenance & drainage

The recent Tūi track is very slippery after rain. It is recommended that the track gets surfaced before the winter. The weather and track condition needs to be right for this.

Action: CCC to put a work request in for suitable track surface material (AP20-40) and undertaking or contracting the work.

9.6. Fire prevention

No update

9.7. Erosion & Sediment Control

No update

9.8. Signage

Almost all the signs are in place, just a few more needing to be installed. The map panel is on the list to be designed and printed.

9.9. Pine & Eucalyptus Plantation

No update

9.10. Engagement

Hamish will engage with the community at the Saturday Lyttelton market and recruit new volunteers for weekly weeding/conservation work in Urumau Reserve.

**Next Meeting -
7th of April 7pm.**

Meeting concluded 8:24pm with a karakia from Bianca.

Pigeon Bay Reserve Committee

MEETING MINUTES

Minutes of the Ordinary Meeting Held:

Date: Monday 3 March 2025

Time: 1.30pm

Venue: Pigeon Bay Settlers Hall, Pigeon Bay

Present: Murray Walls (Chair), Heather Walls, Charles Stewart-Robinson, Brenda Graham, Peter Barron

In attendance: Colin Jacka, Dane Moir

1. Apologies: Helen van Workum, Vince Luisetti, Chris Figg, Asif Hussain

2. Declarations of Interest: Nil

3. Public Forum: Nil

4. Confirmation of Minutes: Minutes from the meeting held on 24 January 2025 as circulated.

Brenda/Charles
Carried

5. Matters Arising:

- Sites to be added to the booking system - done.
- Edging for path – covered in caretakers report
- AP20 for track – covered in caretakers report
- Holding tank – Caretaker to progress
- Submission document to be circulated – done.
- Timeline for submissions – potentially 6 weeks time
- Mower storage – Council to organise container to be put within Pigeon Bay reserve(preferably).

Peter/Charles
Carried

6. Health and Safety: Nil

7. Correspondence

Inwards

- P. Richardson –apology to Chair, confirmation of meeting time/date for circulation to community.
- Banks Peninsula Governance Team – Thanks for Minutes.
- H Walls – reply to draft minutes, reply re Robsons query, reply to redraft submission document.
- M Walls, D Moir, C Figg – reply to draft submission
- C Figg – forward email from casual camper, monthly stats, Robsons account query and reply, caretakers report.
- A Hussain – funding opportunities, apology for meeting.

Outwards

- M Walls – acceptance of P Richardsons apology.
- Banks Peninsula Governance team – Minutes.
- Pam Richardson – confirmation of time/date for March meeting.
- A Hussain – reply to apology.
- Committee – Minutes, draft, redraft and third draft submission document, monthly stats, caretakers report

Correspondence accepted

Brenda/Charles

Carried

8. Finance/Operational Report: Colin reported bookings were light over holiday period due to the inclement weather but have picked up in January.

9. Caretakers Report: As circulated.

Heather/Brenda

Carried

Email to Chris thanking him for his work.

10. General Business:

1. Submission – Robust discussion of draft submission document.
Workshop to be held to fine tune.
2. Annual Plan – Nothing to add. Ensure previous requests remain.
3. Conflict of Interest - Dane to research.
4. Community Consultation – timeframe unknown.
5. Review of casual charges – Moved that Casual camp fees remain the same.

Brenda/Charles
Carried

11. Update from Working Groups:

- **Management Structure/Strategic Plan** – Murray, Helen v W, Helen F
Dane was unable to give a timeline on when submissions to Community Board will take place.
- **Waste Water Overflow** – Peter, Chris.
This needs to be progressed. The waste disposal fees continue to rise.
- **Shelter** – Peter, Heather.
- **Inundation** – Charles.
- **Ongoing Plant Maintenance** –

12. Next Meeting:

Date: Tuesday 15 April 2025

Time: 1.30pm

Venue: Pigeon Bay Settlers Hall, Wharf Road, Pigeon Bay

Meeting Closed : 3.50pm

**Garden of Tane Reserve Committee
Meeting Minutes
Tuesday 4 March 2025, 5:30 pm
Reserve Playground/Bully Hayes**

Present: Suky Thompson, Lynda Wallace, Jeremy Buchanan and Bryn Thompson. In attendance Hannah Murdoch (Community Partnerships Ranger). In attendance for first part of meeting Toby Chapman, Manager of Urban Forests.

1 Apologies

- Apologies received from Leigh Hickey, Alan Hemsley, Ron Birch and Steffan Krabberger.

2 Declarations of Interest

- None

3 Minutes of the previous meeting

The minutes of the meeting held on 14 May 2024 were approved. *Thompson/Buchanan*

4 Progress since previous meeting

- The King Charles sequoia was replanted and is doing well.
- The previous meeting in November was cancelled due to lack of quorum
- Suky and Lynda met with Hannah Murdoch Community Partnerships Ranger and Linda Burkes, Banks Peninsula Governance advisor on 24 January 2025.
- Hannah has offered to source the kowhai for the roadside planting.

5 Parks arborist presentation

- Toby Chapman. Manager of Urban Forests, who leads the team of arborists within the Parks Unit of Council met the committee at the Garden to talk about his role, sourcing and planting trees and external arborists' contracts with Council.
- The maintenance cycle for each park is determined by the status of the park and ranges from 2-8 years. Garden of Tane is currently a Heritage Park, status 2, which means it will receive a full inspection and work programme every three years. Committee can have a say in this.
- Toby offered to give the committee training in track inspection. Committee members walk the tracks frequently and are best able to identify areas needing work. Discussed GPS mapping of tracks and built assets, tree locations and data-sharing and accessibility. Much information is available through the CCC website, open data mapping system.
- Council's current contract is with Tree Tech who handle both proactive and reactive work, so there is no opportunity to use other contractors, such as The Tree People who have previously done good work in the Garden of Tane.
- Committee has been concerned in the past about trees being removed without its knowledge. Toby advised no tree removals will happen without the approval of the CCC arborists team. Any requests for tree removals received via Snap Send & Solve will come through the arborists team as well. Toby can approve removal of trees that are dead, structurally unsound or creating a hazard. Cannot remove healthy trees unless the Reserve Committee approves it and correct process followed.

Garden of Tane RMC minutes 4 March 2025

1

Item 7

Attachment D

- Toby has a budget for tree purchases and easy access to the expertise of the rest of the arborist team.
- Before adjourning to Bully Hayes for the rest of the meeting, the committee showed Toby the area adjacent to the hospital on Ōnuku Road identified for development with new plantings. He will prepare this area for planting (spraying periwinkle, clearing dead trees, mulching) and consult with the committee about acquiring 5 appropriate deciduous exotics trees for planting.

6 Financial

- The committee was not successful in its attempt to have the \$100k allocated to the Garden of Tane in the LTP in year 2031 brought forward as \$10k per year, and that line item now seems to have disappeared from the LTP. As there is no capital budget for the Garden of Tane in the LTP Steven Gray is no longer project manager for the Garden.
- Hannah Murdoch advised that the Garden of Tane has a \$10k capital works budget this year, managed by Paul Devlin from the Regional Parks Team. The committee would need to apply to Paul (through Hannah) for the funding, which is for approved projects only and not for tree maintenance. It seems unlikely now that this budget will be used before the end of the financial year. Suky will contact Paul Devlin to find out how the committee can access these funds
- As the budget managed by Paul D is for enhancements, the committee could suggest projects. Some new steps in the cut through from Aubrey St/Aylmers Valley Road via the Hobbit Rounds to Beach Road would be a good project. Suky will ask Steffan for a quote. Hannah will talk to Paul to find out if this can include improved drainage (if a problem).
- In terms of the Annual Plan, Reserve Committees can make submissions and copy to the Community Board. The committee could also support the community board's submission. Linda B put forward the Garden of Tane Triennial Plan goals for consideration in the Board's Annual Plan submission.
- Amount held by the Civic Trust on behalf of the Garden of Tane was confirmed by Lynda - \$683.59. This is what remains after Lynda was reimbursed \$225 for the sequoia.

7 Issues in the Garden

- Agreed to leave Bernie's Track as is – two paths seem to have formed around/across the slip.
- Agreed to leave the Hobbit rounds where they are, no further work required.
- Jeremy is still working on the broken direction signs. Paul has been busy. Update next meeting. Possibly to be funded from Paul Devlin's budget?
- Mountain bikes are still a problem in the garden, especially with hired bikes. Jeremy to talk to Tim, the hire business owner. Hannah observed that signs don't work in these situations.
- Agreed that we should work on a Garden of Tane update for the Akaroa Mail

7.1 General maintenance

- Lynda had obtained from Kerri a list of planned maintenance for the Garden of Tane (from the Community Board's triennial plan) but there is no indication of whether work has been done. Lynda and Suky to meet with Kerri to discuss further.
- There is a tree down at Tui track
- Agreed to invite Toby for a walkabout in the near future to identify maintenance issues.

8 Progressing the Three Year Plan

- The committee will progress with the planting of Area 1 by the Hospital on Onuku Road, as discussed with Toby Chapman. Hannah will order the trees and stay in contact with Toby.

9 Progressing Map and Asset list

- The asset list produced by City Care has been checked over, but still needs minor corrections and dates entering. Suky and Lynda aim to complete this by mid-April.

10 Succession Planning

- We are struggling to get a quorum at meetings. Agreed that an article in Akaroa Mail along the lines of the recent article about the Stanley Park Reserve Committee might help to bring others forward. Could cover the work of the Garden of Tane committee, its projects and vision. Committee members could also do some shoulder tapping.
- Suky signaled she will step down as chair at the Triennial elections (end of this year) although will remain on the committee. Lynda confirmed she can continue as minute secretary.

11 Working Bee

- Agree to hold a Working Bee to do some general tidying up, plant the roadside kowhai. Will also clear culverts if Council hasn't done it. Committee to liaise with Toby to set a date. Toby will spray the periwinkle before then.

12 Pest Free Banks Peninsula update

- Ollie Sims, Pest Free Banks Peninsula, updated the committee on how their possum removal work is tracking.
- Pest Free installed 18 bait stations in the reserve as the GOT and neighbouring private properties were the last remaining hotspot of possum activity. They believe they are down to the last few individuals, being tracked by 6 trail cameras within the Garden of Tane. The cameras were placed out of public view and away from tracks. 'Report a Possum' signs were also placed across the township, encouraging community reports. The elimination project is entering a very exciting phase with Pest Free BP looking forward to seeing a possum free Akaroa in the very near future. Their urban work has been a new challenge for staff but all are incredibly grateful for the support received to date.
- Agreed to thank Ollie for his report and sense of humour and invite him to next the meeting.

13 Health and Safety

- No Health and Safety issues to report.

14 Public forum

- The committee agreed to place a plaque for Patsy on the seat by Tane carving. "In memory of Patsy Dart". Lynda to investigate.

15 Meeting schedule for remainder of year

- It was agreed that meeting dates for the remainder of the year will be:
 - Tuesday June 3, 6.00pm – Madeira
 - Tuesday Sept 2 6.00pm – Madeira
 - Tuesday Dec 2 6.00pm – Garden of Tane

Meeting closed at 7.55pm



8. Head to Head Walkway Working Party Notes

Reference Te Tohutoro: 25/500368

Responsible Officer(s) Te Pou Matua: Linda Burkes, Banks Peninsula Governance Advisor

Accountable ELT Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose of Report Te Pūtake Pūrongo

Head to Head Walkway Working Party notes have been received:



Name	Subject
Head to Head Walkway Working Party Meeting Notes	10 March 2025

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

- Receive the notes and respective attachments of the Head to Head Walkway Working Party:
 - 10 March 2025 Meeting Notes
 - 10 March 2025 Notes Attachments
- Note the recommendation to Te Pātaka o Rākaihautū Banks Peninsula Community Board in respect to the memorandum from staff (**attachment A**) to approve Option 3: Localised widening of the informal track on the seaward side of Purau Avenue.
- Note the recommendation to Te Pātaka o Rākaihautū Banks Peninsula Community Board to request Annual Plan funding to enable staff resource to look into the integration of various walking and mountain biking track brochures so that comprehensive Information is readily available in one place and to make improvements on the information where appropriate.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Head to Head Walkway Working Party Meeting Notes 10 March 2025	25/500369	30
B 	Head to Head Walkway Working Party Notes Attachments 10 March 2025	25/500370	35



Head to Head Working Party NOTES

Date: Monday 10 March 2025
Time: 3.00 pm
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

Present

Chairperson Tyrone Fields - Te Pātaka o Rākaihautū Banks Peninsula Community Board
Members Howard Buchanan - Charteris Bay Residents Association Inc.
Karen Banwell - Governors Bay Residents' Association
Graeme Fraser - Diamond Harbour Residents' Association
Paul Dahl - Whaka Ora Healthy Harbour
Cathy Lum-Webb - Te Pātaka o Rākaihautū Banks Peninsula Community Board
Shelley Washington - Rod Donald Trust
Richard Suggate - Diamond Harbour Community Association
Tom Kuenning - Church Bay Neighbourhood Association

Banks Peninsula Governance Advisor

Linda Burkes

Tel: 941 8138

linda.burkes@ccc.govt.nz

Website: www.ccc.govt.nz

Please Note:

All information provided in briefings should be considered as confidential unless otherwise stated.

This forum has no decision making powers and is purely for the purpose of information sharing.

Head to Head Working Party
10 March 2025



Karakia Tīmatanga

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Apologies for absence were received from Jenny Healey, Sabrina Saunders, Luana Swindell and Jill Rice.

2. Declarations of Interest Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

3. Review of Previous Notes

The notes of the Head to Head Walkway Working Party meeting held on Monday, 9 December 2024 were reviewed and confirmed.

4. Head to Head Walkway Update Report

Staff provided the following updates:

- Urumau Reserve to the Timeball Station – investigation of a connecting track being assessed for feasibility. Will report back to WP 9 June 2025.
- Pony Point Track Replacement from Cass Bay – proposed alignment to be mapped and then approved by Te Pātaka o Rākaihautū Banks Peninsula Community Board. The timeframe for starting work on this track is mid to late April. There will be 280m of new track and 120m of existing track to be renewed, all of which will be fully surfaced to be an all-weather track.
- Funds have also been used to upgrade Warners track, which will make a beautiful loop track when combined with the Pony Point track.
- The Head to Head brochure is currently being updated with new track additions and will be part of the information supplied to the landowners who will be approached regarding potential Adderley Head track options.
- The Head to Head budget for FY25 is currently \$391,313. Of this, \$70,000 is the estimated cost for the Pony Point track development. The overall Head to Head Walkway budget for 2025 – 2031 is \$741,000.

Prioritising of projects:

- Currently staff attention is on planning the pathway from Purau to Adderley Heads along with updating the Head to Head Walkway brochure, which will be used in discussions with landowners.
- The timeframe for developing the Allendale to Living Springs section is yet to be confirmed due to the current lease of the land, which expires at the end of 2025. The landowners are considering the Head to Head Walkway proposal. Staff will follow up with owners within the

Head to Head Working Party
10 March 2025



next 6 months. It was noted that to enable progress in 2026 a switch from cattle grazing to sheep would be preferable.

Committee member updates:

- Ngāti Wheke have funding through Whaka-ora Healthy Harbour to start planting from the end of Purau Beach to Wreck Bay along the coast adjacent to Camp Bay Road. Trails left by walkers making their own way through the planting will help determine the alignment of the track. Most of the planting will be kānuka, which will grow up to 1.8m high in 3 years. In time, Ngāti Wheke will liaise with staff to finalise track alignment.
- Wreck Bay to Pile Bay – The owner has identified what he thinks could be a good track and has started planting. To ensure this track remains an option he will need care and support.

5. Agenda Items for Consideration

1. Stephen Wright, Transport Operations Manager provided an update on the harvesting of trees on Moepuku Peninsula and the unformed legal road around the foreshore.
 - Confirmation has been received that all the trees on Moepuku Peninsula will be harvested, including those on the unformed legal road and that they will make good the land afterwards. A meeting with Parks will be held to ensure understanding around what that looks like and to consider how to enable future access to section of unformed road. The harvesting plan has yet to be approved. Council will write a letter authorising them to take all the trees on the legal unformed road.
 - The Working Party asked staff to find out how ECan plans to mitigate the potential issues with sediment, erosion and stability after harvesting so that staff can work with that information to progress the Head to Head Walkway.
2. Edwin Tiong, Traffic Engineer, provided advice in response to the action from 11 March 2024: *The Working Party agreed to ask staff to look at how to provide adequate separation between pedestrian traffic and the road from the Coastal Track to Purau Beach.*
 - The Working Party recommends that Te Pātaka o Rākaihautū Banks Peninsula Community Board approve Option 3: Localised widening of the informal track on seaward side of Purau Avenue.
 - Furthermore, the Working Party notes that this option addresses the area from the Purau Bay Boat Ramp to the Beach and highlighted its request for the same or similar treatment of the pathway from the exit of the Coastal track (from Stoddart Point) to the boat jetty as originally requested on 11 March 2025.
 - The lack of a visible barrier between the road and the path was noted as a concern for the Working Party, however, it was agreed to go ahead with Option 3, including 'No Stopping' signs and yellow lines and observe outcomes.
 - Purau community members are concerned that this development will mean more demand for parking in Purau itself. Parking restrictions may be imposed on the foreshore within Parks planning for upgrade of the foreshore area, which may leave limited available parking for boat trailers. The Working Party recommended that Transport staff and Parks staff collaborate on this issue.
3. Paradise Beach to Andersons Road North – footpath. Tyrone Fields will send an update on to the Working Party regarding improving pedestrian safety on the unpaved section between Andersons Bay and the access to Paradise Beach. Property owners may be amenable to moving hedges and fences off the road reserve to accommodate both carparking and a footpath.

Head to Head Working Party
10 March 2025





Howard Buchanan requested an onsite meeting with the traffic engineer to talk about possible options.

4. The Working Party agreed to recommend that Te Pātaka o Rākaihautū Banks Peninsula Community Board request annual plan funding to enable staff resource to look into the integration of various walking and mountain biking track brochures so that comprehensive information is readily available in one place and to make improvements on the information where appropriate. Currently maps containing different information are available from Christchurch NZ, Rod Donald Trust, ECan and Christchurch City Council.
5. Questions were invited from the Working Group for response by Christchurch NZ at the Information Session to be held with the Board on Monday 24 March.
6. Request a quarterly update from the Traffic Engineer to update the Head to Head Walkway Working Party about current projects relating to pedestrian safety around Whakaraupō. EG: current projects in Cass Bay, Governor's Bay, Charteris Bay, and Purau, and future arrangements in Allandale.
7. Allandale Reserve Carpark has large potholes that need repair. Multiple Customer Service Requests have been lodged and the Chair agreed to follow up on this matter.

ACTIONS:

1. The Working Party requested that staff ascertain how ECan plans to mitigate the potential issues with sediment, erosion and stability after harvesting so that staff can work with that information to progress the Head to Head Walkway.
2. The Working Party requests investigation into development of a safe pedestrian pathway from the exit of the Coastal track (from Stoddart Point) to the boat jetty. It should be noted that the current options presented address only the footpath from the Boat Jetty to the Beach excluding the upper section of the track, which was part of the original request made on 11 March 2024.
3. Howard Buchanan requested an onsite meeting with the traffic engineer to talk about possible options for a footpath and parking between Paradise Beach and Andersons Rd North.
4. Governance Advisor to collate questions from the Head to Head Walkway Working Party for response from Patrick O'Sullivan, Christchurch NZ at the Community Board Information Session on 24 March.
5. The Head to Head Walkway Working Party request a quarterly update from the Traffic Engineer to update the Head to Head Walkway Working Party about current projects relating to pedestrian safety around Whakaraupō. EG: current projects in Cass Bay Gov's Bay Charteris Bay and Purau and future arrangements in Allandale.
6. The Head to Head Walkway Working Party recommend that Transport staff collaborate with Parks staff to mitigate any issues that may arise from the combination of the development of the informal path on the seaward side of Purau Avenue, and the Parks upgrade to the Purau foreshore area, both of which may potentially reduce parking options in the area.

Attachments

- A Head to Head Walkway Working Party - Pathway from Coastal Track to Purau Beach 30 September 2024 Report 
- B Marine Drive Diamond Harbour footpath detail - Traffic Engineer Report 

Head to Head Working Party
10 March 2025

Christchurch
City Council 

Karakia Whakakapi

Meeting concluded at 4.23pm.

Item 8

Attachment A



Head to Head Working Party MINUTES ATTACHMENTS

Date: Monday 10 March 2025
Time: 3.00 pm
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

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B. Marine Drive Diamond Harbour footpath detail - Traffic Engineer Report.....	9

Head to Head Working Party
10 March 2025

Christchurch
City Council 

Item 8

Attachment B

Memos

Memo

Date: January 2025
From: Edwin Tiong, Traffic Engineer
To: Head to Head Walkway Working Party
Cc: Sree Nair, Community Governance Advisor
Linda Burkes, Banks Peninsula Governance Advisor
Reference: 24/1568239

Head to Head Walkway Working Party - Pathway from Coastal Track to Purau Beach

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 Staff have been requested to investigate how to provide adequate separation between pedestrians walking on the informal track and traffic on the roadway on Purau Avenue from the Coastal Track to Purau Beach. This was requested by the Head to Head Walkway Working Party following a meeting on 11 March 2024.
- 1.2 The information in this memo is not confidential and can be made public.



Figure 1. Map of Purau Bay Jetty, Purau Beach, and the existing informal walking track

Memos

2. Update He Pānui

2.1 EXISTING CONDITIONS

- 2.1.1 Purau Avenue has a narrow lane width between 2.5 – 2.9m with an asphalt shoulder width between 0.1 – 0.3m. There is an informal gravel track next to the shoulder between 0.4 – 0.9m wide for approximately 120 metres in length. These typical dimensions are shown in Figure 2.

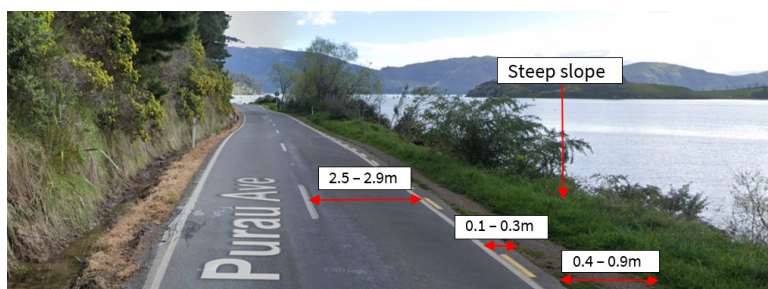


Figure 2. Purau Avenue typical road and berm dimensions

- 2.1.2 There is a steep drop on the seaward side of the road. A gravel path no wider than 1 metre could generally be achieved to avoid significant costs for a retaining wall.
- 2.1.3 Purau Avenue between Waipapa Avenue and Camp Bay Road is classified as a Collector Road in the Christchurch District Plan (Table 7.5.12.2). The One Network Road Classification categorises this section of Purau Avenue as an Access Road.
- 2.1.4 Traffic link count data on Purau Avenue shows an average daily traffic of 556 vehicles/day with an average speed of 50 km/h. The percentage of heavy vehicles is 15.1%.
- 2.1.5 The informal track is used by people to access the jetty and the boat ramp. It is understood that is busier during summer holiday periods when there are more visitors and people staying at baches. During staff site visits, pedestrian numbers have been low although no formal count has been undertaken. Traffic and pedestrian counts have been scheduled during the summer period to confirm volumes of each user group respectively.
- 2.1.6 No stopping restrictions have been marked on the seaward side of Purau Avenue beginning 140 metres south of the Purau Bay Jetty, extending south for approximately 160 metres. This restriction prevents vehicles parking on the road shoulder and blocking the pathway.
- 2.1.7 Along the section of no stopping there is room for vehicles to park on the berm, shown in Figure 3, which can block access to the informal track. Unless vehicles are physically restricted from parking on the shoulder by way of barriers, fencing or vegetation, the parking is likely to continue particularly on busier days. Enforcement is unlikely to be an effective response due to the rural location of the site.
- 2.1.8 The boat ramp loading/unloading area by the jetty has good visibility in both directions when looking along Purau Avenue.

Memos



Figure 3. Looking north to the boat ramp and jetty. Note that the berm is wide enough for vehicles to park on the other side of the no stopping restriction

- 2.1.9 There have been no crashes involving pedestrians in the last 10 years.
- 2.1.10 A previous scheme report was completed by Council in 2016. The project investigated options for improving pedestrian safety along Purau Avenue between Rawhiti Street and the Purau Boat Ramp. The report recommended to proceed with installing a 1.6m wide gritted path approximately 900m in length. The rough order cost estimate of the works was \$1.23 million in 2016 value. The project was recognised as financially prohibitive and has not been constructed. The report is included as Appendix A.
- 2.1.11 Council has a footpath programme with a total budget of \$300,000 for the 2024/2025 financial year. This will increase to \$1 million next year.

2.2 OPTIONS

- 2.2.1 Table 1 shows the options that have been considered to improve walking conditions between Purau Beach and the Purau Bay Jetty.

Table 1. Options assessment for improving walking conditions between Purau Beach and the Purau Bay Jetty

Options	Pros	Cons
Option 1 - Bollards on the seaward side of Purau Avenue (Figure 4)	Placing bollards on the shoulder would help prevent vehicles blocking the informal track near the boat loading/unloading zone Bollards are relatively cheap to install	Likely to be hit by vehicles due to the narrow lane width which will also result in maintenance issues Does not improve conditions for walking with the track width remaining the same as existing
Option 2 - Rigid timber fence on seaward side of Purau Avenue (Figure 5)	Prevent vehicles from parking on the shoulder of Purau Avenue protecting access for people wanting to use the informal track	Rigid, non-frangible timber fence forms a hazard to vehicles.

Memos

Options	Pros	Cons
		Likely to be damaged by vehicles due to narrow lane width resulting in ongoing maintenance issues. Construction of a fence may restrict the useable width of the informal track making conditions worse for pedestrians.
Option 3 – Localised widening of the informal track on seaward side of Purau Avenue (Figure 6)	A wider path would help people walking feel safer when vehicles past them on Purau Avenue. The width of the path would vary along the length but the objective would be to achieve 1.0 m of width.	Isolated sections of the track may need retaining wall structures e.g. near culverts to provide a base for the track on the steep hillside. This may increase construction costs. By widening the track, we may create space where drivers can park on the shoulder of the road. This risk is considered minimal.



Figure 4. Option 1 – Bollards



Figure 5. Option 2 – Rigid timber fence

Memos



Figure 6. Option 3 – Widening informal track

3. Recommendation

- 3.1 Following an assessment of the pro's and con's of each option in Table 1, staff recommend **Option 3 – Localised widening of the informal track on the seaward side of Purau Avenue.**
- 3.2 Localised widening of the informal track is the most pragmatic option to improve walking access to the boat ramp and jetty without a prohibitive construction cost. The improvements would include changing the berm into an informal track by adding aggregate/gravel, and timber edging. In some sections where there is an unusable width of berm, isolated sections of retaining wall may be needed to achieve a minimum width for the track. Staff suggests keeping the proposed path width to 1.0 metre to eliminate the need for any supporting structure.
- 3.3 No stopping signs along the length of the pathway can be proposed in future if vehicles parking on the pathway becomes apparent.
- 3.4 Option 1 and 2 are not recommended due to the increase in maintenance issues.
- 3.5 In the interim, staff have installed new pedestrian warning signs as a low-cost treatment to warn motorists that people are walking in the area.

4. Conclusion Whakakapinga

- 4.1 Staff recommend **Option 3 – localised widening of the informal track on the seaward side of Purau Avenue** for approximately 120 metre as the preferred way forward. See **Attachment B** for proposed plan.
- 4.2 If this option is accepted by the Community Board, further investigations into the detailed design and cost estimate will be completed. This will allow the project to be included and prioritise into the footpath programme.
- 4.3 Staff have installed pedestrian warning signs as a low-cost interim treatment.

Attachments Ngā Tāpirihanga

No.	Title	Reference
A	Scheme Memo - Purau Avenue	16/1453444
B	Purau Ave Proposed Gravel Path drawing tg150148 For Information Only	25/128091

Head to Head Working Party
10 March 2025

Christchurch
City Council 

Memos

Christchurch
City Council 

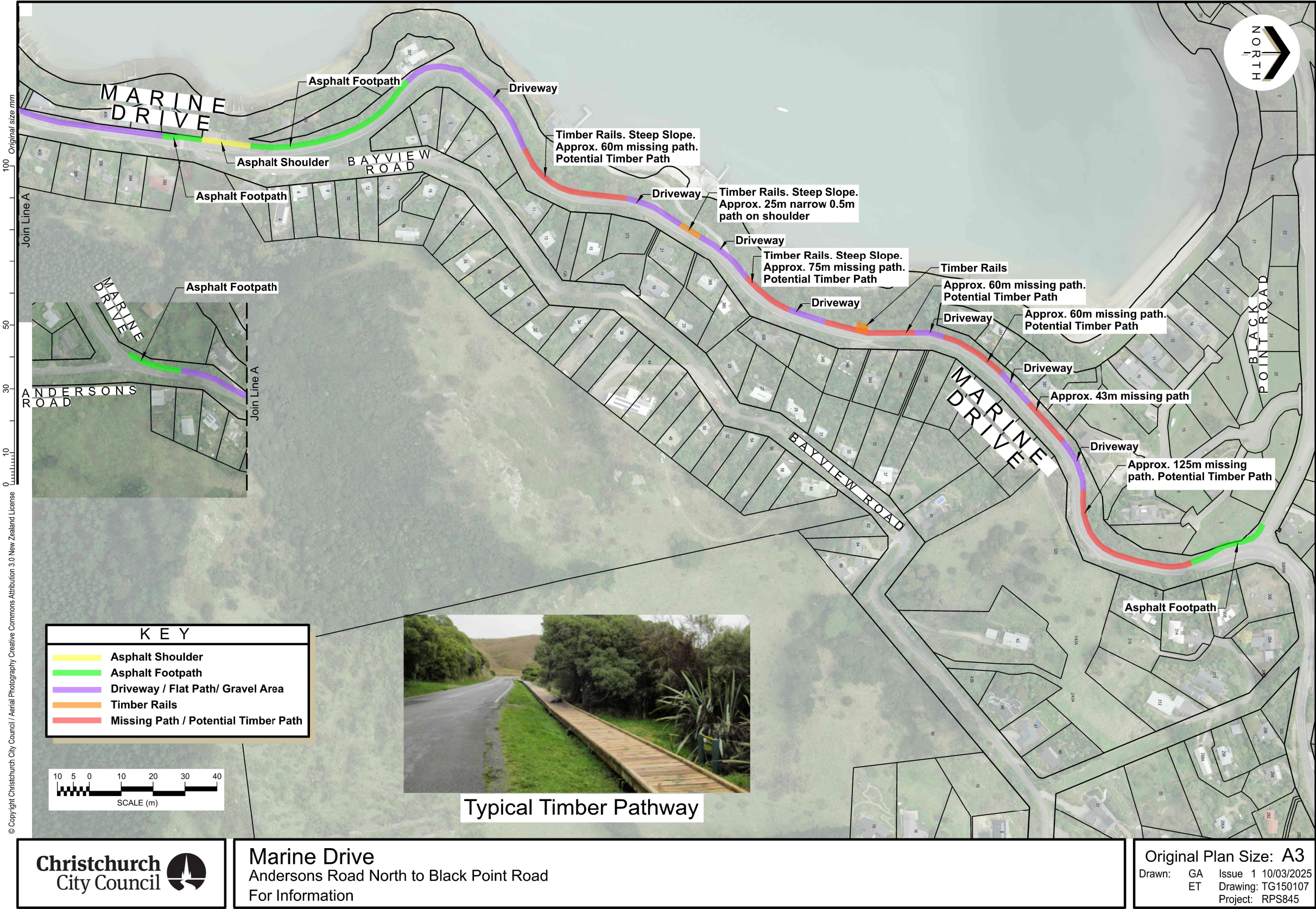
Signatories Ngā Kaiwaitohu

Author	Edwin Tiong - Traffic Engineer
Approved By	Gemma Dioni - Acting Team Leader Traffic Operations/Principal Advisor Stephen Wright - Manager Operations (Transport)

Attachment A Item 5
Attachment B Item 8

Head to Head Working Party
10 March 2025

Christchurch
City Council



Attachment B Item 5

Attachment B Item 8

9. Okains Bay Reserve Committee Triennial Plan and Reserve Schedule 2023 - 26

Reference Te Tohutoro: 24/1754002

Responsible Officer(s) Te Pou Matua: Linda Burkes, Banks Peninsula Governance Advisor

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtaka Pūrongo

- 1.1 This report is to bring the Okains Bay Reserve Committee Triennial Plan (**Attachment A**) to Te Pātaka o Rākaihautū Banks Peninsula Community Board for its acceptance and support; and to bring the Okains Bay Reserve Schedules (**Attachments B and C**) to Te Pātaka o Rākaihautū Banks Peninsula Community Board for its endorsement.
- 1.2 As stated in clause 13 of Te Pātaka o Rākaihautū Banks Peninsula Reserve Committees Terms of Reference, a Triennial Plan identifies the Reserve Committees priorities and can be used to report on progress, and to support submissions to the Long-Term Plan (LTP) and Annual Plan (AP) processes for funding.
- 1.3 As stated in clause 1.2 of Te Pātaka o Rākaihautū Banks Peninsula Reserve Committees Terms of Reference, a Reserve Schedule will outline such things as: the reserves they are to co-manage, the facilities and assets on the reserve, the local community relating to the reserve, user groups and organisations, and the local rūnanga that has kaitiakitanga of the reserve. Okains Bay Reserve Committee co-manage two reserves: Ōkeina and Sefton Park.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information in the Okains Bay Reserve Committee Triennial Plan and Reserve Schedule 2023 - 26 Report.
2. Accept and support the Okains Bay Reserve Committee Triennial Plan through the Long-Term Plan (LTP) and Annual Plan (AP) processes.
3. Endorse the Okains Bay Reserve Schedules for Ōkeina and Sefton Park Reserves.
4. Note that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 This report presents the opportunity to support the Reserve Committee's priorities and support the Okains Bay Reserve Triennial Plan through the Long-Term Plan and Annual Plan processes.
- 3.2 The preferred option is to accept and support the Okains Bay Reserve Triennial Plan and endorse the Okains Bay Reserve Schedules.
- 3.3 This is the preferred option because the Reserve Committee members have collaborated with staff to create this plan based off their priorities and have accepted the Reserve Schedules as a

true representation of the reserves they are to co-manage. Through the collaboration of this work, staff have approved deliverability for the proposed work subject to available budgets.

- 3.4 Reserve Committee members have collaborated with representatives from both Te Rūnanga o Ngāi Tahu and Te Rūnanga o Kōkourarata, who have agreed to the inclusion of their logos on the Triennial Plan.

4. Background/Context Te Horopaki

- 4.1 In alignment with Te Pātaka o Rākaihautū Banks Peninsula Reserve Committee Terms of Reference, every Reserve Committee is encouraged to create their Triennial Plan, and confirm their Reserve Schedules, in collaboration with staff.
- 4.2 Okains Bay Reserve Committee has collaborated with staff and Rūnanga representatives to create the attached Okains Bay Reserve Triennial Plan which is now being placed in front of the Board for the Boards acceptance and support through the Long-Term Plan and Annual Plan processes.
- 4.3 Okains Bay Reserve Committee has accepted the attached Reserve Schedules outlining the reserves they are to co-manage, the facilities and assets on the reserve, the local community relating to the reserve, user groups and organisations, and the local rūnanga that has kaitiakitanga of the reserve.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.4 The following reasonably practicable options were considered and are assessed in this report:
- 4.4.1 Accept and support the Okains Bay Reserve Committee Triennial Plan through the Long-Term Plan (LTP) and Annual Plan (AP) processes.
- 4.4.2 Do not accept and support the Okains Bay Reserve Committee Triennial Plan through the Long-Term Plan (LTP) and Annual Plan (AP) processes.
- 4.4.3 Endorse the Okains Bay Reserve Schedules for Ōkeina and Sefton Park Reserves.
- 4.4.4 Do not endorse the Okains Bay Reserve Schedules for Ōkeina and Sefton Park Reserves.

Options Descriptions Ngā Kōwhiringa

- 4.5 **Preferred Option:** Accept and support the Okains Bay Reserve Committee Triennial Plan through the Long-Term Plan (LTP) and Annual Plan (AP) processes.
- 4.5.1 **Option Description:** Okains Bay Reserve Committee has worked with staff and the Rūnanga to outline its operational plans for the term, priorities, and goals in a clear and collaborative work programme. The Triennial Plan can be used to report on progress and to support submissions to the Long-Term Plan (LTP) and Annual Plan (AP) processes for funding.
- 4.5.2 In alignment with Te Pātaka o Rākaihautū Banks Peninsula Terms of Reference (6 November 2023), the Triennial Plan will be submitted to the Board for their acceptance and support through the LTP and AP processes.
- 4.5.3 **Option Advantages**
- This option allows the Reserve Committee to have support for funding through the LTP and AP processes.
 - This option allows Okains Bay Reserve Committee to begin their programme of work.

- No financial implications: The staff who create the Triennial Plan in collaboration with the Reserve Committee, can do the proposed work subject to available operational budgets. As such, by staff co-creating the Triennial Plan they are offering deliverability subject to their approved budgets.

4.5.4 Option Disadvantages

- There are no disadvantages to this option.

4.6 Preferred Option: Endorse the Okains Bay Reserve Schedules.

4.6.1 **Option Description:** Okains Bay Reserve Committee has accepted the Reserve Schedules as a true representation of the reserves they are to co-manage, the facilities and assets on the reserve, the local community relating to the reserve, user groups and organisations, and the local rūnanga that has kaitiakitanga of the reserve.

4.6.2 In alignment with Te Pātaka o Rākaihautū Banks Peninsula Terms of Reference (6 November 2023), the Reserve Schedules will be endorsed by the Board on a triennial basis.

4.6.3 Option Advantages

- This option outlines the scope of responsibility for Okains Bay Reserve Committee and enacts the Terms of Reference for reserve committees.

4.6.4 Option Disadvantages

- There are no disadvantages to this option.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 5.1 Staff that create the Triennial Plan in collaboration with the Reserve Committee, do so knowing the proposed work is deliverable subject to the available operational budgets.
- 5.2 There are no financial implications associated with endorsement of the Reserve Schedules.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There are no applicable risk management implications.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:

6.2.1 Te Pātaka o Rākaihautū Banks Peninsula Reserve Committee Terms of Reference, clause 13.3 states:

The Committee is responsible for preparing a Triennial plan with guidance and support from Council staff. The plan will identify the Committee's priorities and can be used to report on progress and to support submissions to the LTP and AP processes for funding.

6.2.2 Te Pātaka o Rākaihautū Banks Peninsula Reserve Committee Terms of Reference, clause 1.2 states:

Each Committee will have a Reserve Schedule, which will be endorsed by the Board on a Triennial basis.

- 6.3 Other Legal Implications:

6.3.1 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

6.4 The required decisions:

6.4.1 Strongly align with the Community Outcomes and Strategic Priorities detailed in [Christchurch City Council's Strategic Framework](#), in particular:

- We can actively participate: Residents and groups in the wider community are socially and actively engaged and can initiate, influence and make decisions that affect their lives. Volunteers from the community form the Reserve Committee and collaborate with Council staff to co-manage the reserve.
- We have a sense of belonging and identity: We support and help build connections between communities and their places and spaces to foster a sense of local identity, shared experience, and stewardship. Banks Peninsula reserves are highly valued spaces where our rural and often isolated residents can gather for events that promote a sense of connection and community.
- We protect open space, landscape and biodiversity through the provision of parks and reserves, covenants, sites of ecological significance, consents, land, waterways and coastal restoration programmes.

6.4.2 Are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the criteria set out in the Council's Significance and Engagement Policy.

6.4.3 Are consistent with Council's Plans and Policies.

6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.6 Parks, Heritage and Coastal Environment

6.6.1 Activity: Parks and Foreshore

- Level of Service: 6.2.12 Active collaboration on plant and biodiversity project, including conservation of rare and threatened species - Actively collaborate with a partner on a conservation project
- Level of Service: 6.3.7.4 Volunteer participation at community opportunities across parks network - Volunteer hours – maintain or grow compared to previous year

Community Impacts and Views Ngā Mariu ā-Hāpori

6.7 The decision affects the following wards/Community Board areas:

6.7.1 Akaroa subdivision, Te Pātaka o Rākaihautū Banks Peninsula ward.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.8 The decision relates in part to Ōkeina (Okains Bay Reserve and Okains Bay Hall Reserve) which is subject to Sections 127-129 and Schedule 8 of the Ngāi Tahu Claims Settlement Act 1998, therefore this decision does specifically impact Mana Whenua, their culture, and traditions.

6.9 The decision involves a matter of interest to Mana Whenua, however, will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

6.10 The acceptance and support of this Triennial Plan and endorsement of the Reserve Schedules does involve or impact mana whenua.

- 6.11 While the land at Ōkeina is vested in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998, Te Rūnanga o Ngāi Tahu agreed to Ōkeina being managed and controlled by Banks Peninsula District Council, including its successors, now Christchurch City Council.
- 6.12 Te Rūnanga o Koukourārata are tangata whenua, hold rangatiratanga and are the kaitiaki within their rohe.
- 6.13 Representatives from both Te Rūnanga o Ngāi Tahu and Te Rūnanga o Koukourarata sit on the Okains Bay Reserve Committee and support the triennial plan for Ōkeina, acknowledging that a process is currently in place to complete a new Management Plan for Ōkeina.




Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.16 No significant impacts are anticipated because it relates to a continuation of existing reserve management.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 The Okains Bay Reserve Committee can continue their programme of work for this term on Okains Bay Reserve.
- 7.2 The Okains Bay Reserve Committee will have support for funding through the LTP and AP processes.
- 7.3 The Okains Bay Reserve Committee has a clear understanding of the scope of their responsibilities in co-management of the Reserve with Council staff and the Community Board.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Okains Bay Reserve Committee Triennial Plan 2023-2026	25/566512	51
B 	Okains Bay Reserve Schedule for Ōkeina 7 April 2025	25/377872	55
C 	Okains Bay Reserve Schedule for Sefton Park 7 April 2025	25/515386	66

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Linda Burkes - Banks Peninsula Governance Advisor
Approved By	Penelope Goldstone - Manager Community Governance, Banks Peninsula



Te Rūnanga o NGĀI TAHU



KOUKOURARATA
Whakakotahi, Whakakanohi, Whakarea
Unify, Represent, and Grow



Okains Bay Reserves Committee

Triennial Goals & Operational Plan 2023-26

The Okains Bay Reserve Committee (the Committee) is managed by members appointed by Te Rūnanga o Koukourarata; Te Rūnanga o Ngai Tahu; Christchurch City Council; and elected members of the local community thereby providing guidance for management of the reserve.

The Committee is responsible for the co-management and planning of activities within the Okains Bay Reserve. As stated in the Terms of Reference 2022, the committee shall prepare a Triennial operational plan to identify priorities, goals and a work programme for the three years.

The Okains Bay Reserve's Triennial Goals & Operational Plan 2023-26 arose from regular bi-monthly meetings and a special working group meeting.

The focus areas for management within the reserve for the 2023-2026 triennium include: Native planting; eradication of plant pests; control of pest animals; track and road development; clearing drainage ditches; fire prevention strategies; erosion and sediment control; dual language signage; the eventual eradication of pine and eucalyptus trees; engagement with the larger community; buildings in the Tina Ara Pata reserve; foot traffic fencing the approach to the waka shed and replacing the fencing in front of Tina Ara Pata.

The purpose of this triennial operational plan is to clarify outcomes and guide priorities for work in the Okains Bay Reserves. The operational plan is non-statutory, however it serves as guidance for setting budget allocation and planning activities. The plan should be updated annually in line with budgeting for the reserve.

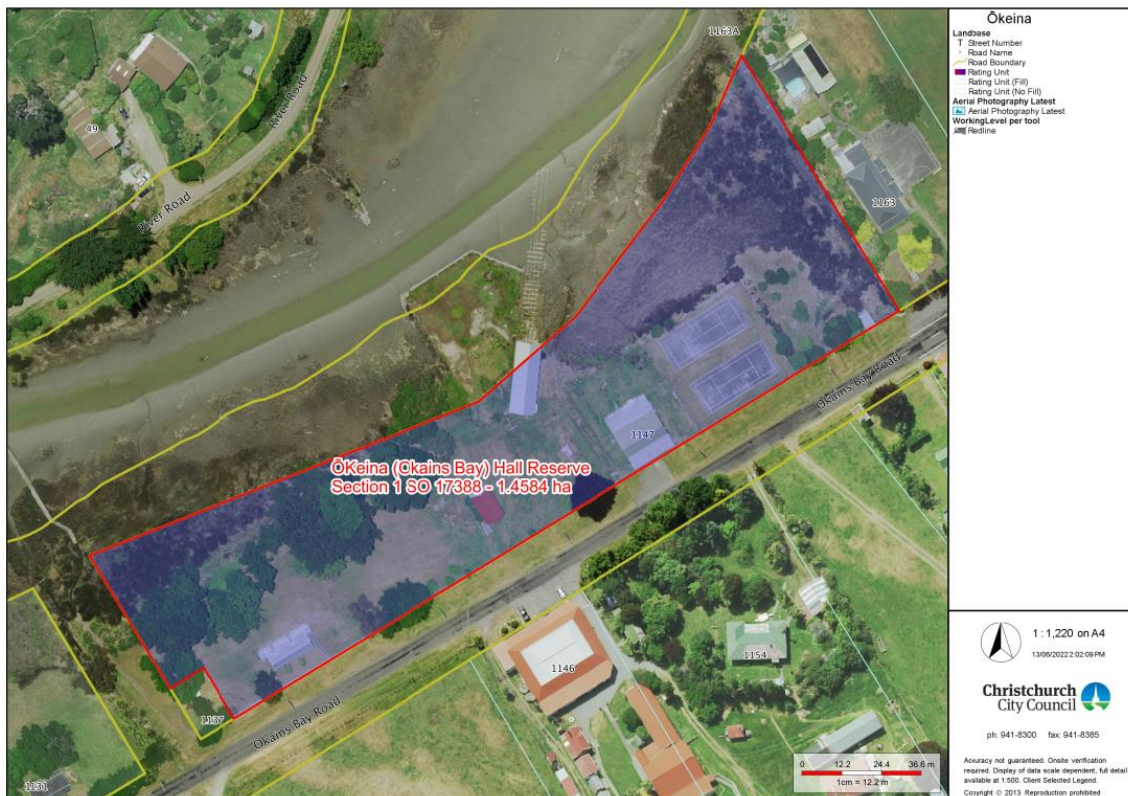
Okains Bay Reserve Goals 2023-2025	
Focus Area	Triennial Goals
Native planting.	<ul style="list-style-type: none"> • Create schedule for native planting and sourcing • Develop planting programme for Okains Bay Reserves including Victoria Park, Millennium Bridge walkway and Sefton's Park. • Update the Landscape Plan.
Pest plants	<ul style="list-style-type: none"> • Clear self seeding pine trees, • Pine trees to be phased out and wildings removed as per Landscape Plan. • Identify pest plants for eradication. • Screen incoming soil for pest weeds like mallow.
Pest animals	<ul style="list-style-type: none"> • Canada Geese control support, Ecan control of rabbits, other pest control local • Include other Reserves within Okains Bay such as Victoria Park for Canada Geese. • Additional traps around the Bay for rats, stoats and possums.
Track & road development	<ul style="list-style-type: none"> • Continue road and track maintenance. • Ongoing maintenance on BMX track and road potholes.
Drainage ditches	<ul style="list-style-type: none"> • Keep drainage ditches clear of debris • Include Millenium Bridge walk to Victoria Park in the maintenance programme.
Fire prevention	<ul style="list-style-type: none"> • Support FENZ to have local fire brigade and adequate fire signage. • Local firegroup supports FENZ and may relocate fireshed to Sefton's Park. • Deforestation within the campground provides firebreaks.
Erosion and sediment control	<ul style="list-style-type: none"> • Dune restoration planting. • Resource consents with Ecan for some projects. • Grow sand dunes with plants that support dune growth and protect new plantings from wind. • Paths to keep people off newly planted areas.
Signage	<ul style="list-style-type: none"> • Dual language signage (Maori / English), identify that Ngai Tahu owns the land & CCC manage the buildings and operations. • Include in Reserve Management Plan upgrade signage, website and written handouts. • Support signage review and update including sign for track to old wharf and cave warning of rockfall danger.
Pine and eucalyptus plantation	<ul style="list-style-type: none"> • Progressively remove all pine and eucalyptus as per the landscape development plan • Being actively managed in line with the Landscape Plan - continued removal replacement with native plantings.
Consultation & engagement with community	<ul style="list-style-type: none"> • Two newsletters per year informing the local community of new developments and projects around the Reserves.

Reserve Management Plan	<ul style="list-style-type: none"> • Continue to Progress the Reserve Management Plan. • Consider possibility of including a new north facing Wharenuī. • Identify alterations / replacement / demolition of hall and removal or repurpose of the school building.
Buildings on hall reserve	<ul style="list-style-type: none"> • Basic maintenance to maintain weather tightness of Hall required to be completed by CCC. • Maintenance of tennis courts, fencing, nets and court markings. • Management Plan needs to consider the hall, old school and waka shed paddock.
Leases	<ul style="list-style-type: none"> • Sefton Park Lease Process initiated by CCC as soon as possible.
Fencing	<ul style="list-style-type: none"> • Fence off a walkway to the waka shed along the boundary between the hall and Tina Ara Pata. • New entrance to Tina Ara Pata next to the walkway, new fence along the roadside boundary with a gate at church end for vehicles.

Okains Bay Reserves Operational Plan 2023-2025					
Focus Area	Targets FY2024	Targets FY2025	Targets FY2026	Aspirational Budget Estimate	BAU Operational Budget Guideline
Native planting	Develop a planting and maintenance plan.	Planting 1000 native trees ... Quarterly plant maintenance.	Planting 1000 native trees. Develop onsite nursery.		
Pest plants	To target pest plants: Wilding Pines, old man's beard, karo spur valerian, boneseed and others ...	Continued Management of Pines.	Removal of self-seeded Wilding Pines.		
Pest animals	Develop a pest animal management and monitoring plan.	Increase the trap network and bait stations.			
Track development and maintenance		Walkways from Camp to beach.	Focus on BMX track.		
Fire prevention					
Erosion and sediment control	River erosion options report.				
Signage			New Signage Plan completed.		
Engagement	2 newsletters.	2 newsletters.	2 newsletters.		

RESERVE COMMITTEE – RESERVE SCHEDULE

Okains Bay Reserve



Reserves and Facilities for: **OKAINS BAY Reserve Committee**

Note: The Ōkeina/Okains Bay Management Plan Advisory Group has been formed to act in an advisory capacity to assist CCC to review the existing Okains Bay Reserves Management Plan 2006 and prepare a new Management Plan for Ōkeina. The current Okains Bay Reserve Committee will continue to operate as per the Banks Peninsula Reserve Committees Terms of Reference adopted by the Te Pātaka Rākaihautū Banks Peninsula Community Board on 12 December 2022, until such times as a new Management Plan for Ōkeina is formally adopted. It is intended that the land parcels vested in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998 will be included in a new Ōkeina/Okains Bay Management Plan. It is intended that Sefton Park will be included in the overall Banks Peninsula Reserves Management Plan.

Item	Description / Address	
Reserve	Ōkeina/ Okains Bay Hall Reserve	Ōkeina/ Okains Bay Beach Reserve
Address	1147 Okains Bay Road, Okains Bay	1357 and 1365 Okains Bay Road, Okains Bay
Legal Description	Section 1 SO 17388	Rural Section 41018 Reserve 5044 Reserve 4440 Reserve 3734
Certificate of Title	CB46C/376	CB46C/376
Reserve Classification	Managed as if it were a recreation reserve as per Section 129 of the Ngāi Tahu Claims Settlement Act 1998	Managed as if it were a recreation reserve as per Section 129 of the Ngāi Tahu Claims Settlement Act 1998
Subject to Reserves Act Y/N	Not subject to the Reserves Act 1977. Is subject to the Ngāi Tahu Claims Settlement Act 1998	Not subject to the Reserves Act 1977. Is subject to the Ngāi Tahu Claims Settlement Act 1998
Gazette Notice	Not applicable	Not applicable
Crown derived Y/N	Y	Y
Land Area	Section 1 SO 17388 - 1.4584 ha	Rural Section 41018 – 13.18 ha Reserve 5044 – 1.0926 ha Reserve 4440 – 2.0638 ha Reserve 3734 – 3.89 ha
District Plan Zoning	Open Space Community Parks	Open Space Community Parks
Wai Tapu / Silent File	Not within a silent file area however is a site of Ngāi Tahu cultural significance in District Plan Ngā Tūranga Tūpuna - 62 Ōkeina (Okains Bay) and Kawatea (Little Okains Bay) are associated with several important pā settlements and events and is ancestrally, and contemporarily significant as a mahinga kai for Ngāi Tahu.	Not within a silent file area however is a site of Ngāi Tahu cultural significance in District Plan Ngā Tūranga Tūpuna - 62 Ōkeina (Okains Bay) and Kawatea (Little Okains Bay) are associated with several important pā settlements and events and is ancestrally, and contemporarily significant as a mahinga kai for Ngāi Tahu.
Flooding Risk	Coastal Hazard Assessment – susceptible to coastal flooding Orange tsunami evacuation zone	
Leases	Any leases need to be reviewed through the management plan process. Okains Bay Māori and Colonial Museum Trust– currently have the Old School on their asset list. FENZ – Fire shed.	

Community Facilities	Council owned – • Okains Bay Community Hall	
Camping Ground Facilities		Okains Bay Camping Ground Okains Bay Caretakers House Okains Bay Office Pavilion Amenity block X 2 - Containing toilets, coin operated showers, washing facilities and kitchens
Sports / Parks Facilities	Council owned – • Old School House • Fire Shed Te Rūnanga o Ngāi Tahu owned • Tini Ara Pata • Waka shed 2 asphalt tennis courts	Playground with climbing frame, swings and a slide Swing set with swinging basket and 2 swings Flying fox X 2 Mountain bike track Picnic tables
Heritage Buildings/Structures	District Plan – Listed Heritage Place Heritage Item Number 1184 Former Okains Bay School and Setting TRIM: 18/74953	
Assets / machinery	List assets	Kitchens have electric hobs, zips, microwaves, fridges and freezers Recycling facilities AED (Automated External Defibrillator) Located where?
User Groups		
Employees		Okains Bay Campground Staff Casual staff over peak summer season
Reserve Management Plan	TRIM: 10/30076 Ōkeina / Okains Bay Reserves Management Plan 2006	TRIM: 10/30076 Ōkeina / Okains Bay Reserves Management Plan 2006
Landscape Development Plan		TRIM: 10/607100 Okains Bay Beach Reserve Landscape Concept Plan November 2006 Revised July 2008
Plantings / Protected Trees	Ngai Tahu Ecological area – Salt marsh community backing onto and bordering the Opara Stream along the northern side of the reserve near the school.	
Maintenance	Campground Caretaker Casual Staff Christchurch City Council Staff Contractors	
Policies / Registers	Yes - Health and Safety Register and Evacuation Procedure Council Policies and Bylaws	
Rūnanga	Te Rūnanga o Ngāi Tahu Te Rūnanga o Koukourarata	
Specific Community Committee is Located in	Akaroa Subdivision	
Council Staff Liaison	Colin Jacka – Recreation, Sports and Events Paul Devlin - Parks Dane Moir, Linda Burkes - Governance Steven Armstrong – Parks (toilets) Delia Walker – Parks Unit (Reserve Management Plans)	
Relevant Council Teams	As above row	
Board Member Liaison	Asif Hussain	

Sections relevant to the vesting of Ōkeina under the Ngāi Tahu Claims Settlement Act 1998

Part A

Land vested in Te Rūnanga o Ngāi Tahu in fee simple

Land	Description	Encumbrances
Ōkeina (Okains Bay)	All that land situated in Canterbury Land District, Banks Peninsula District, comprising 21.6848 hectares, more or less, being Reserves 3734, 4440 and 5044 (SO 9731), Rural Section 41018 (SO 14853), and Section 1, SO 17388. Part Gazette 1991, page 760. As shown on Allocation Plan MS 257 (SO 19873).	Subject to licence to graze dated 23 July 1997 in favour of Murray Thacker. Subject to licence to graze dated 23 July 1997 in favour of B R Harris and J P Harris.
127	Ōkeina (Okains Bay) vested in Te Rūnanga o Ngāi Tahu	
(1)	In this section and sections 128 to 130 , Ōkeina (Okains Bay) means the land described by that name in Part A of Schedule 7.	
(2)	The appointment of Banks Peninsula District Council to control and manage Ōkeina (Okains Bay) as a reserve is revoked.	
(3)	The reservation of Ōkeina (Okains Bay) as a reserve is revoked.	
(4)	The building on Ōkeina (Okains Bay) known as “Tini Ara Pata” and the fee simple estate in Ōkeina (Okains Bay) are vested in Te Rūnanga o Ngāi Tahu, subject to the encumbrances relating to Ōkeina (Okains Bay) described in Part A of Schedule 7.	
128	Structures and improvements on Ōkeina (Okains Bay)	
(1)	The ownership of the structures and improvements attached to or on Ōkeina (Okains Bay) is vested in the Banks Peninsula District Council to hold in trust, maintain, and administer for the benefit of the Ōkeina (Okains Bay) community.	
(2)	Subsection (1) applies whether or not Ōkeina (Okains Bay) continues to be controlled and managed as if it were a recreation reserve under section 38 of the Reserves Act 1977.	
(3)	The Banks Peninsula District Council may replace the structures and improvements on Ōkeina (Okains Bay) if it considers it necessary to do so.	
(4)	Subsections (1) to (3) do not apply to the building on Ōkeina (Okains Bay) known as “Tini Ara Pata”.	
(5)	Notwithstanding subsection (1), the Banks Peninsula District Council may, but is not required to, remove from Ōkeina (Okains Bay) the structures and improvements vested in it by that subsection.	
(6)	The Banks Peninsula District Council has rights of unrestricted access onto and over Ōkeina (Okains Bay) to use and maintain the structures and improvements vested in it by subsection (1), whether or not Ōkeina (Okains Bay) continues to be controlled and managed as if it were a recreation reserve under section 38 of the Reserves Act 1977.	
(7)	The vesting of the fee simple estate in Ōkeina (Okains Bay) in Te Rūnanga o Ngāi Tahu by section 127 does not affect—	

- (a) lawful rights of public access to the foreshore and adjoining beach and the stream adjacent to Ōkeina (Okains Bay); or
- (b) lawful rights of public access to and recreational use and enjoyment of the Banks Peninsula District Council's structures and improvements on the land comprising Ōkeina (Okains Bay),—

existing on 21 November 1997, for as long as, and to the extent that, those rights otherwise remain lawful.

- (8) Subsection (7) is subject to any regulation of public access and use by the Banks Peninsula District Council pursuant to the terms of its appointment to control and manage Ōkeina (Okains Bay) pursuant to [section 129](#).

129 Management of Ōkeina (Okains Bay) by Banks Peninsula District Council

- (1) The agreement of Te Rūnanga o Ngāi Tahu in clause 11.2.9 of the deed of settlement to the Banks Peninsula District Council controlling and managing Ōkeina (Okains Bay) is sufficient for the purposes of [section 38\(1\)](#) of the Reserves Act 1977.
- (2) The approval of the Minister of Conservation to the Banks Peninsula District Council controlling and managing Ōkeina (Okains Bay) is deemed to have been given for the purposes of [section 38\(1\)](#) of the Reserves Act 1977.
- (3) The management and control by Banks Peninsula District Council of Ōkeina (Okains Bay) as if it were a recreation reserve and in accordance with [section 38](#) of the Reserves Act 1977 is subject to the restrictions, terms, and conditions set out in attachment 11.7 of the deed of settlement (as quoted in [Schedule 8](#)) as if they were approved under section 38(1) of the Reserves Act 1977.
- (4) The quoting in [Schedule 8](#) of the restrictions, terms, and conditions referred to in subsection (3) is a matter of record only and does not give them any greater force or effect than they have as terms and conditions under [section 38\(1\)](#) of the Reserves Act 1977.
- (5) The Banks Peninsula District Council may exempt Ōkeina (Okains Bay) from rates, for so long as it is controlled and managed as if it were a recreation reserve, as contemplated in the restrictions, terms, and conditions referred to in subsection (3).

130 Certificate of title for Ōkeina (Okains Bay)

The Registrar must, upon issue of the certificate of title for Ōkeina (Okains Bay), make a notation upon it to record that Ōkeina (Okains Bay) is subject to [sections 127 to 129](#).

Section 130: amended, on 1 February 1999, pursuant to section 31(2) of the Land Transfer (Automation) Amendment Act 1998 (1998 No 123)

Schedule 8

Attachment 11.7 of deed of settlement

**Restrictions, terms, and conditions on which Banks Peninsula
District Council is to manage and control Ōkeina (Okains Bay)**

s 129

- Banks Peninsula District Council may continue to delegate all powers and obligations of control and management to a committee of the Council.
- Te Rūnanga to be invited to appoint a member to that committee or any body substituted for that committee.
- Council to have power to erect new structures and improvements (also to be vested in the Council, to be held in trust for the benefit of the Ōkeina (Okains Bay) Community) and to move structures and improvements owned by the Council to a different location on the land, after consulting Te Rūnanga and having particular regard to its views.
- Council to have the sole right to charge for the use of facilities and to manage expenditure and revenue for the benefit of Ōkeina (Okains Bay) and the structures and improvements on the land.
- Council to exempt the land from rates for so long as it is controlled and managed as if it were a recreation reserve.
- Public access to and all activities on reserve to be regulated by the Council in accordance with the Reserves Act 1977.
- Te Rūnanga is always to have free access to Tini Ara Pata (which the Council has agreed may be vested in Te Rūnanga).

Sections relevant to the vesting of Ōkeina under the Ngai Tahu Deed of Settlement 1997

Deed of Settlement Section 11 – Mahinga Kai Transfer and Vesting of Properties

11.2.8 Vesting of Ōkeina (Okains Bay)

The Crown agrees that the Settlement Legislation will provide for the cancellation of the appointment of the Banks Peninsula District Council to control and manage Ōkeina (Okains Bay) as a recreation reserve under the Reserves Act 1977, the revocation of the reserve status of Okeina (Okains Bay) and the vesting of the fee simple estate in the land which comprises Ōkeina (Okains Bay) as described in Attachment 11.7, and the building known as “Tini Ara Pata” on that land, in Te Rūnanga without charge. For the avoidance of doubt, references in this clause 11.2.8 and clauses 11.2.8A, 11.2.9, 11.2.9A and 11.2.9B to the Banks Peninsula District Council include its successors.

11.2.8A Title Extends to Land Only

The Crown agrees that the Settlement Legislation will provide that:

- (a) ownership of the structures and improvements attached to or on the land which comprises Ōkeina (Okains Bay), except for the building known as “Tini Ara Pata”, shall not be vested in Te Rūnanga but shall be vested in the Banks Peninsula District Council to be held in trust and maintained and administered (and replaced as considered necessary by the Banks Peninsula District Council) by the Banks Peninsula District Council for the benefit of the Ōkeina (Okains Bay) community, whether or not the land which comprises Ōkeina (Okains Bay) continues to be controlled and managed as if it were a recreation reserve under the Reserves Act 1977;
- (b) Banks Peninsula District Council shall not be obliged to remove the structures and improvements which it owns from their current location on the land, but may do so if it wishes;
- (c) Banks Peninsula District Council shall have rights of unrestricted access over the land which comprises Ōkeina (Okains Bay) for the purposes of use and maintenance of structures and improvements, whether or not that land continues to be controlled and managed as if it were a recreation reserve under the Reserves Act 1977;
- (d) all existing lawful rights of public access to the foreshore and adjoining beach and the stream adjacent to Ōkeina (Okains Bay) and of public access to and recreational use and enjoyment of the Banks Peninsula District Council’s structures and improvements on the land comprising Ōkeina (Okains Bay) shall remain unaffected by the vesting of title to the land in Te Rūnanga, for as long as, and to the extent that, such rights otherwise remain lawful, and subject to any regulation of such access and use by the Banks Peninsula District Council pursuant to the terms of its appointment to control and manage Ōkeina (Okains Bay) under clause 11.2.9.

11.2.9 Management of Ōkeina (Okains Bay) by Banks Peninsula District Council

Te Rūnanga agrees to Ōkeina (Okains Bay) being managed and controlled by the Banks Peninsula District Council in accordance with section 38(2) of the Reserves Act 1977 with effect from the Settlement Date, as if it were a Recreation Reserve and subject to the restrictions, terms and conditions set out in Attachment 11.7. The Crown agrees that the Settlement Legislation will provide that:

- (a) for the purposes of sections 38(1) and 38(2) of the Reserves Act 1977, the agreement of Te Rūnanga as owner of the land pursuant to this clause 11.2.9 shall be deemed to be sufficient, and the approval of the Minister of Conservation shall be deemed to have been given to, Banks Peninsula District Council managing and controlling Ōkeina (Okains Bay)) as if it were a recreation reserve and subject to the restrictions, terms and conditions set out in Attachment 11.7;

- (b) the District Land Registrar shall be directed to record on the Certificate of Title for the land comprising Ōkeina (Okains Bay):
- (i) the vesting of the structures and improvements on the land in Banks Peninsula District Council;
 - (ii) the vesting of Tini Ara Pata in Te Rūnanga
 - (ii) the rights of Banks Peninsula District Council to use and maintain structures and improvements and to have unrestricted access to them for these purposes;
 - (iii) the management and control of the land by Banks Peninsula District Council pursuant to clause 11.2.8A and this clause 11.2.9; and
 - (iv) the existing lawful rights of public access and of recreational use and enjoyment affecting part of the land preserved under clause 11.2.8A(f); and

those matters shall be deemed to amount to interests within the meaning of section 62 of the Land Transfer Act 1952, and be capable of registration under the Land Transfer Act 1952 (to the extent that they do not already amount to such interests).

11.2.9A Continuing Management and Control

Te Rūnanga and the Crown acknowledge and confirm that the management and control by Banks Peninsula District Council of Ōkeina (Okains Bay) as if it were a recreation reserve pursuant to clause 11.2.9 is intended to continue in perpetuity.

11.2.9B Lease of Garage

Te Rūnanga and the Crown note the existence of the agreement entitled “Deed of Lease” dated 1 April 1997 to John Edward Hartley and agree that that agreement and any rights which may exist under it shall not be affected by the vesting of the land comprising Ōkeina (Okains Bay) in Te Rūnanga or the vesting of the buildings in Banks Peninsula District Council pursuant to this Deed.

ATTACHMENT 11.7
ŌKEINA (OKAINS BAY) TO BE VESTED IN TE RŪNANGA
IN FEE SIMPLE
(Clause 11.2.8)

<i>Area</i>	<i>Description</i>	<i>Encumbrances</i>
Ōkeina (Okains Bay)	Canterbury Land District, Banks Peninsula District Court. 21.6848 hectares, more or less, being Reserves 3734 (S.O. 9731), 4440 (S.O. 9731) and 5044 (S.O. 9731), Rural Section 41018 (S.O. 14853), Section 1 (S.O. 17388). Part New Zealand Gazette 1991 page 760, as shown on <i>Allocation Plan MS 257 (SO Plan 19873)</i> .	Licence to graze dated 23 July 1997 in favour of Murray Thacker. Licence to graze dated 23 July 1997 in favour of B R Harris and J P Harris.

Restrictions, Terms and Conditions of Appointment

- Banks Peninsula District council may continue to delegate all powers and obligations of control and management to a committee of the Council.
- Te Rūnanga to be invited to appoint a member to that committee or any body substituted for that committee.
- Council to have power to erect new structures and improvements (also to be vested in Council, to be held in trust for the benefit of the Ōkeina (Okains Bay) Community) and to move structures and improvements owned by the Council to a different location on the land, after consulting Te Rūnanga and having particular regard to its views.
- Council to have sole right to charge for use of facilities and to manage expenditure and revenue for the benefit of Ōkeina (Okains Bay) and the structures and improvements on the land.
- Council to exempt the land from rates for so long as it is controlled and managed as if it were a recreation reserve.
- public access to and all activities on reserve to be regulated by Council in accordance with the Reserves Act 1977.
- Te Rūnanga always to have free access to Tihi Ara Pata (which the Council has agreed may be vested in Te Rūnanga).

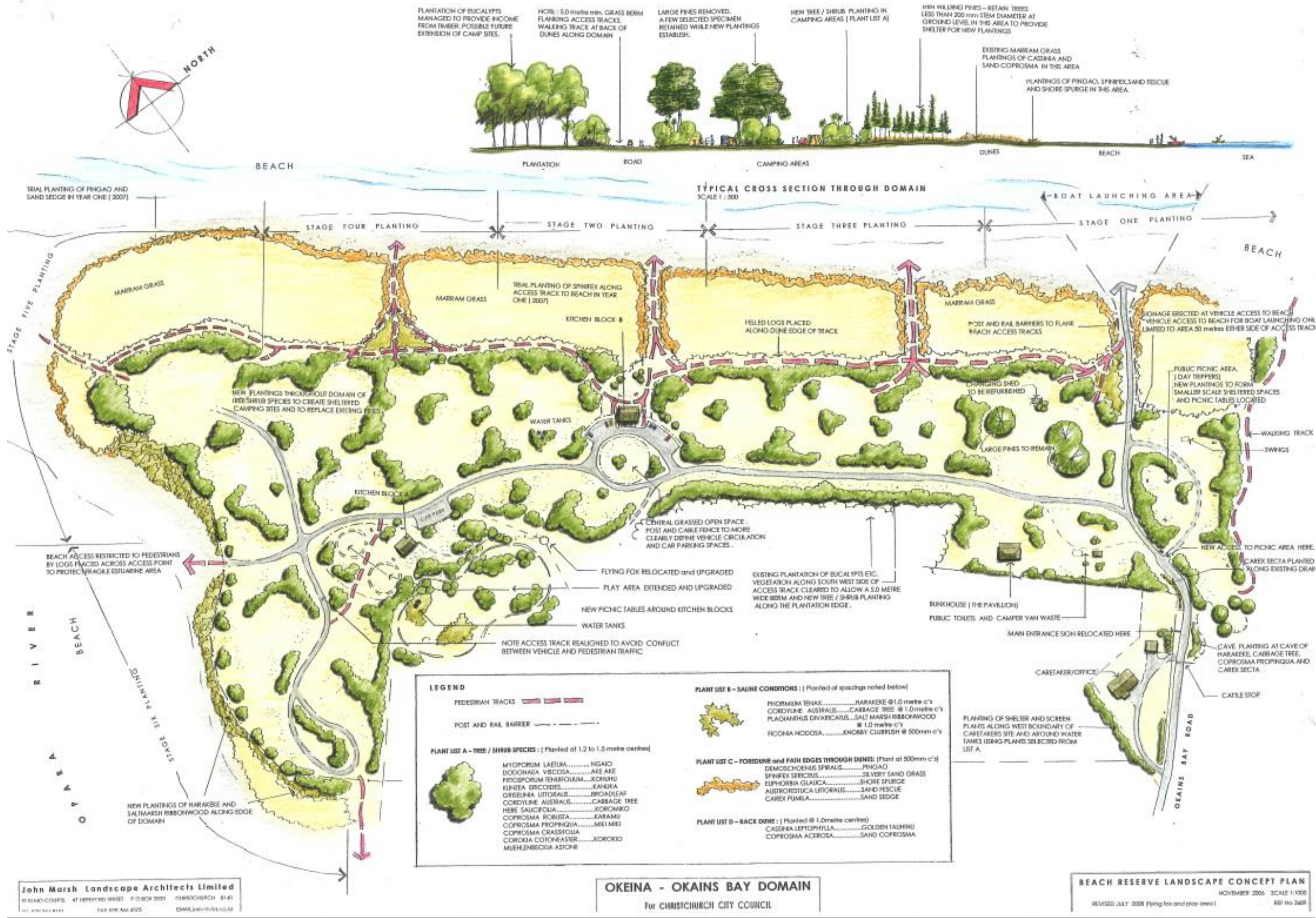
Relevant sections of the Reserves Act 1977

38 Control and management of land that is not a reserve

- (1) The Minister, or an administering body of a reserve with the consent of the Minister, may also control and manage any land that is not a reserve (including any Maori reservation) for any of the purposes specified in [sections 17 to 23](#):
provided that the administering body shall not control and manage any land under this subsection except with the agreement of the owner, trustee, or controlling authority of the land to the appointment and to the use of the land for that specified purpose, and subject to such terms and conditions as to the use of the land as are approved by the Minister and the owner, trustee, or controlling authority of the land:
provided further that the Minister shall not control and manage any land under this subsection except with the agreement of the owner, trustee, or controlling authority of the land to the use of the land for that specified purpose.
- (2) For the better carrying out of the purposes of this Act, the Minister may, by notice in the *Gazette*, appoint such persons, trustees (including trustees appointed under section 438 of the Maori Affairs Act 1953), trust, voluntary organisation, Maori Trust Board, or Maori incorporation as he or she thinks fit to be an administering body to control and manage any land which is not a reserve (including any Maori reservation) for any of the purposes specified in [sections 17 to 23](#):
provided that an administering body shall not be appointed under this subsection except with the agreement of the owner, trustee, or controlling authority of the land to the appointment and to the use of the land for that specified purpose, and subject to such terms and conditions as to the use of the land as are approved by the Minister and the owner, trustee, or controlling authority of the land.
- (3) While an arrangement as aforesaid remains in force, [sections 93 to 105](#) shall, as far as they are applicable and with the necessary modifications, apply to that land in all respects as if it were a reserve under this Act:
provided that in their application to any such land [sections 93 to 105](#) shall be read subject to any agreement between the owner, lessee, or licensee of the land and the Minister preserving to the owner, lessee, or licensee the right to do any act or thing forbidden by this Act.
- Compare: 1953 No 69 ss 58, 75A; 1966 No 26 s 3; 1971 No 144 s 4
Section 38(1): amended, on 1 January 1980, by section 12(1) of the Reserves Amendment Act 1979 (1979 No 63).
Section 38(1) second proviso: inserted, on 1 January 1980, by section 12(2) of the Reserves Amendment Act 1979 (1979 No 63).

17 Recreation reserves

- (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.
- (2) It is hereby further declared that, having regard to the general purposes specified in subsection (1), every recreation reserve shall be so administered under the appropriate provisions of this Act that—
- (a) the public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by [sections 53 and 54](#), to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it;
- (b) where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:
provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the [Wildlife Act 1953](#) or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the [Heritage New Zealand Pouhere Taonga Act 2014](#);
- (c) those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved;
- (d) to the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.
- Compare: 1953 No 69 ss 32, 33; 1964 No 108 s 2
Section 17(2)(b) proviso: amended, on 20 May 2014, by [section 107](#) of the Heritage New Zealand Pouhere Taonga Act 2014 (2014 No 26).



RESERVE COMMITTEE – RESERVE SCHEDULE

Sefton Park (Okains Bay Reserve)



Reserves and Facilities for: Okains Bay Reserve Committee

Item	Description / Address
Reserve	Sefton Park (Note: Known locally as Sefton Park but is recorded as Okains Bay Reserve on council records and maps)
Address	10 Chorlton Road, Okains Bay
Legal Description Certificate of Title	Reserve 3753 CB247/156
Reserve Classification	Recreation Reserve
Subject to Reserves Act Y/N	Y
Gazette Notice	NZ Gaz 1991 p760 Pursuant to the Reserves Act 1977 declared Recreation Reserve NZ Gaz 1908 p1141 Subject to the Public Domains Act 1881 the Okains Bay Domain Board appointed to control Okains Bay Domain (including Reserve 3753 known as Sefton Park)
Crown derived Y/N	Y
Land Area	1.2697 ha
District Plan Zoning	Open Space Community Parks
Wai Tapu / Silent File	Not within a silent file area however is a site of Ngāi Tahu cultural significance in District Plan Ngā Tūranga Tūpuna - 62

	Ōkeina (Okains Bay) and Kawatea (Little Okains Bay) are associated with several important pā settlements and events and is ancestrally, and contemporarily significant as a mahinga kai for Ngāi Tahu.
Flooding Risk	Coastal Hazard Assessment – susceptible to coastal flooding Orange tsunami evacuation zone
Leases	Sefton Park is currently being grazed. A formal grazing lease process needs to be completed as per the Reserves Act 1977. Note: FENZ would like to locate a purpose built fire container and possibly water tanks on the reserve in future.
Community Facilities	
Camping Ground Facilities	
Sports / Parks Facilities	Concrete cricket wicket
Heritage Buildings/Structures	
Assets / machinery	
User Groups	
Employees	
Reserve Management Plan	TRIM: 10/30076 Ōkeina / Okains Bay Reserves Management Plan 2006 Note: It is intended that Sefton Park will be included in the overall Banks Peninsula Reserves Management Plan.
Landscape Development Plan	
Plantings / Protected Trees	
Maintenance	Parks/Lease Holder as per lease agreement.
Policies / Registers	Fences and Gates
Rūnanga	Te Rūnanga o Koukourarata
Specific Community Committee is Located in	Akaroa Subdivision
Council Staff Liaison	Hannah Murdoch – Parks Steffi Brightwell, Natasha McDonnell – Governance Team Delia Walker – Parks (Reserves Management Plan review)
Relevant Council Teams	As above + Leasing
Board Member Liaison	Asif Hussain

Below : Relevant sections from Ōkeina/ Okains Bay Reserves Management Plan 2006

7 Sefton Park Reserve

7.1 Legal Description

Gazette notice:	Gazetted in 1908 after having been gifted to the Crown under The Public Domains Act
Legal description:	Res 3753 Blk XV Okains SD, VD# 2390010000
Land area:	1.2697 ha
Classification and status:	Recreation Reserve

7.2 Landscape Description & History

Sefton Park was originally gifted to the people of Okeina / Okains Bay by the Sefton family, for recreational purposes. The OOBRC has managed Sefton Park since 1908.

Sefton Park is a 1.279 ha square piece of pastured land with an outlook to the surrounding valley. It is situated at the junction of Okains Bay Road and Chorlton Road, about 500m north east of the Okains Bay School and approximately 1.8 kms from the Okeina / Okains Bay Domain Reserve. It is uniformly flat and is well protected along its northern perimeter by neighbouring tall macrocarpa trees. It has boundary fences and is currently leased for grazing to a local farmer.

Sefton Park was formerly used as a sports ground for the local community. A Declaration of Trust was created in 1878 with the purpose of permitting Sefton Park "to be used and enjoyed by the inhabitants of Okains Bay as a place of public exercise, amusement and recreation".

In the centre of the field there is a concrete cricket pitch. This was constructed many years ago but since approximately 1969 has not been used or maintained. As the permanent population of Okeina / Okains Bay declined, so did interest in team sports, and eventually the area was no longer used for recreational purposes. The cricket pavilion that used to be sited in the south west corner of the reserve was relocated to the Okeina / Okains Bay Domain Reserve in 1969.

Although Sefton Park is classified as a Recreation Reserve it is no longer used for recreation purposes. Consequently no development of the reserve has occurred for many years. The management of Sefton Park comes under periodic review by the Okeina / Okains Bay Reserves Management Committee; however, it requires minimal management due to its current use.

7.3 Management of Reserve Environment

7.3.1 Vegetation Management

Further planting of indigenous trees and shrubs could be undertaken by to add further shelter and for visual amenity, especially since adjacent land on each side of the site is residential.

Meanwhile, continue to lease Sefton Park for grazing.

Okeina / Okains Bay Reserves Management Plan 2006

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7.4 Management of Structures, Facilities & Facilities

7.4.1 Fences & Gates

A 7-wire post and baton fence extends around the reserve boundary. The fence along the north-eastern boundary is in need of repair.

Objectives:

To erect fences at Sefton Park where necessary to protect reserve values, ensure safety, or address adverse effects on neighbours.

Policies:

See General Policy 5.10 Fencing.

- Maintain the boundary fences in stock-proof condition.

Implementation:

- *Repair the fence along the north-eastern boundary, pruning trees as necessary.*

10. 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan

Reference Te Tohutoro: 25/216920

Responsible Officer(s) Te Pou Matua: Angus Smith, Manager Property Consultancy

Accountable ELT Member Pouwhakarae: Anne Columbus, General Manager Corporate Services/Chief People Officer

1. Purpose and Origin of the Report Te Pūtake Pūrongo

1.1 The purpose of this report is twofold:

- 1.1.1 Firstly, to present the Board with the community feedback from Phase 1 of the community engagement and assessment of the resulting findings.
- 1.1.2 Secondly, to use that information to seek the Board's decision on and approval to proceed with community engagement on the recommended short-listed potential future land uses for 67 and 67A Rue Lavaud (aka the BP Meats site). This also provides the Community Board with an opportunity to address any areas they consider require addressing, additional focus or further analysis before proceeding with the next stage.

1.2 The report follows a staff project update memo in December 2024.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

- 1. Receives the information in the 67 and 67A Rue Lavaud (BP Meats site) - Phase 1 Community Feedback & Confirming Phase 2 Engagement Plan Report.
- 2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
- 3. Agrees that the best potential future land uses of the site would be commercial and/or residential activity as set out in Indicative Concept Plans 1 – 3 (Attachment A) in this report.
- 4. Instructs staff to undertake Phase 2 of community engagement, which will seek to further refine those into the preferred future land use/s through continued stakeholder input and public engagement, and report back to the Community Board with the findings and implementation recommendations for final sign off and adoption of.
- 5. Delegates authority to the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Staff have initiated a process signed off by the Community Board on 11 March 2024 to ensure a balanced approach to the future use of the BP Meats site – one which integrates community perspectives with a strategic, long-term vision that considers economic, social, and environmental sustainability.

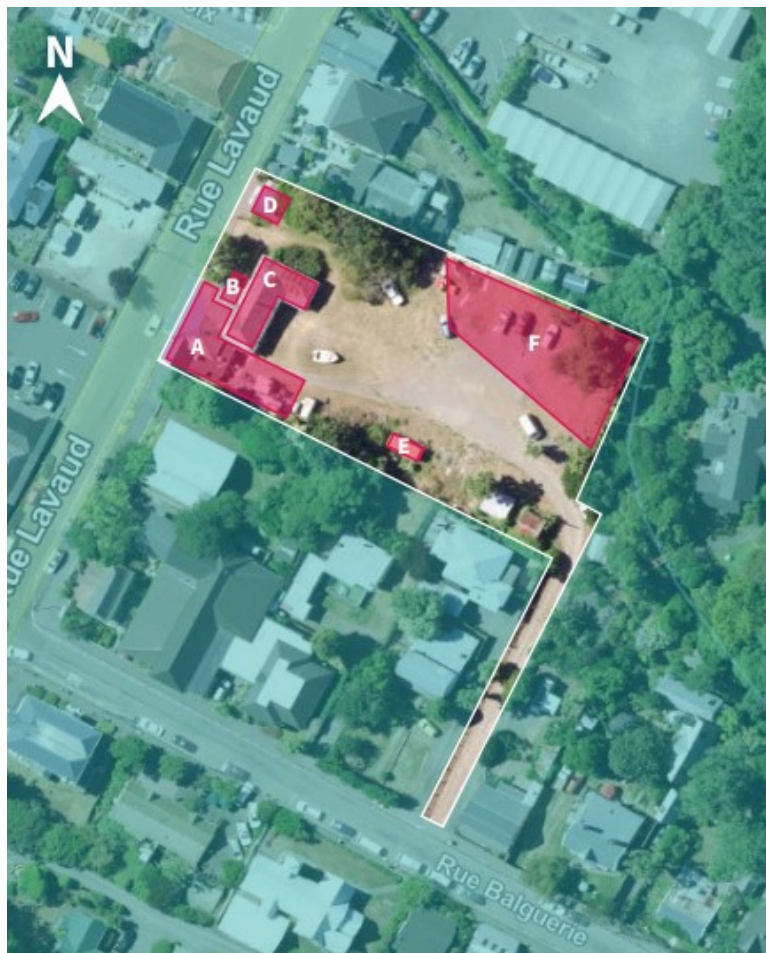
- 3.2 Phase 1 of community engagement commenced with targeted early engagement with key stakeholders to share the project process, gather local intel and obtain early feedback on potential future land use options for the site. That was followed by broader consultation with the community, the results of which are the subject of this report.
- 3.3 Staff have formally reviewed and assessed the feedback received, identified key themes identified and drawn conclusions, ensuring that all stakeholder perspectives have been adequately considered and that the findings align with the broader strategic objectives for Akaroa. The assessment also identified gaps or areas that were further explored before progressing to the next stage.
- 3.4 While current stakeholders have voiced strong preferences — from preserving existing businesses and heritage structures to creating more community and arts spaces — there is also a need for an informed, future-focused lens to assess how the site can best serve Akaroa over the coming decades. This means weighing immediate concerns like retail competition and site maintenance against broader priorities like housing affordability, climate resilience and sustainable development. Thoughtful planning must ensure that future use aligns with community values while addressing evolving demographic trends, economic shifts and environmental challenges. By combining local insights with expert analysis and long-term urban planning principles, the site can be transformed into a space that meets present-day needs and fosters a resilient and thriving Akaroa for future generations.
- 3.5 The consultation process ran from 31 October to 24 November 2024, engaging 151 key stakeholders, community groups and the public through multiple channels, including digital platforms, local media and in-person outreach. The [Kōrero mai | Let's Talk webpage](#) received 902 views, and staff attended the Akaroa Farmers Market to facilitate discussions.
- 3.6 Staff received feedback from nearly 100 people. This rich information helped the staff inform the recommendations in this report on the shortlisted future uses of the land.
- 3.7 After collecting the community's views, staff reviewed and assessed it against the Site Development Principles, updated from those in the Akaroa Places and Spaces Plan 2011 referencing the Council's current Community Outcomes and Strategic priorities. The ten Site Development Principles are discussed later in this report.
- 3.8 With the information available, staff shortlisted two worthwhile land use activities: commercial and residential. From this staff have developed indicative concept plans (see **Attachment A**) to help the audience visualise their possible site layouts, configurations and proportions on the site.
- 3.9 This report seeks the Board's decision and approval to proceed with consultation on these short-listed future land uses for 67 and 67A Rue Lavaud (BP Meats site). These draft uses, refined based on Phase 1 engagement findings and staff analysis, represent potential future land uses that align with community priorities while considering long-term sustainability, economic viability, and cultural significance.
 - 3.9.1 **If the Board is satisfied with the staff's conclusions**, staff recommend endorsing Phase 2 consultation to further refine the shortlisted into preferred future land use/s through continued stakeholder input and public engagement.
 - 3.9.2 **If the Board is not fully satisfied**, staff requests clear direction on any additional focus areas, concerns to be addressed, or further analysis required before proceeding with the next phase.
- 3.10 Phase 2 of community engagement will aim to refine these short-listed options, ensuring the community is on the same page regarding the site layout, configuration and proportion of land allocated to different uses. This will obtain the community's views on, for example, what

they like about each indicative concept plan, what they do not like about each and how they would prefer we accommodate commercial and/or residential activity on the site (including through horizontal and/or vertical mixed-use).

- 3.11 The next steps following this Phase 2 community engagement will be to report back to the Community Board with the consultation findings and, based on those, the implementation recommendations for final sign off and adoption of:
- The preferred future land use/s; and
 - The implementation process, e.g. any sale (unencumbered or not), Expressions of Interest (EOI), Requests for Proposal (RFP), partnerships, unilateral dealing, etc.
- 3.12 The results of the implementation process will determine the financial feasibility and, among other factors, determine the successful delivery of the preferred future land use/s.

4. Background/Context Te Horopaki

- 4.1 67 and 67A Rue Lavaud (“the site”) is currently leased to several tenants (as illustrated below), the rental income from whom sufficiently covers the site’s operational costs.



Current tenants:

- A = Akaroa Butchery & Deli
- B = L'Op Shop
- C = Akaroa Community Arts Council (sub-leased from the Akaroa Toy Library)
- D = Clothing/craft store
- E = Akaroa Museum storage container
- F = Local waste management contractor

- 4.2 The site was purchased by the Banks Peninsula District Council from Banks Peninsula Meats Ltd in 2000, with the intention of eventually developing it in a way which supports economic growth and community development in Akaroa. Ownership of the site was transferred to the Christchurch City Council following their amalgamation in 2006.
- 4.3 Although some work occurred in the past to identify potential future land use/s for the site, these were never thoroughly consulted on nor refined due to disruption by the Canterbury earthquakes. Council responses to queries and three proposals for the site (for housing by

Purple Peaks Developments Ltd from 2004 - 2012, a market square and display of a replica boat from Shackleton’s expedition by the Christchurch Foundation in 2021 and affordable housing from Ōnuku Runanga in 2023) have been reactive and ad-hoc in the absence of proactive planning for the site. None of those proposals progressed for various reasons. The poor amenity of the site and growing community concern regarding its underutilisation also resulted in direction from the Te Pātaka o Rākaihautū Community Board (“the Board”) in April 2019 to develop viable commercial regeneration options for the site for it to consider and develop a future process from (resolution BKCB/2019/00036).

- 4.4 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
12/6/23	Community Board briefing on the various unsolicited proposals for the site.
26/2/24	Community Board briefing ahead of presenting the project process for determining the future land use/s for approval on 11 March 2024.
24/6/24	Community Board information session/workshop to update the Board on project progress and seek feedback on the engagement approach.

- 4.5 The following related memo/information was circulated to the meeting members:

Date	Subject
19/12/24	Memo to the Community Board regarding the date of the staff presentation on feedback from the first phase of community engagement and the shortlisted future land use/s to be consulted on in the second phase.
3/3/25	Memo to the Community Board regarding the history, lease arrangement and impact on future land use decisions for the site of the building known as the ‘Kiosk’.

- 4.6 The Board endorsed the project process and community engagement approach at meetings on 11 March and 24 June 2024. When endorsing the project process, the Board agreed that a wider spatial plan, which would require increased complexity, resources, community capacity and time, was not needed. The project process includes at least two phases of community engagement, to:

1. share details of the project, its process and obtain initial community feedback to help identify the range of, and support for, potential future land uses (now completed and the subject of this report); and
2. obtain submissions on those potential future land uses shortlisted, as mentioned above, following their assessment based on the knowledge and views of the community and evidence-based data and technical information.

- 4.7 Staff will undertake the phase 2 community engagement upon adoption of the resolutions in this report, the findings of which will be reported to the Board in due course seeking sign-off and adoption of:

- The preferred future land use/s; and
- The implementation process.

- 4.8 On 7 October 2024, the Board also endorsed canvassing community support for the relocation of Jeannie’s/Yew Cottage from its current site at 40 Rue Jolie to the BP Meats site during phase 1 of community engagement on the site.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.9 When assessed in 2011 against the original Site Development Principles during development of the Akaroa Places and Spaces Plan 2011, commercial and residential activity were

considered the most compatible potential future land uses, along with some form of publicly accessible space.

- 4.10 When assessed against the updated Site Development Principles, in conjunction with current expert advice (including an updated land use options economic assessment undertaken by Property Economics), technical information and anecdotal corroboration in respect to financial/economic feasibility, need and site constraints, the following potential future land uses were determined as being most compatible potential future land uses:

4.10.1 **Commercial activity (retail, offices and commercial services)**, as:

- Akaroa's market catchment does not just serve Akaroa but encompasses areas like Robinsons Bay and Duvauchelle within a 20-minute driving radius. Its multifaceted commercial centre is sustained predominantly by tourism but also caters to the local community's fundamental requirements. Its low vacancy rate indicates a healthy and vibrant centre with strong levels of demand.
- The breadth of retail is relatively narrow, dominated by small, independent businesses, with a higher proportion of food, beverage and boutique retailers targeting visitors. Accommodation and food services is the largest employment sector, constituting approximately 26% of the local employment base. The reliance on tourism makes Akaroa vulnerable to macroeconomic influences and market fluctuations.
- As NZ's tourism sector continues to rebound post-pandemic, it's anticipated the role and function of Akaroa's commercial centre will need to improve to meet the growing demands of both visitors and the local community, being its lifeblood during the summer and off-peak winter months respectively.
- Statistics NZ 2023 population estimates indicate that Akaroa's resident population grew 24% between 2005 and 2023 and will grow 12% by 2038, the more permanent needs of which should be satisfied locally to improve market efficiency. Cruise ships surges of around 4,000 people also create additional demand for convenience retail and commercial services (and provide holiday season employment).
- Akaroa has approximately 8,150sqm GFA of retail and commercial services floorspace. Based on current and forecast local and visitor expenditure, the estimated net additional retail and commercial services GFA is around 3,700sqm by 2038, although some of this increased demand is likely to be accommodated by increased productivities of the existing retail GFA. Property Economics nevertheless considers that accommodating additional retail/commercial services activity on the site's frontage is appropriate and sustainable within the Akaroa market, both currently and over the long term.
- Allocating the frontage of the site for ground floor retail activities and offices and commercial services above would align with the site's setting, leverage its high visibility, maximise economic returns and contribute to the vitality of Akaroa's main street, consistent with Akaroa's urban design guidelines. The site presents an opportunity for relocation and expansion of the existing Four Square store without compromising its existing on-site parking, to accommodate the retail needs of Akaroa's growing resident and tourist numbers, and redevelopment of its existing site (although this is not the intention of the current owner).
- Commercial activity could include provision for the existing butchery, either in the existing main, or a new, building.

- The commercial zoning of the site also anticipates activities which could deliver some of those identified in community feedback (e.g. recreation activity, gymnasium, public artwork, civil defence) and/or contribute to rainy day activities and winter attractions for Akaroa's residents and visitors (e.g. entertainment activity).

4.10.2 Residential (more specifically long-term affordable housing or short-term seasonal worker accommodation), as statistical¹ and anecdotal evidence² indicates that families, the elderly, people in need of social housing and seasonal workers are most impacted by a demonstrated housing shortage:

- AirBnB/holiday homes increased over the previous 10 years to approximately 25% of the housing stock in 2023. Holiday homes do not provide for economic or community development, nor improve housing availability and affordability.
- At 39% in 2018, Akaroa's dwelling occupancy rate was significantly lower than Christchurch's 91%, suggesting a higher incidence of seasonal accommodation or second-home ownership. Including unoccupied dwellings, Akaroa requires approximately 210 new dwellings by 2038 based on medium population growth projections. Based on demographic changes in the foreseeable future, the proportion of standalone dwellings is expected to decrease gradually to 82% while higher density terraced housing grows correspondingly to 16% (other typologies account for the remaining 2%).
- Between June 2021 to December 2023, Akaroa experienced the most rapid growth in house prices among all 85 suburbs in Christchurch City, with an annual increase of +4.58%. New supply appears impacted by limited land opportunities.
- The priority is for affordable, long-term housing, the lack of which negatively affects the wider community (e.g. schools and businesses)³.
- There is limited suitable accommodation in Akaroa for the 44% of its population aged 60 years+ (i.e. centrally located, single storey and with easy access to amenities). Pompallier Retirement Village advises that there has been no sale nor rental available in recent years.
- Local community housing providers (CHPs) advise that eight existing social housing units are consistently occupied with low turnover. Due to the lack of available data for this area, the demand assessment for social housing is difficult. However, more social housing would likely be needed (because the accommodation supplement in Akaroa is less than in Christchurch and doesn't align well with income). It could be managed by the Ōtautahi Community Housing Trust, an established community housing provider currently managing the existing social housing in Akaroa. Social housing should be part of mixed-tenure housing if it were to be considered for the site.
- Statistical evidence does not appear to exist, but anecdotal evidence from Akaroa Heartlands⁴ and Akaroa District Promotions⁵ supports the lack of seasonal worker accommodation being a perennial seasonal issue, albeit part of the larger issue of lack of affordable housing per se. Supporting seasonal worker accommodation

¹ Source: Property Economics.

² Source: Kerry Little (Akaroa Heartland Foundation), Jim Coubrough (Banks Peninsula RSA and Akaroa Forum).

³ Source: Kerry Little (Akaroa Heartland Foundation).

⁴ Source: Kerry Little (Akaroa Heartland Foundation).

⁵ Source: Keith Harris (Akaroa District Promotions).

would be beneficial given their important contribution to Akaroa’s economic success. However, Property Economics notes that, for various reasons, there is not a direct relationship between seasonal workers and seasonal worker accommodation demand. In 2018, 89% of Akaroa’s workforce resided there, with the balance 11% commuting from wider Banks Peninsula. Those seasonal workers not accommodated by their employer (e.g. The Grand and Madeira Hotels) may be among those forced to commute from neighbouring settlements like Duvauchelle or freedom camp (which has strict rules). The absence of significant employee influx from further afield Greater Christchurch locations and the periodic nature of seasonal worker accommodation requirements makes its provision on the site questionable from a land use and development efficiency and feasibility perspectives (it being a lower return land use). However, anecdotal evidence indicates some seasonal worker accommodation would be most welcome on the site. If pursued, it should be sufficiently flexible to accommodate seasonal workers when required and tourists during other periods.

- 68% of the respondents to an engagement survey during development of the Te Pātaka o Rākaihatū Banks Peninsula Destination Management Plan supported more affordable housing and accommodation for workers, as does Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan 2023 – 25.
- In a 2024 ‘snapshot of life’ survey by Community Governance staff of at least 50 self-selected Akaroa residents, business owners, workers and year 7 – 13 students, concern about the lack of stable, permanent housing and seasonal worker accommodation, affordable accommodation and empty or substandard housing were raised in their responses. The health centre and social service provider, in particular, identified the lack of stable, affordable housing for families, and the flow on effects, as an issue. Three respondents identified the site as a potential location for housing.

Both long-term affordable housing and short-term seasonal worker accommodation would require covenants on the site to ensure their delivery, as neither are directly delivered by the Council.

- 4.11 The accommodation of commercial and/or community activity within the existing building is included on some of the indicative concept plans, as Property Consultancy staff estimate the cost of upgrading it (\$326,300 - \$780,000) is less than the construction of an equivalent new building (\$520,000 - \$910,000) and it could continue to accommodate activity while staged construction occurs elsewhere on the site. Its continued use therefore has financial implications. Note these estimated costs do not include those necessary to restore heritage-listing of the building in the Christchurch District Plan or by Heritage New Zealand. Heritage Team staff advise that the building has not been heritage-listed since its removal from the Christchurch District Plan in 2017. This is because it lacks enough verifiable significance of heritage values, with changes to the building over time obscuring its ability to demonstrate ‘technological and craftsmanship’ value without intrusive investigation into its fabric by a conservation architect. The building could meet the requirements for scheduling if its heritage fabric were reinstated by, for example, removal of its stucco and additions. This would, in the first instance, require a review of its heritage significance by a heritage researcher and a heritage architect to assess and report on the building’s condition, scope of works and necessary works to remediate it. The building nevertheless has ‘historical and social’, ‘cultural’ and ‘contextual’ value to the community through its ownership by the Narbey family and its continued use as a butcher’s shop for most of the 20th century. It doesn’t need to be District Plan protected for the Council, as its owner, to protect these values.

- 4.12 Flooding risk and location of a possible stormwater device on the site account for the building setback from the rear site boundary adjacent to Wai-iti Balguerie Stream, which runs near the eastern boundary of the site. Land drainage staff note the stream is prone to trouble in several places and can flood properties in Rue Balguerie. Water running down Rue Balguerie has also flooded the museum site. Historical records show known flooding (largely due to rainstorm events) and breaking of the stream's banks in February 1936, May 1945, July 1963, August 1973, August 1965, July 1977, August 1981 and January 2002. Photos exist of flooding on the site during the August 1981 event. Development may provide an opportunity to restore a flood plain area, which could be planted up with natives and trees, as well as streamside enhancement. Future development will need to take account of a 7m waterbody setback from the bank of the stream, to be kept free of built form and hard surfacing. Flooding mitigation for any future buildings should be through elevation of these above ground level based on an engineering assessment of flooding. Any additional runoff from an increase of impervious surfacing should be mitigated with rainwater tanks or similar, to help alleviate this concern and to treat runoff from the site. The eastern boundary of the site has been identified as the potential location for an in-ground biofiltration device for stormwater similar to a rain garden, requiring approximately 40sqm, to be funded through the Banks Peninsula Stormwater Management Plan. The device would treat the water from gutters on both sides of Rue Balguerie, reducing pollutants such as heavy metals and sediment from the road entering Wai-iti Balguerie Stream. It could potentially be designed to also treat the site's stormwater. If located in the northern corner of the eastern boundary of the site, it would place it within the 7m waterway setback. This area has been incorporated into the indicative concept plans and would be a continued community use of the site. No other Council need for the site has been identified.
- 4.13 The following potential future land uses were considered but ruled out:
- 4.13.1 **Community facilities**, as Community Governance staff consider Akaroa currently has sufficient provision of community facilities and meeting hubs/spaces throughout the township to meet the needs of both local residents and visitors. These include by the Gaiety Hall (hall and supper room), Akaroa Sports Pavilion, Akaroa Bowling Club, Akaroa Croquet Club, Trinity Church, Coronation Library, Ōnuku Marae (its wharekai Amiria Puhirere) and Akaroa Service Centre (boardroom and first floor office space). While these are largely single use spaces where storage can be a challenge, the main issues are accessibility in respect to bookings and hireage fees. The provision of a multi-use community facility on the site would not resolve these issues. The three community tennis courts at the Akaroa Recreation Ground are considered sufficient. There is no public gym and indoor playground (other than the play centre for children aged 0 – 6 years), both of which would meet a need for rainy day activities. However, these could be accommodated in any commercial development of the site. A communal pizza oven would be more appropriately located elsewhere. Property Economics also considers upgrades to, or expansions of, these existing facilities is likely better and more economically efficient than consuming prime main street commercial land for a new community facility that would duplicate existing community resources.
- 4.13.2 **Expansion of Akaroa Museum** onto the site, as it has adequate safe collection storage to meet its present and future needs, the land surrounding the intervening former courthouse needs to continue to reflect its original setting (i.e. be devoid of additional buildings, with visual and physical separation from the site) and the museum already provides for connection with Takapūneke in collaboration with Ōnuku Rūnanga and Ngāi Tahu through its temporary and permanent exhibitions. There is no present or anticipated future need for it using any part of the site, except for a single container to

store display cases (which could be relocated).⁶ Property Economics notes using the site for museum expansion might result in an economic opportunity cost given the requirement for additional retail and commercial services GFA in the future.

4.13.3 Use of the site as a **civil defence centre**, as it's within the Tsunami Evacuation Zone and a civil defence response requires the flexibility to operate from anywhere depending on the circumstances⁷. Civil Defence Emergency Management staff advise this could be in any of the existing community meeting hubs/spaces.

4.13.4 **Recreation facility**, as none are required according to the Council's Public Open Space Strategy 2010 – 2040 and Our Sports Field Network Plan for Ōtautahi Christchurch 2024.

4.13.5 **Open space**. In terms of requests for nature play and a community garden/forest, the Council's Public Open Space Strategy 2010 - 2040 notes that Akaroa has an abundance of high-quality open space areas. Property Economics concludes there is no need to use the site for open space, other than, potentially, a currently absent hard-surfaced civic square (for uses other than relocating or duplicating the existing Akaroa Farmers' Market, as it benefits from the high visibility and flexibility of its existing location the St Patrick's Church grounds at 29 Rue Lavaud⁸). Some from of publicly accessible space could nevertheless be incorporated into, and complement and support other development on, the site.

4.13.6 **Visitor accommodation**. As the site is located in close proximity to the coastline, water-based recreational activities, other popular attractions and restaurants, etc, it would enhance the local visitor accommodation options, employment opportunities, the economy (including evening) and development feasibility of the site through vertical development. Given the upward trend in the occupancy rate of Christchurch's commercial visitor accommodation⁹ between February 2023 (77.5%) and February 2024 (84.2%), potential exists for the development of new visitor accommodation on the site to meet growing demand for guest nights. However, it scored relatively low overall against the Site Development Principles compared to the other potential future land uses identified, including due to very low community support (only 2 of 98 people in favour of it).

4.13.7 Use of the site for **parking** (other than that accessory to the preferred land use/s, located unobtrusively to the rear of the site), as Traffic Operations staff advise that parking demand is unchanged from the 2011 conclusions in the Akaroa Places and Spaces Plan, being that parking demand is only high during the peak tourist season (December to March), with shorter periods of very high (super-peak) demand occurring on only a few days during this period. There isn't sufficient parking demand to warrant the investment needed to clear, level and seal the balance of the site (assuming retention of the existing main building) and access when it would only yield a relatively small number of parks (62, including 4 disabled). Unsealed parking capacity would be much lower as individual spaces are more problematic to define. Either way, the existing access from Rue Balguerie would need signposting. Property Economics agrees that use of the site predominantly for parking would negatively impact the main street pedestrian environment, creating pedestrian/vehicle conflict and undermining its frontage and amenity. It also considers that parking would not be an efficient use of the site and would not assist in enhancing the commercial activity of the centre. However,

⁶ Source Lynda Wallace (Akaroa Museum).

⁷ Source: Rachel Hunt (Community Resilience Coordinator, Civil Defence Emergency Management).

⁸ Source: Jan Whyte (Coordinator of Akaroa Farmers' Market).

⁹ Excludes AirBnB and holiday home listings due to their different operating model and target market.

the provision of on-site parking accessory to the preferred land use/s, using the existing site access off Rue Balguerie, will assist alleviate peak tourist season parking demand and traffic congestion.

4.13.8 **Relocation of Jeannie's/Yew Cottage** onto the site, for the following reasons:

- Community feedback indicated that there is more opposition to, than support for, its relocation, including for reasons of character loss and cost. This is consistent with the lack of support for its funding indicated through submissions on the draft LTP 2024-2034.
- The latter is estimated by Parks asset staff at \$50,000 to relocate and \$450,000 - \$650,000 to restore the cottage, of which only \$113, 335 is currently budgeted for in the LTP (leaving a shortfall of \$386,665 - \$586,665).
- Relocation scored relatively low overall against the Site Development Principles compared to the other potential future land use/s identified.
- Relocation would constrain the site layout and built form and result in an economic opportunity cost given the requirement for additional retail and commercial services GFA in the future¹⁰.
- Although the cottage (being part of the town's architectural heritage) would contribute to the main street's character if relocated on to the site, new development on the site is able to reinforce Akaroa's heritage and character through, for example, the application of covenants to the site and adherence to the design guidelines applicable within Akaroa's Commercial Banks Peninsula Zone.
- Relocation also creates a precedent in respect to other Council heritage assets in Akaroa at risk of rising sea levels and the broader impacts of climate change, e.g. the former Customs House.

4.13.9 **Activities that are more of a design feature** (such as landscaping ideas, outdoor art, embedding of Māori narratives and connecting neighbouring sites), which are more appropriately considered and provided for once preferred future land use is determined.

Options Descriptions Ngā Kōwhiringa

- 4.14 The attached concept plans are high-level, not detailed, as they are not intended to be presented as proposed development options. They are intended to be indicative only, visually illustrating possible site-layouts, configurations and proportions of the short-listed (i.e. the most community-supported and worthwhile) potential future land use/s to give the Board and community a more refined idea of how they could be accommodated on the site. There will be other proportions and ways they could be arranged and located - e.g. mixed-use that is both horizontal (i.e. across the site) and/or vertical (e.g. commercial activity on the ground floor and residential activity above – and questions asked during the Phase 2 community engagement can tease these out. The indicative concept plans reflect advice from Property Economics that development of the site should have people as its focus and how they are attracted to/utilise/move through the site, rather than a purely built form focus, as well as adopt a longer-term focus (including developing flexible, multi-use spaces). Rather than being named 'Options' 1 - 3, staff propose the concept plans be identified as 'Indicative' and named based on their land use/s, as phase 2 of community engagement is likely to draw submissions that favour specific aspects from multiple concept plans. The final plan of preferred future

¹⁰ Source: Property Economics.

land use/s might therefore look different to all three indicative concept plans. Depending on its nature, its construction could be staged.

4.15 **Indicative concept plan 1:** Mixed-use (commercial and residential activity).

4.15.1 **Activity Description:** Mixed-use, with commercial activity at the front of the site and residential activity (either long-term affordable or short-term seasonal worker), including communal open space central to, and residential access and parking, at the rear of the site. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.

4.15.2 **Activity Advantages:**

- At 2554m², the site (excluding the 414m² access) is large enough to accommodate a mixture of activities.
- The multifaceted nature of the community's (and visitor's) needs, as well as economic considerations, warrant a mix of compatible (rather than singular) activities on the site.
- Mixed-use is preferred from an economic and urban design perspective and is better able to achieve the desired outcomes as expressed by the Site Development Principles.
- Would activate the main street frontage with commercial use and, potentially, provide for additional on-street car parking.
- Mixed-use is achievable utilising the existing access from a transport perspective.
- The residential activity will complement and support the commercial activity, providing for 24-hour use of the site.
- Potential for a shared central open space area.
- Residential activity could provide for a variety of options that are not widely available in Akaroa, including long-term affordable and short-term seasonal worker housing. The former would also assist aging residents to stay in Akaroa instead of relocating to Christchurch and the latter would support economic growth.
- Being less attractive to commercial activity and less accessible to the public, the rear of the site would best accommodate activities that foster community wellbeing, at a higher density to maximise efficient use of the scarce commercial land in Akaroa and development feasibility across the site.
- An opportunity to diversify the local housing stock by providing medium-density housing and a mix of ownership types.
- An opportunity to work to deliver long term affordable housing in collaboration with Ōnuku Rūnanga and/or CHPs.
- The site is within easy access of community amenities.
- Residential activity may have acceptable impacts on the site's access if managed appropriately.
- Residential activity would provide good transition to the existing residential activity in the surrounding area.

4.15.3 **Activity Disadvantages:**

- May not provide for on-site parking accessory to the commercial activity.

- Residential activity reduces the availability of commercially zoned land in the town centre and may adversely affect adjoining commercial activities.
- Potential low return from social housing and short-term seasonal worker accommodation.
- Securing the funding and resources to deliver social housing.
- Loss of public ownership of at least the front part of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how any commercial or residential activity is developed privately, unless appropriately covenanted (e.g. to avoid development that does not meet local housing needs in respect to typology, affordability and community).

4.16 **Indicative concept plan 2:** Commercial activity (large scale).

4.16.1 **Activity Description:** Commercial activity or activities located in a large-scale building, with on-site parking to the north and servicing to the rear accessed by a one-way through route from Rue Lavaud to Rue Balguerie. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.

4.16.2 **Activity Advantages:**

- Would help meet future commercial demand and grow the local economy, employment base and existing offerings by delivering a range of large-scale and/or small-scale retail, offices and commercial services anticipated by, and making efficient use of, the site's Commercial Banks Peninsula zoning (excluding its access from Rue Balguerie, which is zoned Residential Banks Peninsula).
- Site size and location is good for large retail.
- Large-scale retail could provide for essential, or hard to locate elsewhere, activities (e.g. a larger supermarket).
- If well-designed (i.e. providing for smaller commercial activities at the street frontage), it could activate the street, fit with the architectural character of Akaroa and, potentially, provide for additional on-street car parking.
- Could provide for the existing butchery - a business located on the site since around 1842, which provides an essential service for, attraction to and is well supported by, the local community.
- Any associated sale (wholly or partially) of the site would provide revenue which could be used to fund other projects in Akaroa.

4.16.3 **Activity Disadvantages:**

- Commercial viability given the low resident population and seasonal variation in visitor demand.
- A larger footprint building and car park may not fit with Akaroa's character and would be harder to integrate into the residential and heritage surrounds.
- If small-scale activities are not integrated at the front of the site, only a modest level of street engagement would occur.
- Access and parking issues relating to higher volumes of traffic.
- Large signage may be required.

- Would not provide for new housing.
- Loss of public ownership of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how the site is developed, unless appropriately covenanted.

4.17 **Indicative concept plan 3:** Commercial activity (small-scale/finer grained).

4.17.1 **Activity Description:** Commercial activity or activities located in a small-scale/finer grained building or buildings, with on-site parking to the north and servicing to the rear accessed from Rue Lavaud and Rue Balguerie respectively. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.

4.17.2 **Activity Advantages:**

- Would help meet future commercial demand and grow the local economy, employment base and existing offerings by delivering a range of small-scale retail, offices and commercial services anticipated by, and making efficient use of, the site's Commercial Banks Peninsula zoning (excluding its access from Rue Balguerie, which is zoned Residential Banks Peninsula).
- Small-scale retail could provide for essential activities.
- If well-designed, it could activate the street, fit with the architectural character of Akaroa and, potentially, provide for additional on-street car parking.
- Incorporation of existing main building would result in minimal disruption to the existing tenants, including the Akaroa Butchery & Deli.
- Could provide for the existing butchery - a business located on the site since around 1842, which provides an essential service for, attraction to and is well supported by, the local community.
- Smaller-scale commercial activity may have acceptable impacts on the site's access if managed appropriately.
- A small-scale/finer grained building or buildings would be easier to integrate into the residential and heritage surrounds.
- Any associated sale (wholly or partially) of the site would provide revenue which could be used to fund other projects in Akaroa.

4.17.3 **Activity Disadvantages:**

- Commercial viability given the low resident population and seasonal variation in visitor demand.
- If small-scale activities are not integrated at the front of the site, only a modest level of street engagement would occur.
- Commercial activities to the rear would reduce commercial activity on the main street.
- May not fit with the Akaroa character.
- Access and parking issues relating to higher volumes of traffic.
- Large signage may be required.
- Would not provide for new housing.

- Loss of public ownership of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how the site is developed, unless appropriately covenanted.

Analysis Criteria Ngā Paearu Wetekina

4.18 Staff analysis of the potential future land uses was informed by:

4.18.1 Advice about, and validation of, the approach to assessing, scoring and ranking explained below from Monitoring and Research staff.

4.18.2 Assessing and scoring the extent to which each potential future land use aligned with each of the Site Development Principles below was determined as follows: 1 = yes, to a limited degree; 2 = yes; 3 = yes, definitely; and 0 = highly unsuitable, invasive or not wanted by the community (generally less than 10 feedback respondents in support).

4.18.3 The original 6 Site Development Principles on page 26 of Section D (specific to the BP Meats site) of the Akaroa Places and Spaces Plan 2011 were reviewed, updated and added to last year with reference to the Council's current Community Outcomes and Strategic Priorities, to help inform Phase 1 of community engagement. The updated Site Development Principles were likewise weighted as noted below based on the extent to which they align with current Community Outcomes and Strategic Priorities.

- *Reflects community feedback for its future use (20%/0.2);*
- *Minimises greenhouse gas emissions and protects our indigenous biodiversity, water bodies and tree canopy (15%/0.15);*
- *Enables the community to be prepared for, respond and recover from, the many hazards which are increasing in frequency and intensity (15%/0.15);*
- *Provides for activities that are difficult to locate elsewhere in the township (15%/0.15);*
- *Balances today's needs with the future needs of the community (10%/0.1);*
- *Recognises the financial trade-offs that need to be considered by the Council in delivering quality core services to the whole community (10%/0.1);*
- *Provides for, but balances, economic (particularly tourism-related) growth and development and community development, identity and connection (5%/0.05);*
- *Provides for sustainable growth in respect to impacts on critical infrastructure (5%/0.05);*
- *Reflects the surrounding character of the northern commercial area (2.5%/0.025); and*
- *Is compatible with adjoining land use activities now and in the future (2.5%/0.025).*

The initial scores were then multiplied by the respective weighting ratio for each site development principle. For example, a potential future land use that definitely aligns with a site development principle with a 20%/0.2 weighting scored $3 \times 0.2 = 0.6$. The total of the scores for each potential future land use in respect to all 10 Site Development Principles provide a final score which enabled all of the potential future land uses to be ranked (see **Attachment B**). Keeping the existing butcher ranked the highest, with other retail, commercial (excluding guest accommodation) and community activity (generally, plus some specific, e.g. space for community groups) clearly favoured. Residential activity (particularly long-term housing, seasonal worker

accommodation and affordable housing) followed. Guest accommodation ranked relatively low and the relocation of Jeannie's/Yew Cottage only scored slightly above the lowest scoring parking.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2	Option 3
Cost to Implement	N/A	N/A	N/A
Maintenance/Ongoing Costs	N/A	N/A	N/A
Funding Source	N/A	N/A	N/A
Funding Availability	N/A	N/A	N/A
Impact on Rates	N/A	N/A	N/A

- 5.1 The above analysis is not applicable at this stage of the process. The Council has no budget or provisions in its Long Term or Annual Plans to develop the site. Consideration of implementation options for the preferred future land use/s identified and the associated cost and funding will be in the report to the Community Board subsequent to the Phase 2 community engagement.
- 5.2 Phase 2 of community engagement, subsequent analysis and reporting requires staff time and expert inputs. This is being funded from existing operational budgets, including consultant fees for the technical analysis from that of the Property Consultancy Team.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk the community perceives that there is a predetermined land use for the site, when this is not the case. The project process, community engagement and associated communication have been designed to reassure the community of that.
- 6.2 If the determination confirms that two activities (commercial and residential) are preferred on the site, there are risks associated with an individual or a particular community group not being happy with their identified land use not being shortlisted and/or a lack of community-buy-in. This has been managed through the Council openly engaging with all stakeholders and considering and assessing all identified potential future land uses against the 10 Site Development Principles and technical information in a manner validated by Monitoring and Research staff.
- 6.3 Current uses of the site and existing buildings may present a constraint to delivery of the optimal preferred future land use/s. This risk has been mitigated in any lease terms and conditions where possible and will also need specific considerations and decisions associated with any implementation strategy.
- 6.4 There is a risk that any preferred future land use/s for the site will not be financially viable nor supported by the market. This risk will be assessed and determined during the implementation process, e.g. when assessing any sale proposals, tenders, EOIs, RFPs, etc.
- 6.5 Site-specific matters (e.g. possible contamination, geotechnical, ecological, archaeological, existing trees, waterway setback, consenting and future development matters) will be considered during the implementation process.

7. Legal Considerations Ngā Hīraunga ā-Ture

- 7.1 Statutory and/or delegated authority to undertake proposals in the report:
- 7.1.1 The Board gave approval for staff to undertake public consultation and report to the Community Board regarding the consultation findings and the next steps on 11 March 2024 (resolution BKCB/2024/00013).
- 7.2 Other Legal Implications:
- 7.2.1 **Local Government Act 2002:** Under s78 of the Local Government Act 2002, the consultation process and outcome reported herein enable the Community Board to consider the views and preferences of the top logical activities based on community preference.
- 7.2.2 This report otherwise meets the Council's decision-making requirements under ss 78-82A of the Local Government Act 2002, considering the reasonably practicable options and Māori contribution to the decision-making process.

Strategy and Policy Considerations Te Whai Kaupapa here

- 7.3 The required decisions:
- 7.3.1 Align with the [Christchurch City Council's Strategic Framework](#).
- The shortlisted potential future land uses have the capacity to help achieve to some extent at least one (individually) or (if mixed-use) all four of the Community Outcomes: *A collaborative confident city*; *A green, liveable city*; *A cultural powerhouse city*; and *A thriving prosperous city*.
 - The shortlisted potential future land uses and the way they are being identified with the local community similarly have the capacity to help deliver on the following Strategic Priorities: *Be an inclusive and equitable city*; *Build trust and confidence*; *Reduce emissions*; *Manage ratepayer's money wisely*; and *Balance the needs of today and the future*.
- 7.3.2 Are assessed as medium significance based on the [Christchurch City Council's Significance and Engagement Policy 2019](#). The level of significance was determined by the level of interest of the local community in the future land use/s on the site, the site's location within an area of significance to Ōnuku Runanga and the possible economic, social, environmental and cultural opportunities and benefits development of the site presents for the Council and local community.
- 7.3.3 Are consistent with Council's Plans and Policies, given the potential future land use/s (likely of a commercial and/or community and/or residential nature) have the potential to assist deliver outcomes sought in several of Council's strategic documents, including:
- Akaroa Places and Spaces Plan 2011, Section D of which is specific to the development of the site, taking community views into account and undertaking a comprehensive analysis of the potential future land uses. Section D was updated in 2024 to reflect subsequent changes in the Christchurch City Plan, Akaroa's demographics and market, community needs and potential future land uses, to assist obtain current community views on the site.
 - Christchurch Visitor Strategy 2019, to the extent that any development supports local tourism.

- Toi Ōtautahi: A Strategy for Arts and Creativity in Ōtautahi Christchurch 2019 – 2024, to the extent any development provides for community activities including creative space (for development and presentation) and art installation on site.
- Biodiversity Strategy 2008 – 2035, to the extent that enhancement of Wai-iti Balguerrie Stream bordering the eastern boundary of the site may be possible through site layout, access improvements and riparian planting.
- Our Heritage, Our Taonga Heritage Strategy 2019 – 2029, to the extent that any development provides for the recognition of, access to and promotion of the diversity of cultural heritage and taonga within the area. Although the main building on the site is not heritage-listed in the Christchurch District Plan nor by Heritage New Zealand it nevertheless has ‘historical and social’, ‘cultural’ and ‘contextual’ value to the community.
- Community Facilities Network Plan 2020, which acknowledges that the development of halls, community centres, volunteer libraries, toy libraries and play centres owned by the Council are more likely to arise from changing community need (which needs to be well-defined and demonstrated) rather than an inherent facility deficit or geographic gap.
- Te Haumako Te Whitingia Strengthening Communities Together Strategy 2022, to the extent that any development, and the way it is being identified with the local community, promotes equity by valuing diversity, fostering inclusion, participation and preparedness, and building connection between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.
- The Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan 2023 – 25, which includes as one of its nine priorities *Support community-based solutions for currently unused significant Council-owned sites* and identifies the BP Meats site as such a site.
- Tree Policy 2023, to the extent that the site (and the trees thereon) is currently, and may remain in whole or part, Council-owned.

7.4 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

7.5 Strategic Planning and Policy

7.5.1 Activity: City Growth and Property

- Level of Service: 13.4.10.1 Deliver projects that will lead to positive community outcomes:
 - Increasing the supply of community housing; or
 - Increase employment opportunities; or
 - Improves Mana Whenua relationships; or
 - Allows for community “ownership” of service delivery; or
 - Reduces the impacts of natural or human induced (including climate change) hazards - At least one new project commenced annually

As noted above, development of the site has the potential to deliver a number of these positive community outcomes, particularly if the preferred future land use/s provides for mixed-use development.

Community Impacts and Views Ngā Mariu ā-Hāpori

7.7 Early engagement with Ōnuku Rūnanga started in July 2024. Ōnuku emphasised the urgent need for affordable housing in Akaroa, highlighting the Council-owned BP Meats site as the last piece of Council-owned flat land available. The potential future uses for the site were discussed, with a commitment to ongoing partnership, including co-developing a cultural

narrative and ensuring meaningful community consultation, without predetermination of any specific outcomes.

- 7.8 Following this, staff met with leaseholders and neighbours of the site, and Council staff from Akaroa Museum to explain the process and gather early feedback which is summarised below:
- **Akaroa Butchery & Deli** requested Council support businesses by not increasing retail competition, especially considering a challenging winter season and noting that the building has not been well maintained by the Council. Their focus is on building up this business while improving its aesthetic and efficiency. They want to maintain the existing building, delivery access, privacy and security, some outdoor space and the trees in front of the main building. They support adding accommodation to the site, especially for workers.
 - **L'Op Shop** want to continue operating on-site but are open to relocating if necessary. They are concerned about sea level rise and its potential impact on other businesses needing to relocate and would like flooding models reviewed. They value keeping social services on-site and would like a more suitable, well-maintained space if they remain. They have had maintenance issues, particularly with the roof, and want clarity on responsibility.
 - **Akaroa Arts Council** operate on the site and want to open it to the arts with a village green, amphitheatre, and use Jeannie's/Yew Cottage as an art gallery. They proposed a glass box exhibit for the first fire engine with the bell tower. They also suggested parking/accommodation at the back of the site and that the butchery building could be replaced with a purpose-built space, a pavilion, fruit trees and a farmers' market. They propose this is all designed in a mock Victorian style. They also noted a chronic shortage of local accommodation.
 - **Akaroa Toy Library** operate on the site and requested shared community spaces with better landscaping, including BBQs, kids' spaces, and sandpits. They would like to offer educational activities for kids but note that winter is quiet. The Akaroa Arts Council shares the space for exhibitions, and the nearby knitting shop is considering relocating here.
 - **The Common café** neighbours the site and is focused on attracting more people to the area. They believe hot pools are needed, especially in winter. They mentioned an art hub and multi-purpose space being ideal. They would like to see wooden structures for community use, including for musicians and the market, to draw people in from the street. Ideas included water education play, a good site flow and accessible community spaces. They are open to pedestrian access from their site and to the stream, while maintaining access for the butchery.
 - **The owner of the small turquoise building** envisages the site as a creative community space focused on regenerative design. She sees potential for a community space like a night market and mentioned the site could host cultural events, such as Matariki and pop-up markets, with the stream being a key feature for future use. She recognises Akaroa's accommodation issue but is unsure if this site is suitable for housing.
 - **Four Square Akaroa** were at this stage unsure about their opinion on food retail for the site.
- 7.9 Consultation started on 31 October 2024 and ran until 24 November 2024.
- 7.10 Consultation details including links to the project information shared on the [Kōrero mai | Let's Talk webpage](#) were advertised via:
- 7.10.1 An email which was sent to 151 key stakeholders, including Akaroa District Promotions, Akaroa and The Bays Forum, Akaroa Area School, Akaroa Civic Trust and Akaroa Heartlands. Community organisations were sent a news item to share online.

- 7.10.2 The Council Facebook page, the Council LinkedIn page and 2 local community group pages (Banks Peninsula Community and Akaroa – What is happening?), which reached 28,944 people.
- 7.10.3 Two advertisements in the Akaroa Mail, on 1 November and 15 November 2024.
- 7.10.4 A4 posters in local shop windows across Akaroa.
- 7.10.5 A sign installed at the front of the BP meats site.
- 7.10.6 Digital signs in the Akaroa Library.
- 7.10.7 Consultation documents delivered to leaseholders on 2 November 2024, which were also available to the community in local service centres, the Akaroa Butchery & Deli, and The Common café. In addition, a feedback box was set up in the Akaroa Library to collect submission forms.
- 7.10.8 Akaroa School's parent newsletter.
- 7.11 The [Kōrero mai | Let's Talk](#) page had 902 views throughout the consultation period.
- 7.12 Staff attended Akaroa Farmers' Market on 2 November and 16 November 2024 to provide consultation documents and answer any questions.
- 7.13 Discussion with approx. 30 people covered retaining the site's character, balancing commercial and residential development (with a focus on affordable housing), consultation on heritage buildings (particularly Jeannie's/Yew Cottage), challenges with community spaces, concerns about gentrification and climate change and ideas for hot pools, an indoor swimming pool, pop-up art spaces and community gardens.

Summary of Feedback Ngā Tāpaetanga

- 7.14 Discussion with approx. 30 people covered retaining the site's character, balancing commercial and residential development (with a focus on affordable housing), consultation on heritage buildings (particularly Jeannie's/Yew Cottage), challenges with community spaces, concerns about gentrification and climate change and ideas for hot pools, an indoor swimming pool, pop-up art spaces and community gardens.
- 7.15 The consultation asked for people's preference for overarching options for land use (provided in the [updated Akaroa Places and Spaces Plan 2011](#)), for any other land use ideas, and for any other comments or information about the future use of the site.
- 7.16 Feedback was made by three recognised organisations, six businesses and 91 individuals (100 total respondents). Feedback from three respondents was not accepted for various reasons and has not been included in the analysis of the feedback. Feedback is available on the [Kōrero mai webpage](#).
- 7.17 The majority of respondents (79) mentioned multiple use types in their feedback, suggesting the community is in favour of mixed-use for the site.
- 7.18 The majority of respondents (67) wanted Council to keep the butcher on site either:
 - In the existing building (41); or
 - In a new building on site (3).The remaining 23 did not specify how to retain it.
- 7.19 Many respondents mentioned **community use** (60), specifically:
 - Space for community groups, especially to retain existing tenants (23).
 - Historic information displayed/museum space (20).

- Public space, a town square or market space (19).
 - Specific community facilities, (17), including tennis courts, a gym, an adventure playground, hot pools, a communal pizza oven, a community meeting space/hub, and a mixed-use space.
 - Creative art space (11).
 - Mitigating climate change, a civil defence hub, environmental community group space (11).
 - Māori history and art (7).
 - An information centre (5).
- 7.20 Many respondents mentioned **residential use** (39), specifically:
- Seasonal worker accommodation (22).
 - Affordable housing (19).
 - Short term/prefab housing (11).
 - Long-term housing (8).
 - Social housing (6).
 - Six respondents mentioned they were not happy with any residential use on the site (6).
- 7.21 Many respondents mentioned **retail and commercial services** (39):
- Some respondents mentioned specific retail/commercial ideas (11), including Boutiques, specialised retail, creative and flexible spaces, pop-up shops, service-based retail, artisan craft and handmade, night market space, craft fairs, integration with historical and cultural themes and adaptable for different uses.
 - Three respondents mentioned they were not happy with additional retail on the site (3).
- 7.22 Some respondents mentioned needing some **car parking** on the site (29), specifically:
- Visitor/contractor car parking (6).
 - Parking at the rear of the property (4).
 - Public parking (3).
 - Others were not specific as to what type of car parking.
 - No respondent mentioned car parking being utilised for the entire site.
- 7.23 Some respondents (19) mentioned **food retailing/a grocer** in addition to the butcher on the site. Nine (9) respondents mentioned not wanting any other additional food retail/grocer on the site.
- 7.24 Several respondents mentioned **landscaping ideas** (15) which included:
- A community garden/food forest (7).
 - Incorporating and retaining trees (7).
 - Native planting (5).
 - An area for performance/music (4).
 - Footpath access through the site (3).
 - Seating (3).

- 7.25 Three respondents mentioned that the Wai-iti Balguerrie Stream is prone to flooding.
- 7.26 In addition, the community were asked whether they supported the **relocation of the historical Jeannie's/Yew Cottage to the site**.
- 40 were in support
 - 47 were not in support.
 - 10 did not provide an answer.
 - Those in support who provided reasons (15) mentioned it needing to be refurbished, tourism opportunities, community use, heritage preservation and private ownership with conditions. Those not in support who provided reasons (9) mentioned it would be too expensive to move or would lose its character if moved.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- The site is of cultural significance to Ngāi Tahu. It falls within a Mahaanui Iwi Management Plan Silent File area as being a Wāhi Tapu/Wāhi Taonga location mapped by tribal experts to indicate a higher probability of an encounter with sensitive tangible or intangible Ngāi Tahu values. The erection of any new buildings on the site is a Discretionary Activity requiring consultation with Ōnuku Runanga and notification of them via the Resource Consent process under Rule 9.5.4.1.3 of the Christchurch District Plan. Staff have been having ongoing engagement with Ōnuku Rūnanga.
- The decisions at this stage of the process do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore the decisions do not specifically impact Mana Whenua, their culture, and traditions.
- However, the decisions however do involve a matter of interest to Mana Whenua and continued engagement will be undertaken with the Ōnuku Rūnanga to ensure our agreed partnership priorities with Ngā Papatipu Rūnanga are understood and considered.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi







- 7.15 The decisions in this report are unlikely to contribute negatively to adaptation to the impacts of climate change or to emissions reductions as they are of a procedural nature only. The climate change impact implications of the preferred future land use/s identified through Phase 2 of community engagement will be provided to the Board subsequent to Phase 2 of community engagement.

7. Next Steps Ngā Mahinga ā-muri

- Should the Community Board adopt the officer recommendations in this report, the following steps will be:
 - i. Initiate Phase 2 community engagement to identify the community's preferred land use/s.
 - ii. Following Phase 2 community engagement, report back to the Community Board with the findings and implementation recommendations for final sign-off and adoption of:
 - 1. The preferred future land use/s.
 - 2. The implementation process, e.g. any sale, Expression of Interest (EOI), Request for Proposals (RFP), etc.



Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Appendix A - BP Meats site - Indicative concept plans of shortlisted potential future land uses	25/536358	91
B  	Appendix B - BP Meats site - Graph of potential future land uses ranked	25/536955	94
C  	Late feedback received - Akaroa Civic Trust	25/654659	95

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Angus Smith - Manager Property Consultancy Raymond Qu - Property Consultant Samantha Smith - Engagement Advisor Janine Sowerby - Senior Planner
Approved By	Bruce Rendall - Head of Facilities & Property

Indicative concept plan 1: Mixed-use (commercial and residential activity)

Activity Description:

Mixed-use, with commercial activity at the front of the site and residential activity (either long-term affordable or short-term seasonal worker), including communal open space central to, and residential access and parking, at the rear of the site. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.



Activity Advantages

- At 2554m², the site (excluding the 414m² access) is large enough to accommodate a mixture of activities.
- The multifaceted nature of the community's (and visitor's) needs, as well as economic considerations, warrant a mix of compatible (rather than singular) activities on the site.
- Mixed-use is preferred from an economic and urban design perspective and is better able to achieve the desired outcomes as expressed by the Site Development Principles.
- Would activate the main street frontage with commercial use and, potentially, provide for additional on-street car parking.
- Mixed-use is achievable utilising the existing access from a transport perspective.
- The residential activity will complement and support the commercial activity, providing for 24-hour use of the site.
- Potential for a shared central open space area.
- Residential activity could provide for a variety of options that are not be widely available in Akaroa, including long-term affordable and short-term seasonal worker housing. The former would also assist aging residents to stay in Akaroa instead of relocating to Christchurch and the latter would support economic growth.
- Being less attractive to commercial activity and less accessible to the public, the rear of the site would best accommodate activities that foster community wellbeing, at a higher density to maximise efficient use of the scarce commercial land in Akaroa and development feasibility across the site.
- An opportunity to diversify the local housing stock by providing medium-density housing and a mix of ownership types.
- An opportunity to work to deliver long term affordable housing in collaboration with Ōnuku Rūnanga and/or CHPs.
- The site is within easy access of community amenities.
- Residential activity may have acceptable impacts on the site's access if managed appropriately.
- Residential activity would provide good transition to the existing residential activity in the surrounding area.

Activity Disadvantages

- May not provide for on-site parking accessory to the commercial activity.
- Residential activity reduces the availability of commercially zoned land in the town centre and may adversely affect adjoining commercial activities.
- Potential low return from social housing and short-term seasonal worker accommodation.
- Securing the funding and resources to deliver social housing.
- Loss of public ownership of at least the front part of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how any commercial or residential activity is developed privately, unless appropriately covenanted (e.g. to avoid development that does not meet local housing needs in respect to typology, affordability and community).

Indicative concept plan 2: Commercial activity (large-scale)

Activity Description:

Commercial activity or activities located in a large-scale building, with on-site parking to the north and servicing to the rear accessed by a one-way through route from Rue Lavaud to Rue Balguerie. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.



Activity Advantages

- Would help meet future commercial demand and grow the local economy, employment base and existing offerings by delivering a range of large-scale and/or small-scale retail, offices and commercial services anticipated by, and making efficient use of, the site's Commercial Banks Peninsula zoning (excluding its access from Rue Balguerie, which is zoned Residential Banks Peninsula).
- Site size and location is good for large retail.
- Large-scale retail could provide for essential, or hard to locate elsewhere, activities (e.g. a larger supermarket).
- If well-designed (i.e. providing for smaller commercial activities at the street frontage), it could activate the street, fit with the architectural character of Akaroa and, potentially, provide for additional on-street car parking.
- Could provide for the existing butchery - a business located on the site since around 1842, which provides an essential service for, attraction to and is well supported by, the local community.
- Any associated sale (wholly or partially) of the site would provide revenue which could be used to fund other projects in Akaroa.

Activity disadvantages

- Commercial viability given the low resident population and seasonal variation in visitor demand.
- A larger footprint building and car park may not fit with Akaroa's character and would be harder to integrate into the residential and heritage surrounds.
- If small-scale activities are not integrated at the front of the site, only a modest level of street engagement would occur.
- Access and parking issues relating to higher volumes of traffic.
- Large signage may be required.
- Would not provide for new housing.
- Loss of public ownership of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how the site is developed, unless appropriately covenanted.

Indicative concept plan 3: Commercial activity (small-scale/finer grained)

Activity Description:

Commercial activity or activities located in a small-scale/finer grained building or buildings, with on-site parking to the north and servicing to the rear accessed from Rue Lavaud and Rue Balguerie respectively. Provision for associated landscaping and a possible in-ground biofiltration device for stormwater similar to a rain garden adjacent to the eastern site boundary.

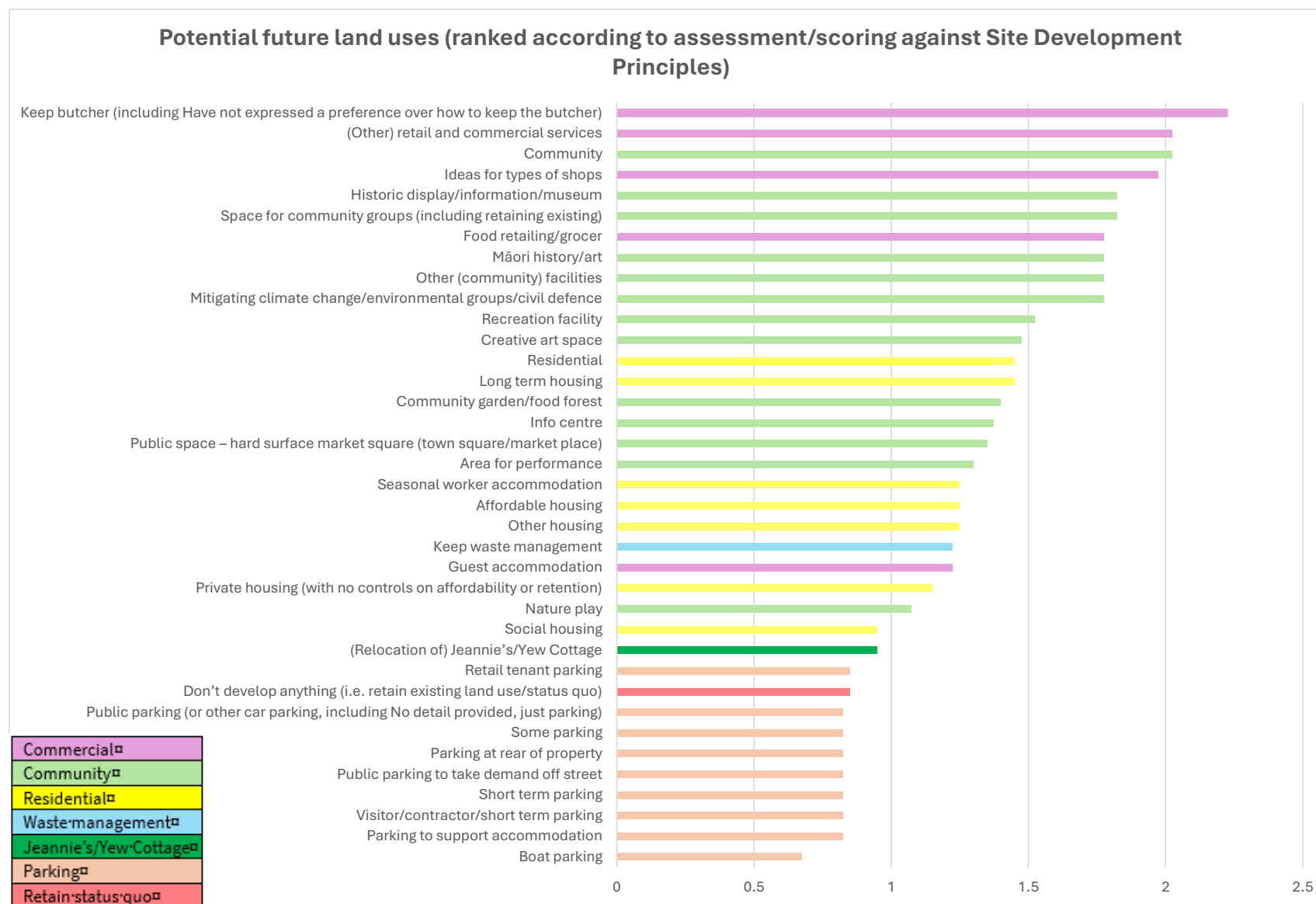


Activity Advantages

- Would help meet future commercial demand and grow the local economy, employment base and existing offerings by delivering a range of small-scale retail, offices and commercial services anticipated by, and making efficient use of, the site's Commercial Banks Peninsula zoning (excluding its access from Rue Balguerie, which is zoned Residential Banks Peninsula).
- Small-scale retail could provide for essential activities.
- If well-designed, it could activate the street, fit with the architectural character of Akaroa and, potentially, provide for additional on-street car parking.
- Incorporation of existing main building would result in minimal disruption to the existing tenants, including the Akaroa Butchery & Deli.
- Could provide for the existing butchery - a business located on the site since around 1842, which provides an essential service for, attraction to and is well supported by, the local community.
- Smaller-scale commercial activity may have acceptable impacts on the site's access if managed appropriately.
- A small-scale/finer grained building or buildings would be easier to integrate into the residential and heritage surrounds.
- Any associated sale (wholly or partially) of the site would provide revenue which could be used to fund other projects in Akaroa.

Activity disadvantages

- Commercial viability given the low resident population and seasonal variation in visitor demand.
- Retention of the existing main building constrains the site layout.
- If small-scale activities are not integrated at the front of the site, only a modest level of street engagement would occur.
- Commercial activities to the rear would reduce commercial activity on the main street.
- May not fit with the Akaroa character.
- Access and parking issues relating to higher volumes of traffic.
- Large signage may be required.
- Would not provide for new housing.
- Loss of public ownership of the site.
- Any associated sale (wholly or partially) of the site would result in the Council no longer having control over how the site is developed, unless appropriately covenanted.



Akaroa Civic Trust Submission to CCC Consultation on BP Meats Site

Akaroa Civic Trust supports:

1. The retention of publicly owned land in public ownership,
2. CCC to complete Climate Change Adaptation Strategy for Akaroa prior to consultation and planning of this last remaining undeveloped flat land in central Akaroa that is *above* sea level inundation and flood event predictions of CCC and Tonkin and Taylor,
3. Community aspirations for future generations,
4. Temporary use of the BP Meats site for public amenity, such as parking, temporary art galleries, community space, civil defence etc, UNTIL climate change and road and parking planning have been undertaken by CCC.

ACT wishes to acknowledge the work CCC has done on climate change and community planning in Akaroa. However, due to the Christchurch earthquakes much of the earlier planning work undertaken has not come through to on the ground results.

ACT also wishes to acknowledge the retention and improvement of community services after the risk of losing the Service Centre and NZ Post. However, Akaroa's community services are nowhere near the level of service enjoyed by Christchurch and Lyttelton residents.

It is important that all CCC staff are aware that Akaroa can be totally cut off from Christchurch services by road for considerable periods of time, that Akaroa and Bays must have the ability to respond to Civil Defence (CD) emergencies and build resilient cohesive social structures to work together. As was seen after the 2021 ex-tropical cyclone Ruby event where outer bays roads were cut off and no access was possible, for in some cases many weeks, with no CCC CD response as no one in Christchurch City was aware of the level of impact. For further information see the 2022 CCC report
https://christchurch.infocouncil.biz/Open/2022/02/BKCB_20220214_MAT_7653.PDF

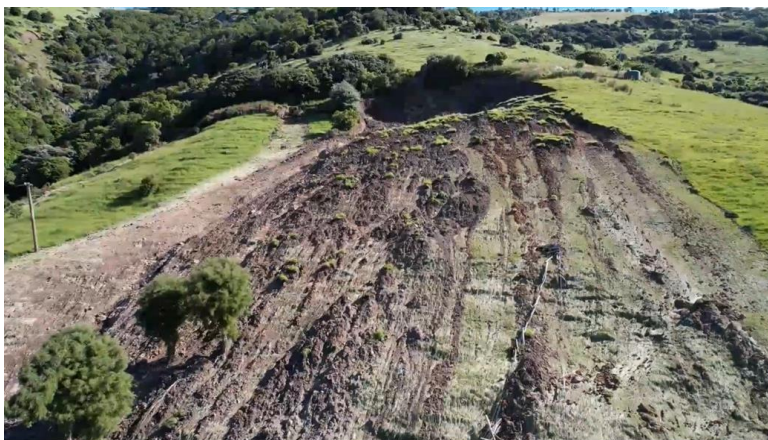


Photo: Goughs Road drop out, 2021.

The BP Meats site is the last remaining undeveloped parcel of land in the flat central area of Akaroa. It is 2970m² council owned community land and is an extremely important strategic asset. Strategically located within the heart of the northern commercial area of the township on Rue Lavaud in the Akaroa Town Centre. Originally purchased by the former Banks Peninsula District Council in 2000, for use by future generations (see submission by Victoria Andrews).

Christchurch City Council's (CCC) principles to achieve best development include balancing economic growth with community aspirations, for the future needs of the community, to enable the community to be prepared for and respond to hazards. While providing for activities that are difficult to locate elsewhere now and in the future.

Before the CCC undertakes consultation on the BP Meats site development it needs to first complete its climate change strategy for Akaroa. Sea level rise predictions forecast the inundation of the Recreation Ground and other council assets such as the sports pavilion, sports facilities, Playcentre and playground. The Akaroa Spaces and Places 2024 document advises that Yew Cottage needs to be lifted 2m to avoid flooding issues. This should alert the community as to the situation Akaroa faces.

It is extremely shortsighted and irresponsible to future generations to propose development of the last remaining strategic community owned site without long term strategic planning. The CCC has acknowledged this planning as critical due to its own announcement of a climate emergency. Source:
<https://www.newsline.ccc.govt.nz/news/story/christchurch-city-council-declares-climate-emergency>.

Council does not own the library, does not have a swimming pool; Akaroa does not have office space, or casual meeting rooms for small groups. The only CCC rooms available to book online is the Gaiety which is expensive and hard to book. Akaroa has no information centre, multicultural centre, youth development facilities or community hub.

The Akaroa Civic Trust acknowledges that the consultation plan clearly states that the CCC has no allocated funding for the BP Meats site.

ACT supports the CCC in tidying up the site by the demolition of the building/s established without consent or found to be without historic value, namely the small shop fronting Rue Lavaud, and the old vet buildings. These ad hoc buildings are of no historical significance and are out of character with the Historic Area.

ACT wishes to raise the issue of the CCC Spaces and Places 2024 plan not explicitly giving any options to either retaining or removing the butcher's shop - this has caused considerable stress for the new owners of the Butchery business. Did the Council communicate with the Butchery owners? There has been a butchery located on this site for at least a century, so the building has considerable significance from a cultural, social and historical perspective. It is an important

element of the built heritage of this very historic part of Akaroa. CCC's Background Information for Listed Heritage Place 67 Rue Lavaud states:

The building has cultural significance due to its historic association with the Narbey family which was a prominent family in the history of early Akaroa. It is particularly associated with Charles Cecil Narbey. The building also has significance due to its historic use as a butcher's store and therefore it has contributed to the commercial history of Akaroa.

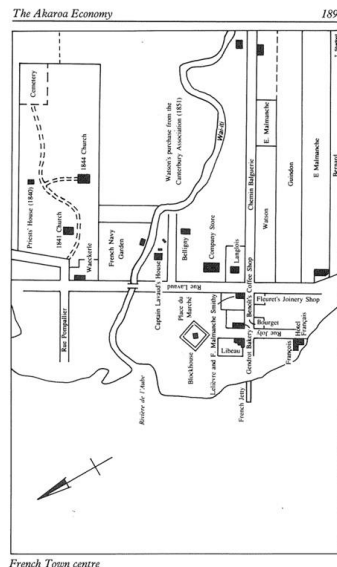
(Source: Simon Daisley, 2013, Background Information Listed Heritage Place 67 Rue Lavaud, Heritage Christchurch)

ACT agrees with this statement and for these reasons supports a historic assessment of the butchery building and attached house with the retention and repairs to the Butchery building.

The BP Meats site is an important French site, of spiritual significance to French descendants, as the centre of the administrative hub, where Captain Lavaud and agent for the Nanto-Bordelaise Company Bellingy had their buildings and was the site of the gardens for the French settlement.

The legally recognised French purchase was:

Bounded on the N. by the northern extremities of Hippolite Gendrot's, Pierre Benoit's, and Joseph Dulac's land, and from thence in a direct line to the north-eastern extremity of Pierre Gendrot's land; on the S. by the southern extremity of C.B. Robinson's paddock fence, and also by the southern extremities of Malcolm McKinnon's and James Reid's present cultivations; on the E. by an almost direct line from the NE point of Pierre Gendrot's land, taking in Mr Watson's garden and Francois Lelievre and Francois Malmanche's land; and from thence in a direct line to the SE extremity of James Reid's cultivation; and on the W by the harbour and the German Bay Road. Peter Tremewan, French Akaroa, (Christchurch: University of Canterbury Press, 1990), pg 302-303. (Map below: Tremewan pg 189).



CCC Places and Spaces Plan 2011

ACT alerts CCC to the ongoing issue of parking particularly of large buses in the Akaroa downtown area. This was identified in the CCC Places and Spaces Plan 2011 (source: <https://ccc.govt.nz/assets/Documents/Culture-Community/Christchurch/Akaroa-Places-and-Spaces-Plan-Feb-2011.pdf>), where comments were made of the BP Meats site:

The geography of the Town and the historic character of the built environment are not conducive to accommodating high volumes of people and traffic.

Consultation on the PPD proposal was undertaken in 2004 and resulted in a petition with 279 signatures being presented to the Community Board, requesting that the land remain in community ownership until a professional assessment and a comprehensive parking and traffic plan had been completed. The former BPDC deferred making a decision on these plans until the 'Traffic and Parking Strategy' had been completed (the 2006 Opus 'Urban Traffic and Parking Study'). Since the amalgamation, little progress has been made on a development proposal for the site.

Within the Northern Town Centre node in the vicinity of the BP Meats site, there is a large number of significant heritage buildings, structures and open spaces that reflect the history of Akaroa. The site and surrounding land are also located within the Akaroa Historic Area as defined by the NZ Historic Places Trust (Figure 8, page 31).

In addition to the butchery building, a number of other notable buildings are located in close proximity to the site, including the old Courthouse building

and Langlois- Eteveneaux house, Bank of New Zealand building, the former Post Office (now the Service Centre), the War Memorial Garden and the former Criterion Hotel (now the Turenne Dairy).

An Akaroa Heritage Conservation report (2009) identifies the Rue Lavaud/Rue Balguerie precinct, including the land defined as the 'BP Meats site', as a potential Heritage Conservation Area characterised by "a large number of significant heritage buildings, structures and open spaces that embody many aspects of the history of Akaroa as a self-sufficient coastal community". The report recommends that the mixed use of Rue Lavaud and Rue Balguerie should be promoted in order to retain the historic pattern of residential, commercial, religious and civic usage.

CCC Places and Spaces document 2024

ACT draws CCC attention to the following points in the 2024 document, and makes comments upon the document below:

Christchurch City Council (CCC) principles to achieve best development include:

Provides for community development, identity and connection.

Balances today's needs with the future needs of the community.

Enables the community to be as prepared for, respond to and recover from the many hazards which are increasing in frequency and intensity.

Provides for activities that are difficult to locate elsewhere in the township.

Reflects the surrounding character of the northern commercial node.

Is compatible with adjoining land use activities now and in the future.

There is no funding set aside in the current Long Term Plan to support Council development of the BP Meats site. If the preferred land use requires public funding it would need to be allocated in the 2027-2037 Long Term Plan.

The bulk of the site is zoned Commercial, this allows for future development, that as a Discretionary Activity will need resource consents.

There are no requirements for onsite parking which is extremely concerning for French Akaroa (North Akaroa as CCC refers to it). Rue Balguerie is single lane passing in weekends and summer, with parking on both sides of the street, with ever wider boat trailers and larger SUV vehicles from domestic tourism. This street is currently **extremely unsafe** and needs to be reviewed and managed by CCC for peak traffic.

Akaroa Heritage Area (Christchurch District Plan) does not list climate change and planning for future community needs and services, while most of the Akaroa Heritage Area will be affected by climate change inundation predictions by Tonkin and Taylor and CCC, particularly traffic, parking, recreation and Council services.

Akaroa has no i-site. Council assessment of the service centre does not recognise that there is no space to locate the i-site in this building.

The Akaroa catchment projections is for “210 new dwellings by 2038.” Has CCC planned for the services required for population growth, such as community facilities? If the school expands the library may need to relocate. Akaroa is currently experiencing demographic changes, with more migrant families moving to the town, with no facilities as are found in Christchurch for a wider demographic.

The report states anecdotal evidence of seasonal worker shortages - while new facilities for seasonal workers have opened post-Covid - ACT questions this evidence. The report goes on to say that in 2018 “89% of the Akaroa workforce do not commute to Akaroa and therefore have accommodation within the township.” This was prior to Covid when international tourism to Akaroa higher and therefore seasonal accommodation demand was higher.

ACT supports retention of publicly owned land in public ownership. Akaroa already has a supply of holiday homes, visitor accommodation, and a new Health Centre and Pompallier Village providing aged care and independent unit accommodation.

ACT supports the aspirations of Akaroa community and community groups. We have listened to a range of worthwhile ideas for the BP Meats site, including temporary gallery space, public parks, parking, historic area. ACT supports retention of the BP Meats site to reach community aspirations, after climate change adaptation planning has been completed for the Akaroa area. ACT supports any use of the BP Meats site to be temporary until the site is needed for community development in generations to come. ACT supports Yew Cottage being shifted, ACT wishes for it to be only temporary and would prefer it to go to another CCC owned site as relocation could impede future use of this large and strategic parcel of land.

Climate Change

ACT acknowledges CCC has undertaken some work on climate change on Banks Peninsula and Akaroa. ACT wishes to see this completed, with considerable community engagement right from the start of the project.

The following are from the Climate Change Risk Screening 2022 (source: <https://ccc.govt.nz/assets/Documents/Environment/Climate-Change/Risk-Screening.pdf>).

5.8 Priority risks for Akaroa

Priority risks facing Akaroa are:

- Drought and high temperatures leading to water supply issues when there is high demand at times of low water availability. Land weathering, heavy rainfall and land stability may also increase sedimentation in waterways making it more difficult to treat for drinking.
- The low-lying commercial area becoming more prone to coastal flooding as the sea level rises.
- In areas where buildings are surrounded by trees, wildfire may become a greater risk.



Table 10 describes significant climate risks requiring more detailed assessment.

Table 10: Significant climate risks identified for Akaroa

Hazard	Impacts
Natural Environment Domain: Akaroa	
Coastal flooding, tidal shifts, storm surge.	Adverse impacts on native coastal and marine biodiversity.
Drought, higher air temperatures, seasonal changes in rainfall and temperature patterns, fire, high winds.	Adverse impacts on native terrestrial biodiversity.
Higher water temperatures and marine heatwaves, drought/lower average rainfall and seasonal temperature changes.	Adverse impacts on native coastal and marine biodiversity, native freshwater biodiversity, surface water quantity and quality (rivers, streams, and lakes), marine, estuarine, and harbour water quality and health.
Increased sediment load with increased erosion.	Adverse impacts on surface water quantity and quality (rivers, streams, and lakes).
Drought.	Adverse impacts on dunes, intertidal zone (including rocky shores), coastal wetlands and groundwater. Risk to groundwater - quantity and quality.
Warmer air and water temperatures, fewer frosts, changes to seasonal patterns in temperature and rainfall, more frequent and intense drought.	Pest species may flourish, dislodging native species on stressed ecosystems. Increases in or changes to toxic algal bloom in freshwater ecosystems.
Lower average rainfall, more frequent drought.	Change of geophysical conditions of the land and the fertility of soils.
Increased tsunami risk.	Adverse impacts on all elements of the natural environment.

Built Environment Domain: Akaroa	
Drought/lower average rainfall, higher temperatures, and increased erosion/sedimentation.	Adverse impacts on water supply as Akaroa has surface water supply. Increased demand with high temperatures, likely to coincide with drought/low supply availability. Groundwater bores at major risk from higher temperatures, drought. The exact timing of this is uncertain, but it is likely that this will be an issue experienced by 2045 at latest and worsening from then.
Wildfire hazard.	Adverse impacts on buildings, and communities, cemeteries, parks and reserves, and infrastructure such as three waters, telecoms, gas and power transmission: cascade to water security. Especially high risk during dry/drought conditions with high winds and high temperatures.
Coastal flooding due to sea level rise, more frequent storm surges reaching further inland.	Adverse impacts on buildings, especially the commercial area and some public and residential properties, petroleum infrastructure, parks and reserves and possibly closed landfills. Also roads/access, coastal barriers and sea walls, stormwater and flood management infrastructure (including increased sediment in stormwater systems reducing capacity). Parts of Akaroa that lie close to sea level will become subject to flooding in every spring tide, then, with time twice daily, and eventually will be constantly underwater. Higher parts of coastal suburbs will be subject to more frequent flooding when storm surge pushes sea water ashore.
Sea level rise and coastal hazards.	Adverse impacts on Akaroa port and other marine facilities.
High winds.	Adverse impacts on Akaroa port and other marine facilities. Adverse impacts on buildings, parks and reserves, electricity transmission and telecoms.
Increased landslide and erosion (including tunnel gully erosion).	Adverse impacts on buildings, three waters infrastructure, roads, power and telecoms infrastructure, parks, reserves and cemeteries due to extreme rainfall events and high winds. Extra erosion also increases sediment in water supply, increasing turbidity and inhibiting treatment of potable water.
Hail.	Adverse impacts on buildings and vehicles.
Extreme rainfall events, pluvial (surface/flash) flooding.	Adverse impacts on buildings and communities, parks and reserves, cemeteries, roads and bridges, stormwater infrastructure, power transmission.
Rising groundwater.	Adverse impacts on buildings, roads and bridges, parks, reserves and cemeteries, wastewater, stormwater, closed landfills.
Coastal erosion and/or sedimentation.	Adverse impacts on coastal barriers seawalls, roads and bridges, access, stormwater infrastructure.
Saltwater intrusion.	Adverse impacts on parks and reserves, in-ground infrastructure, stormwater management.
Higher temperatures and seasonal changes in temperature and rainfall patterns.	Adverse impacts on parks and reserves.
Increased tsunami risk.	All elements of the built environment.

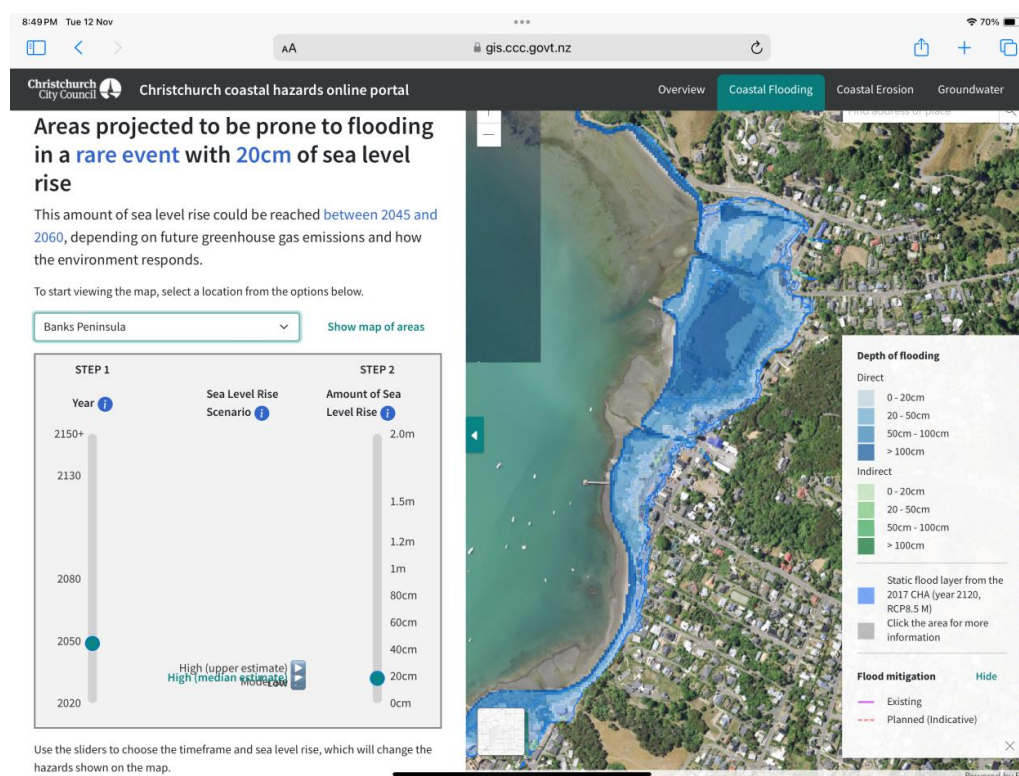
Akaroa Township Short Term Hazard

Low-lying land within 80m of the shore near the main wharf and 50 - 200m of shore near the sports field is prone to coastal flooding from the sea in an occasional event ('10-year'). Groundwater could sometimes rise close to the surface.

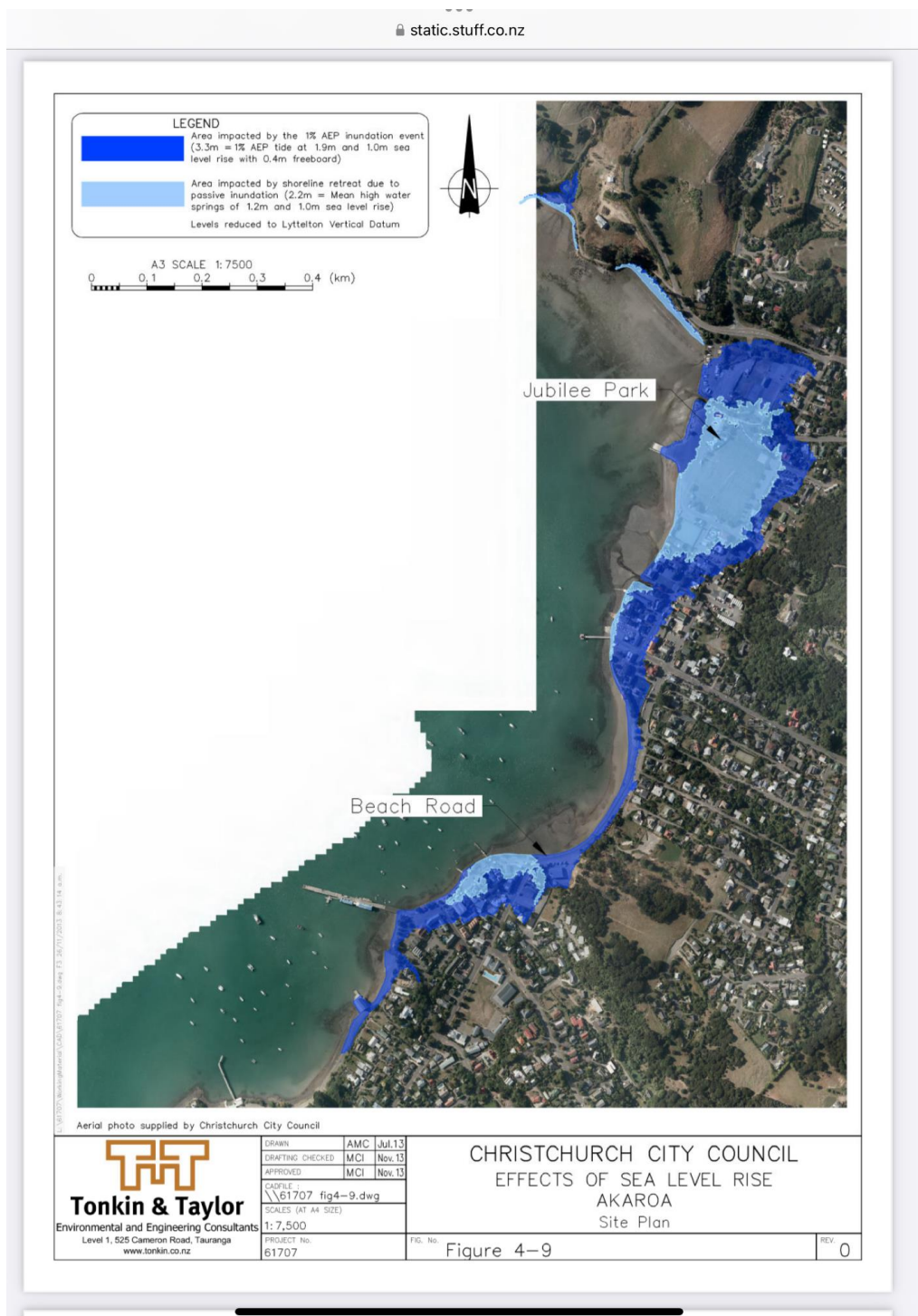
Long Term Hazard

Flooding could affect a slightly larger area (by about 20 - 50m), become deeper and happen more often, eventually becoming a frequent ('1-year') event. Groundwater could sometimes rise close or up to the surface. About 5 - 10m width of shoreline could be prone to erosion if coastal protection structures were to fail (or more if the damaged structure was not promptly repaired). <https://gis.ccc.govt.nz/hazard-viewer/>

The following map is from the Council 2050 prediction (source: <https://gis.ccc.govt.nz/hazard-viewer/coastal-flooding>).



The following map is from Report: Effects of Sea Level Rise for Christchurch City by Tonkin and Taylor 2013 (Source: <https://static.stuff.co.nz/files/tonkin-taylor.pdf>).



11. Akaroa Recreation Ground - Akaroa Playcentre New Lease

Reference Te Tohutoro: 25/245789

Responsible Officer(s) Te Pou Matua: Lisa Barwood, Leasing Consultant

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the approval of the Te Pātaka o Rākaihautū Banks Peninsula Community Board to grant a new lease for Te Whānau Tupu Ngātahi O Aotearoa - Playcentre Aotearoa Akaroa branch at the Akaroa Sports Pavilion located at the Akaroa Recreation Grounds.
- 1.2 The Community Board on 10 June 2024 approved the reclassification of part of the Akaroa Recreation Ground to Local Purpose (Community Building) Reserve foreshadowing a lease for Te Whānau Tupu Ngātahi O Aotearoa - Playcentre Aotearoa Akaroa; this process has been completed.
- 1.3 The report is staff generated to address the issue of the Te Whānau Tupu Ngātahi O Aotearoa - Playcentre Aotearoa Akaroa known as 'Akaroa Playcentre' having a sublease that is rolling over with a community organisation that is no longer registered or operating.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information in the Akaroa Recreation Ground - Akaroa Playcentre New Lease Report.
2. Grant a lease to Te Whānau Tupu Ngātahi O Aotearoa - Playcentre Aotearoa Akaroa branch pursuant to section 61(2A) of the Reserves Act 1977, for a lease period of thirty-three years less a day, including renewals for an area approximately 532 square meters of land and approximately 75 square meters of the Akaroa Sports Pavilion being part of Akaroa Recreation Ground described as Lot 1 Deposited Plan 79110.
3. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
4. Delegates authority to the Manager Property Consultancy to do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including but not limited to finalising the lease negotiations including the setting of the annual rental.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Akaroa Playcentre has been a vital part of the community since its establishment in 1946. In 1993, the Playcentre relocated to the Akaroa Sports Pavilion, contributing \$67,250 towards its construction and an additional \$20,000 to develop the playground.
- 3.2 Initially, Akaroa Playcentre operated under a sublease agreement with The Akaroa Sports Complex Incorporated. However, following the dissolution of the Sports Complex in 1999,

ownership and management of the facility was transferred to the Banks Peninsula Council. The Christchurch City Council has continued to roll over the Playcentre's lease, maintaining its occupancy.

- 3.3 To ensure long-term stability and security for Akaroa Playcentre, staff are seeking to formalize the existing lease arrangement. Establishing a formal lease agreement will provide clarity and certainty, allowing the Playcentre to continue serving the community effectively.

4. Background/Context Te Horopaki

- 4.1 Akaroa Playcentre has been an integral part of the Akaroa community since 1946. In 1993, the Playcentre contributed funding towards the construction of the Akaroa Sports Pavilion and subsequently entered into a sublease agreement with The Akaroa Sports Complex Incorporated. This arrangement allowed the Playcentre to operate within the park under the **Reserves Act 1977**, with the land designated as a **recreation reserve** under a head lease granted by the Banks Peninsula District Council in 1995.
- 4.2 Following the dissolution of The Akaroa Sports Complex Incorporated, ownership of the building was transferred to the Banks Peninsula District Council. Since the expiration of the Playcentre's sublease in 2014, the lease has been renewed on a rolling basis.
- 4.3 The **Akaroa Domain**, where the Playcentre is located, also accommodates other recreational facilities, including the **Akaroa Croquet Club** and a **mini-golf course**. Additionally, lease negotiations are currently underway with **Banks Peninsula Sports and Recreation Incorporated** for part of another building on the domain.
- 4.4 Akaroa Playcentre has exclusive access to approximately **120 square meters** within the building, which is used for equipment storage and operations. The Playcentre currently operates **two days per week**, during which they utilize the entire building. On non-session days, the building is available for public hire, excluding the Playcentre's secured storage area and designated outdoor space.
- 4.5 The Playcentre also maintains a **dedicated outdoor area of approximately 532 square meters**, which they have fully funded and maintained. This includes fencing, gardening, equipment, and storage sheds. The proposed lease agreement will formalize the Playcentre's **exclusive use of Areas A and B**, as outlined in the plan below.



- 4.6 A new lease could not be granted until a reclassification of part of the reserve was completed. This process was finalized in 2024, allowing the Council to proceed with granting a new lease for Akaroa Playcentre. The reclassified area is highlighted in yellow on the map below, ensuring compliance with regulatory requirements and securing long-term tenure for the Playcentre.



- 4.7 The annual rent will be set in accordance with the Council's policy for setting rentals to community and sports groups. The annual rent will be set at \$211 plus GST per annum, with three yearly rent reviews to be set in accordance with the Council's policy for setting rents to community and not-for-profit groups.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.8 The following reasonably practicable options were considered and are assessed in this report:

4.8.1 To deal unilaterally and grant a lease to Playcentre for the area they occupy.

4.8.2 To advertise and run an expression of interest for all local groups to see who else would like to lease the area.

4.9 The following options were considered but ruled out:

4.9.1 Relocating the Playcentre (a charitable trust) to an alternative site. This is impractical and a costly option with limited suitable facilities available in the area.

Options Descriptions Ngā Kōwhiringa

4.10 **Preferred Option:** to deal unilaterally and grant a lease to playcentre for the area they occupy.

4.10.1 **Option Description:** This option involves granting a formal lease agreement to Playcentre for the specific area they currently occupy. The lease would provide long-term security of tenure, allowing Playcentre to continue delivering early childhood education and community services. The terms of the lease would be negotiated to align with council policies and community expectations

4.10.2 Option Advantages

- Ensures Playcentre has stability and security to continue operations.
- Supports early childhood education and community engagement.
- Recognizes the long-standing presence and contribution of Playcentre to the community and building of the facility.

4.10.3 Option Disadvantages

- Limits opportunities for alternative community groups to access the space when playcentre is in session.
- Could be perceived as lacking transparency if no wider consultation is undertaken.

4.11 To advertise and run an expression of interest for all local groups to see who else would like to lease the area.

4.11.1 **Option Description:** This option involves publicly advertising the availability of the site and running an Expression of Interest (EOI) process. Local community groups, including Playcentre and other interested organizations, would be invited to submit proposals for leasing the area. The selection process would be based on criteria such as community benefit, financial viability, and alignment with council priorities.

4.11.2 Option Advantages

- Ensures a fair and transparent process by allowing multiple community groups to express interest.
- Provides an opportunity to identify the best use of the space based on community needs.
- Encourages broader community engagement and participation.

4.11.3 Option Disadvantages

- Could create uncertainty for Playcentre and disrupt their operations if they are not selected.
- Involves additional administrative time and costs to run the EOI process.
- May lead to disputes or dissatisfaction among applicants who are not successful.

Analysis Criteria Ngā Paearu Wetekina

4.12 Community Benefit

- Playcentre provides a well-established, trusted service benefiting young children and families in the community.
- Playcentre's cooperative model encourages parental engagement, strengthening social bonds and community participation.
- Compared to some private providers, Playcentre offers an affordable early childhood education option, increasing accessibility for families from diverse economic backgrounds.

4.13 Playcentres Financial Contribution to the Facility

- Playcentre has financially contributed to the construction or development of the facility, so granting them a lease acknowledges and respects their investment.
- Playcentre's financial contribution means the facility was partly built through community investment, reinforcing local ownership and involvement.
- Encourages future community partnerships in public infrastructure development.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 - EOI	
Cost to Implement	Staff time absorbed in operating budgets	Advertising in the local papers and EOI documents to be created – approximately \$500	
Maintenance/Ongoing Costs	No change	No change	
Funding Source	Not applicable	Parks Unit budget	
Funding Availability	Not applicable	Parks planning operational budget	
Impact on Rates	No impact	n/a	

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 The risk in granting a lease to Akaroa Playcentre is that they may discontinue their activities due to membership or funding from their parent organisation. The lease would need to be terminated and the space would be advertised for lease to other community groups. Additionally, the building remains available for bookings by other groups, ensuring continued use of the facility. If no other community group expresses interest in leasing the area, bookings could be expanded to encompass the entire site, maximizing its utilization.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:
- 6.2.1 Community Boards have the delegated authority (Part D – Sub Part 1) to grant leases of local purpose reserves in accordance with this section.
- 6.3 Other Legal Implications:
- 6.3.1 The legal consideration is the terms and conditions of the lease between the Council and the Tenant.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.4 The required decision:
- 6.4.1 Align with the [Christchurch City Council's Strategic Framework](#). A collaborative confident city – residents have an opportunity to participate in community life.
- 6.4.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the number of people affected and the use of the local purpose community reserve is in keeping with that purpose.
- 6.4.3 Is consistent with Council's Plans and Policies.
- 6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.6 Parks, Heritage and Coastal Environment
- 6.6.1 Activity: Parks and Foreshore
- Level of Service: 6.8.5 Resident satisfaction with the overall availability of recreation facilities within the City's parks and foreshore network - >= 70%
- 6.7 Communities & Citizens
- 6.7.1 Activity: Community Development and Facilities
- Level of Service: 2.0.1.1 Provide a sustainable network of community facilities to empower resilient, active, and connected communities owning their own future - 78 - 82 Facilities

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.8 A public notice identifying the land to be reclassified did not receive any submissions for or against; the reclassification allows the building to be better utilised as it will allow other groups to use the facility that may not have been able to under the Reserves Act 1977.
- 6.9 The decision affects the following wards/Community Board areas:
- 6.9.1 Te Pātaka o Rākaihautū Banks Peninsula Community Board.
- 6.10 The Community Board approved the change in classification and were made aware that a report would be forthcoming seeking their approval to grant a lease for the Akaroa Playcentre.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.11 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.12 The decision is not a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.



- 6.13 MKT were approached when reclassifying the reserve and at that point they had no issues with the reclassifying to allow Playcentre to enter a lease. MKT advised they didn’t require further engagement on the matter.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.15 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.16 There will be no change to the general use of the facilities and the reserve.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Preparation and execution of the lease documentation.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Lisa Barwood - Leasing Consultant
Approved By	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Kelly Hansen - Manager Parks Planning & Asset Management Rupert Bool - Acting Head of Parks

12. Te Oka Reserve - Pine plantation conversion to native forest

Reference Te Tohutoro: 25/74231

Responsible Officer(s) Te Pou Matua: Alison Evans

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek the Community Board's approval for the transition of a pine plantation on Te Oka Reserve to native forest.
- 1.2 The report follows an assessment of the pine forests by Regional Parks rangers and researchers from Manaaki Whenua Landcare Research into the merits of developing a restoration plan and research project to transition the pine plantation to native forest.
- 1.3 The block of pines is approximately 13ha in size and has not been maintained for production purposes.
- 1.4 The block of pines was also excluded from the Emissions Trading Scheme when Te Oka was registered in late 2022.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receive the information regarding the rationale for transitioning a pine plantation on Te Oka Reserve to native forest in the form of a proposal.
2. Approve the recommendation to adopt Option One of the report to use passive restoration to transition the plantation to native forest.

3. Background/Context Te Horopaki

- 3.1 Christchurch City Council (CCC) manages Te Oka Reserve Reserve on the Banks Peninsula. The reserve supports a small (13 ha) stand of *Pinus radiata* which were present when the land was purchased by CCC.
- 3.2 This legacy forest is unmanaged (the trees haven't been pruned or thinned) and have minimal commercial value. The forest is not part of the Emissions Trading Scheme and is not being used to offset CCC's carbon footprint.
- 3.3 The trees are now reaching an age where their future management will become challenging. As they continue to age they will become more susceptible to windthrow events and also pose an increased fire risk to the area.
- 3.4 The forest is also a seed source for wilding pines which given their proximity to the nearby naturally regenerating native forest is a particular concern.

- 3.5 It is CCC's view that these exotic trees would provide more benefits to the reserve as a whole if they were gradually transitioned to native forest that support biodiversity and contribute to the resilience of the wider landscape.



Image shows the extent of Te Oka reserve (purple outline) and the location of the Pine block (red outline)

- 3.6 Options that consider the ecological, social and a te ao Māori values are outlined below (Section 4).

4. Considerations Ngā Whai Whakaaro

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.1 Option One: Passive tree establishment (preferred option).

This technique involves gradual removal of the pine forest canopy allowing passive regeneration of native trees. Small groups of pine trees are gradually treated with herbicide using a proven drilling and filling technique which kills the pine trees in situ.

Advantages:

- cost-effective as no requirement to remediate land or replant
- reduced weed invasion
- rapid rates of native tree regeneration
- natural succession patterns which improve long-term ecological benefits

- low visual impact
- allows research opportunities to study the benefits of this technique for other plantations around Aotearoa New Zealand.
- reflects the management of pine plantations being undertaken by other councils
- no disturbance to soil, so less erosion and run off into waterways
- gradual decay of trees providing habitat for native birds, insects and fungi
- minimal added fire risk as understory is replaced by native trees
- likely to meet the aspirations of mana whenua and the community

Disadvantages:

- it is a gradual process meaning some residual pine trees will remain for 10 years and continue to provide seed source for wilding pines
- residual trees can become vulnerable to windthrow

4.2 Option Two: Clear-felling

Advantages:

- tree extraction is completed quickly
- potential for some financial return

Disadvantages:

- site remediation will be required following timber extraction
- compaction of soil and damage to the adjacent native biodiversity
- requires development of tracks and a skid site to process timber
- may require consents as it is adjacent to a Site of Ecological Significance.
- risk of sediment run-off into catchment and neighbouring Rūnanga land
- costly replanting required following tree removal
- intensive weed control will be required following tree removal for 10 years
- visually high impact
- social considerations regarding negative connotations with pine tree harvesting
- potential for economic loss

4.3 Option Three: Do nothing

Advantages:

- cost-effective as no requirement to remediate land or input from CCC staff

Disadvantages:

- ongoing fire risk
- risk of damage to perimeter fencing as trees get older and fall over uncontrolled
- ongoing visual considerations in the landscape

- the pine plantation will continue to act as a seed source for wilding pines
- the pine plantation does not contribute to the native ecology
- the pine plantation will continue to deteriorate causing structural damage and make it dangerous to access for weed and animal pest control

4.4 After considering the advice of scientists from Manaaki Whenua Landcare Research, internal expertise (Dr Alison Evans and Nicholas Head) and the advice of independent consultant Dr Adam Forbes, the preference of CCC is to implement Option One – passive tree establishment.

5. Financial Implications Ngā Hīraunga Rauemi

	Recommended Option	Costs
Cost to Implement	Option One	
Maintenance/Ongoing Costs	Botanical Survey Drill and filling of pine trees Insect survey and identification Bird survey Animal and plant pest control	\$12,000 \$8000 \$3000 (to be done in house by CCC rangers) (to be done in house by CCC rangers)
Funding Source	Capex/Opex and CCC ranger staff	Parks Operational
Funding Availability	Existing capex – Ecological Recovery Fund & Habitat and Restoration fund.	Parks

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There are no significant risks associated with this decision.
- 6.2 There are minor risks such as public opposition to using herbicide to ‘drill and fill’ trees but these are likely to be outweighed by the alternative control techniques such as widespread aerial application of herbicide or clear-felling.
- 6.3 The successful outcome is complimentary to the aspirations of Wairewa Rūnanga to ‘recloak’ the land in the southern bays.

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.4 The decision affects the following wards/Community Board areas:
Te Pātaka o Rākaihautū Banks Peninsula Community Board.


Impact on Mana Whenua Ngā Whai Take Mana Whenua

The options do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact mana whenua, their culture, and traditions. The successful outcome is complimentary to the



aspirations of Wairewa Rūnanga who are currently managing the neighbouring farm (Te Kete o Wairewa) and have an extensive native tree planting program underway.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Pine forest transition proposal.docx	25/98287	118

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
https://shape.nelson.govt.nz/long-term-plan-2024-2034/key-issue-councils-forestry-approach Orion and mana whenua team up The Orion Group

Signatories Ngā Kaiwaitohu

Author	Alison Evans - Team Leader Regional Parks
Approved By	Toby Chapman - Manager Urban Forest Paul Devlin - Manager Regional Parks Rupert Bool - Acting Head of Parks

Transitional management of a Christchurch City Council pine forest plantation on Banks Peninsula.

25th January, 2025.

Prepared by: Alison Evans (CCC – Regional Parks).

1. Executive Summary

Christchurch City Council (CCC) manages Te Oka Reserve on Banks Peninsula which includes a small stand of *Pinus radiata*. These trees are unmanaged (not pruned or thinned) and have little commercial value. Both forests are situated at the head of water catchments and now pose a significant future management issue due to stochastic disturbance from climate change such as windthrow and land slips as well as being a source of wilding pine seedlings into the surrounding landscape. CCC's view is that this exotic forest would provide more benefits to the reserve as a whole if it was transitioned to native forest that could support biodiversity and contribute to the resilience of the wider landscape. Expanding the extent of permanent native forest on CCC reserves on Banks Peninsula meets the aims of the governments Climate Change Commission as well as the objectives of the Wairewa Rūnanga who share aspirations to recloak the land with native tree species. Management recommendations required to implement this proposal and support ecological, social and a te ao Māori values are outlined in this report.

2. Background

Te Oka Reserve is the largest CCC reserve (903ha) on Banks Peninsula and is located in the Southern Bays. Te Oka Reserve supports a mature stand of pine trees (13 hectares) situated at the top of the Te Kāio/Tumbledown Bay catchment. Within its central core is a significant native forest remnant. The pine trees have not been managed for production and are not considered to be of commercial value. Despite areas of the Te Oka Reserve currently being part of the Emissions Trading Scheme, the pine plantation is presently excluded from the scheme.

Transitioning pine plantations to native forest is gaining interest around Aotearoa New Zealand but is considered desirable because it improves environmental outcomes, provides habitat for native biodiversity, meets the expectations and aspirations of mana whenua giving effect to CCC's policy that considers te ao Māori, reduces fire risk and the deleterious effects of treefall, reduces the invasion of wilding pines into the surrounding landscape and in the long term it will improve visitor safety and public benefit.

The Te Oka Reserve is located adjacent to Te Kāio farm which belongs to the Wairewa Rūnanga. Recently, the Wairewa Rūnanga (Te Kete o Wairewa) partnered with the Orion group to recloak the farm in native trees. The aspiration of the rūnanga is to heal and restore the whenua, flora and fauna in the southern bays. The vision of the Ngāi Tahu Iwi as a whole, is to see the land recover and to have a place where the next generation enjoy a closer relationship with whenua. It has been important to consider management of the Te Oka Reserve through a mātauranga lens and share principles that work towards reducing carbon emissions.

As part of Aotearoa New Zealand's climate action, it is a requirement under the Emissions Trading Scheme (ETS) to meet specific criteria when removing trees from the landscape (see Appendix One). Even if the pine plantations are not part of the ETS, removing trees is considered deforestation and any pine plantations that were planted prior to 1990 are required to be replanted either with natives or exotic trees. Otherwise, the landowner requires an exemption or is liable for ETS penalties. An exemption can be obtained if there is sufficient natural regeneration after four years and the forest cover meets certain criteria after 10yrs and 20 yrs. Therefore, it is a requirement to assess and monitor the level of regeneration of native trees following any removal of trees planted prior to 1990.

The transitioning of the pine plantation to native forest offers an opportunity to study and document the ecological changes over time (see research proposal Appendix Two). Forest ecologists from Manaaki Whenua Landcare Research (Dr Duane Peltzer, Dr Rowan Sprague, Dr Sarah Richardson, Dr Alex Fergus and Dr Robyn Simcock) and University of Canterbury (Dr Frank Ashwood and Dr Sarah Wyse) have visited and/or provided advice on the most appropriate research.

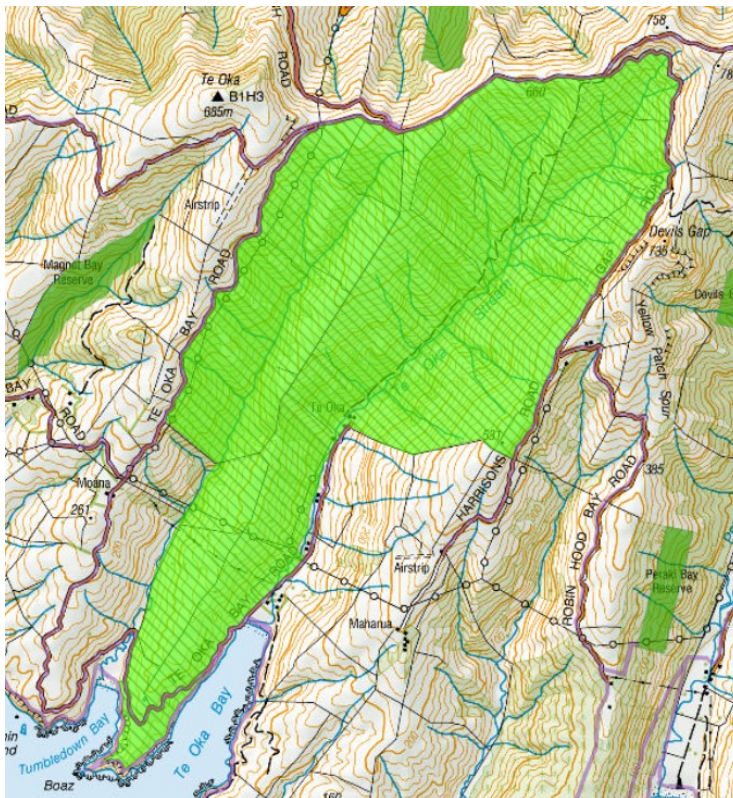


Figure One: Te Oka Reserve, Banks Peninsula.



Figure Two: Te Oka Reserve pine plantation which surrounds a native forest remnant.

3. Management options for pine tree removal.

Options for pine tree removal that could be considered include: passive tree establishment by gradual removal of small groups of trees via drilling and filling (poisoning trees with herbicide), aerial herbicide control, ground based clear-felling. The final management option which has been discounted is “do nothing”.

Passive tree establishment (preferred option).

Passive tree establishment via gradual canopy removal can be achieved by drilling and filling small groups of trees with herbicide. This technique has received considerable support as a method of transitioning stands of *Pinus radiata* to native forest in Aotearoa New Zealand (ANZ). To some extent, this technique mimics what happens naturally in native forest when small scale disturbance occurs and seedlings establish in light wells created by the dead trees. This is often termed gap-phase regeneration (Lusk and Ogden, 1992). The advantage with this methodology is that it doesn't require site remediation, there is little disturbance, minimal weed invasion and little intervention in terms of costly supplementary planting of native trees (estimated to be between \$70,000 and \$90,000 per ha). Ecologically, the successional processes follow a more natural pattern of progression which assists regeneration and the establishment of native trees. Dead standing pine trees attract birds which perch on them and disperse native seed onto the forest floor below resulting in self-sown trees. Moreover, there is less chance of soil erosion as native trees quickly take advantage of the increase in light and resources in the gaps created by the dead pine trees. The visual impact of this methodology is low to medium but results in a patchwork of dead pine trees replaced by native trees over time.

Aerial herbicide control

Aerial spraying is an efficient means of applying herbicide to large areas and has been used extensively on wilding pines in the South Island. It can take about 3-5 years for mature trees to die (depending on climatic conditions) and during this time, they are a considerable hazard both in terms of fire risk and safety in high use public areas. Although an effective means of controlling unwanted trees, the visual impact from using this methodology is high and the social implications of spraying large quantities of herbicide may not be socially acceptable.

Clear-Felling

Clear-felling involves manual, ground-based harvesting of trees. This is considered to be the standard commercial method of tree removal and costs can vary considerably depending on access, site topography for log recovery, consents required for earthmoving and creation of skid sites and returns are dependent on timber grade and the distance to the nearest port or processing plant. The ground compaction/disturbance and soil erosion resulting from this method of harvest is considerable and remediation of the sites would be required. Weed invasion and regeneration of wilding pines following this method of tree extraction is known to be high and ongoing weed control together with a planting program would be required to establish native trees. There are new regulations in place to limit slash being washed into watersheds but given that both stands of trees are at the head of water catchments, the mitigation would need to be extensive. The visual impact from this method of operation would be high.

4. Management Recommendations

It is recommended that to prevent deleterious effects following pine tree removal and to encourage natural regeneration, that CCC adopt passive tree establishment. Passive tree establishment through natural regeneration in legacy pine forests is gaining momentum in ANZ due to the increasing number of pine forests with limited commercial value, additional environmental protection regulations, community interest in long-term desired land use that includes native forest restoration, perceived fire risk associated with pine forests, threats of wilding pine invasions and the potential for gaining carbon credits from native forests. In light of this, transitioning of the two legacy pine plantations on the CCC reserves using passive regeneration is considered to be the best approach and an important long-term goal.

This technique has been trialled by CCC at Misty Peaks Reserve on a small stand of Douglas-fir as well as elsewhere in ANZ. For example, Nelson City Council have made a commitment in their long-term plan to transition pine plantations managed by them to native forest as part of a long-term strategy to reduce the impacts of climate change and enhance biodiversity (see <https://shape.nelson.govt.nz/long-term-plan-2024-2034/key-issue-councils-forestry-approach>).

Once treated with herbicide the trees decay, gradually disintegrating and the resulting coarse woody debris provides habitat for insects and fungi. Native regeneration under drilled and filled trees can be prolific and without soil disturbance or compaction, there are limited opportunities for weeds to germinate and outcompete native seedlings. It is anticipated that there will be short-term changes to the botanical composition and invertebrate fauna below drilled and filled trees in the pine forests and these will reflect the composition in nearby native forest fragments. Monitoring (at predetermined waypoints) prior to drilling and filling trees is recommended to get robust baseline data. This should be followed by adaptive monitoring at three year intervals to better understand changes under the pine stands and the changes in biodiversity as it transitions to native dominated tree species.

Natural regeneration in transitioning forests is likely to be dependent on factors such as the proximity of nearby native forest fragments, historical land management prior to the pine plantation being established and appropriate management following pine forest removal to enhance biodiversity recovery. Monitoring changes to the structure of the pine forest and quantifying the extent of regenerating native forest as the forests are transitioned is an important component of the ongoing management. A long-term strategic plan is required to ensure that the regeneration complies with regulations relating to deforestation and is appropriate for the landscape. Encouraging native regeneration is significantly cheaper and more cost effective than actively planting native trees and it allows natural succession patterns that sustain vital ecosystem processes such as pollination, soil processes and carbon sequestration (Forbes *et al.*, 2023). These cannot be easily replicated by planting trees. In addition, naturally regenerating forests show much greater resilience to disease and stochastic disturbance because they are adapted to local conditions (Jactel *et al.* 2017). Expanding native forest cover will help protect existing forest remnants from further fragmentation and help provide security for local biodiversity.

In terms of ongoing management of both reserves, animal pests that are likely to browse regenerating native seedlings will need to be prioritised. Presently, there are no feral goats or feral pigs on either of the reserves, However, there are a significant number of feral deer on Banks

Peninsula and they are likely to have a negative impact on restoration efforts. Possums are another animal pest likely to browse on native seedlings. There is ongoing possum, ungulate and small mammal control at Te Oka Reserve.

5. Actions:

- Consultation with Wairewa Rūnanga and the BP Community Board.
- Engagement with CCC ecologists and an independent contractor to refine methodology.
- Engagement with independent botanist to undertake botanical surveys in 20 x 20m plots.
- Engagement with contractor to undertake 'drilling and filling' of pine trees.
- Complete invertebrate survey (in house) and engage taxonomist to assist with ID.
- Complete slow walk transects and/or 5 minute bird counts to survey birds.
- Review and collation of data collected for later comparison.
- Report to Rūnanga and Community Board on progress or changes to methodologies.

6. Milestones:

March 2025 - undertake consultation with Community Board.

May 2025 – finalisation of methodology and research proposals.

June 2025 - complete botanical surveys at all waypoints.

November 2025 – complete invertebrate and bird surveys.

March 2026 – undertake initial 'drill and fill' of pine trees.

March 2029 – repeat botanical, invertebrate and avifauna diversity assessments.

APPENDIX ONE:

KEY POINTS PROVIDED BY CCC LEGAL ADVISOR – SOPHIE MEARES (CCC) 25TH OCTOBER, 2024.

If one or both of the pine plantations managed by CCC (in Te Oka Reserve or Misty Peaks Reserve) are pre 1990 plantations (planted prior to 1990) then CCC must comply with the ETS regulations which require replanting and/or reforestation.

The key point will be ensuring that CCC either comply with the exemptions, or that CCC transition the plantation in such a manner that we do not meet the definition of deforestation in the ETS (see below or view definitions on <https://www.mpi.govt.nz/forestry/forestry-in-the-emissions-trading-scheme/deforesting-and-the-ets/how-the-ets-defines-deforestation/>).

Deforestation

In order to avoid being classified as deforesting the land (which would lead to ETS liability)

- 4 years after **clearing**, one of the following should apply:
 - the hectare has at least 500 stems of exotic forest species growing;
 - the hectare has been replanted with at least 100 stems of willows or poplars in a manner consistent with managing soil erosion (if soil erosion risk is at least moderate);
 - the hectare has predominantly **indigenous forest species** growing in a manner in which the hectare is likely to be **forest land** 10 years after the hectare was cleared; or
- 10 years after clearing,—
 - predominantly exotic forest species are growing, but that hectare does not have tree crown cover of more than 30% from trees that have reached 5 metres in height; or
 - predominantly indigenous forest species are growing, but that hectare is not forest land; or
- 20 years after clearing, predominantly indigenous forest species are growing, but that hectare does not have tree crown cover of more than 30% from trees that have reached 5 metres in height.

“**Clearing**” is defined as “felling, harvesting, burning, removing by mechanical means, spraying with a herbicide intended to kill the tree, or undertaking any other form of human activity that kills the tree”.

“**Indigenous forest species**” are defined as:

- a tree species capable of reaching at least 5 metres in height at maturity in the place where it is located, but does not include tree species grown or managed primarily for the production of fruit or nut crops; and
- that occurs naturally in New Zealand or has arrived in New Zealand without human assistance

“Forest land” is defined as:

- (a) an area of land of at least 1 hectare that has, or is likely to have, tree crown cover from forest species of more than 30% in each hectare; and
- (b) includes an area of land that temporarily does not meet the requirements specified in paragraph (a) because of human intervention or natural causes but that is likely to revert to land that meets the requirements specified in paragraph (a); but
- (c) does not include—
 - (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 metres; or
 - (ii) an area of land where the forest species have, or are likely to have, a tree crown cover of an average width of less than 30 metres, unless the area is contiguous with land that meets the requirements specified in paragraph (a) or (b)

Tree weeds exemption

If CCC doesn’t meet the above (i.e., if we can’t say that we are not deforesting the land), we will need an exemption. We will need to be able to show that the exotic trees are “tree weeds” as defined in the Act:

tree weed means a forest species that is defined or designated as—

- (a) a pest in a pest management strategy under the [Biosecurity Act 1993](#); or
- (b) a tree weed in regulations made under this Act

Tree weeds under the regulations are defined as the following species: [Climate Change \(Forestry\) Regulations 2022 \(SL 2022/266\) \(as at 28 June 2024\) Schedule 5 Forest species that are tree weeds – New Zealand Legislation](#)

APPENDIX TWO:

Research Proposal: A study to assess the change in forest composition and biodiversity during regeneration of native forest.

Introduction:

Passive tree establishment has been undertaken at a number of locations around Aotearoa New Zealand (ANZ) and involves transitioning stands of exotic trees such as *Pinus radiata* to native forest. It is a relatively new area of study as the time-frames involved in studying forest changes is long and until recently the incentives to undertake transitional studies has been lacking. Hugh Wilson has successfully transitioned farmland dominated by gorse into regenerating forest on Banks Peninsula and this remains one of the best local examples of how quickly native regeneration can occur (Wilson, 1994). However, examples of pine forest conversions are in their infant stages. The advantage with passive tree establishment is that it is more sensitive to the site and requires less intervention in terms of planting and remediation. In addition, the visual impact of this methodology is lower and there is less standing dead wood reducing fire risk. Encouraging natural native regeneration is significantly cheaper and more cost effective than actively planting native trees (Forbes *et al.*, 2023) and it is likely that natural succession patterns will occur that sustain vital ecosystem processes such as pollination, soil processes and carbon sequestration. Native regeneration under drilled and filled trees can be prolific and opportunities for weed establishment is reduced without soil disturbance, because there are less opportunities for weeds to germinate and outcompete native seedlings (Forbes, 2021). However, the opportunities for weed establishment will vary depending on the number of pine trees treated with herbicide (gap width). In addition, naturally regenerating forests show much greater resilience to disease and stochastic disturbance because they are adapted to local conditions (Jactel *et al.* 2017). Expanding native forest cover will help protect existing forest remnants from further fragmentation and help provide security for local biodiversity.

It is recommended that to prevent deleterious effects following pine tree removal and to encourage natural regeneration, that CCC adopt passive tree establishment to transition the pine plantation to native forest. Passive tree establishment through natural regeneration in legacy pine forests is gaining momentum in ANZ due to the increasing number of pine forests with limited commercial value, the financial cost of additional environmental protection regulations, community interest in long-term desired land use that includes native forest restoration, perceived fire risk associated with pine forests, threats of wilding pine invasions and the potential for gaining carbon credits from native forests (Forbes, 2021; Forbes *et al.*, 2023).

Using herbicide to 'drill and fill' plantation trees has been trialled at Misty Peaks Reserve, on a small stand of Douglas-fir with success. The dead standing trees provide roosting sites for birds who excrete seeds onto the forest floor and this, together with the increase in light, can result in surprisingly rapid regeneration. As the trees decay, they gradually disintegrate and the resulting coarse woody debris provides habitat for insects and fungi. Natural regeneration in transitioning forests is likely to be dependent on factors such as the proximity of nearby native forest fragments, climate, historical land management prior to the pine plantation being established and appropriate management following pine forest removal to enhance biodiversity recovery (Forbes, 2021). It is

anticipated that there will be short-term changes to the botanical composition and invertebrate fauna below drilled and filled trees in pine forests and that the plant regeneration will reflect the composition in nearby native forest fragments.

In this study, monitoring (at predetermined waypoints) of floristic composition (using 20 x 20m recce plots), invertebrate diversity and bird occupancy prior to tree removal will be completed to get baseline data prior to intervention. This will be followed by monitoring at three yearly intervals to better understand changes under the pine stands and the rate of revegetation. Optimal gap size (number of trees removed) will also be investigated but is likely to vary depending on aspect, slope and site conditions but understanding the significance of microsite conditions is considered important. Monitoring changes to the structure of the pine forest and quantifying the extent of regenerating native forest as the forests are transitioned, is an important component of the ongoing management. A long-term strategic plan supported by regular monitoring is required to ensure that the regeneration complies with regulations relating to deforestation and is appropriate for the landscape.

In terms of ongoing management of both reserves, removal of animal pests that are likely to browse regenerating native seedlings will need to be prioritised (Holland *et al*, 2013; Ramsey *et al*, 2018; Forbes 2021). Presently, there are no feral goats or feral pigs on either of the reserves. However, there are a significant number of feral deer on Banks Peninsula and they are likely to have a negative impact on restoration efforts. Possums are another animal pest likely to browse on native seedlings. There is ongoing possum control at Te Oka Reserve and Misty Peaks reserve is undergoing a possum elimination program at present.

Aims and Objectives:

1. To examine the recovery of native forest flora and fauna following gradual removal of exotic conifers using drilling and filling in Te Oka Reserve and following this in Misty Peaks Reserves on Banks Peninsula.
2. To assess the optimal number of trees (gap size) for native forest regeneration and determine whether the botanical composition reflects the adjacent native forest.

Methodology:

It is anticipated that this will be a staged management program with ongoing pine tree control that creates a patchwork of differently aged regenerating trees within the existing pine plantations. In year one, nine randomly selected waypoints will be assigned within each exotic pine plantation at Te Oka and Misty Peaks reserves. These waypoints will be randomly assigned with either a control (x3) or treatment (x6). Three of the treatment waypoints will become the small treatment sites with drilling and filling of all pine trees within a 6 metre radius of the waypoint. The remaining three waypoints will be used for large treatment sites with drilling and filling of all pine trees within a 10 metre radius of the waypoint. There will be no drilling and filling of pine trees at the control site waypoints and these will remain undisturbed as a reference to compare with the treatment sites. The waypoints will be generated at least 30 m metres from the edge of the plantation to prevent the influence of 'edge effects' where additional light and damage may influence the results. To ensure independence, the waypoints will be separated by a minimum of 30 m. At each of these nine points,

the floristic composition will be recorded using 20m x 20m standard recce plots and the invertebrate fauna assessed using leaf litter extraction techniques. In addition, 5 minute bird counts or slow walk transects will be repeated at yearly intervals to determine whether bird abundance and diversity has changed as a result of increased native seedlings. Three waypoints will be established in nearby native forest fragments. These will also be assessed using 20m x 20m recce plots to determine floristic composition, invertebrate diversity, bird abundance and how they might contribute to local seed supply.

Budget Outline: Year One

\$12,000 has been allocated to undertake the botanical surveys in each of the reserves and provide a report to outline the existing baseline plant diversity and density beneath the trees.

\$3,000 has been allocated to support invertebrate identification and use of funnels for insect extraction.

\$8,000 has been allocated to undertake the drilling and filling of pine trees in each reserve.

References

- Forbes, A.S. & Norton, D. (2021) Transitioning Exotic Plantations to Native Forest: A report on the state of knowledge. MPI Technical Paper No: 2021/22. Prepared for Te Uru Rākau - NZ Forestry Service. Pp 37.
- Forbes, A.S.; Richardson, S.J.; Carswell, F.E.; Mason, N.W.H. and Burrows, L.E. (2023) Knowing when native regeneration is for you, and what you should do about it. The Aotearoa New Zealand context. *New Zealand Journal of Ecology*. 47(1): 3524. Pp 12.
- Holland, E.P.; Pech, R.P.; Ruscoe, W.A.; Parkes, J.P.; Nugent, G. and Duncan R.P. (2013) Thresholds in plant-herbivore interactions: Predicting plant mortality due to herbivore browse damage. *Oecologia*. 172(3): 751-766.
- Jactel, H.; Bauhus, J.; Boberg, J.; Bonal, D.; Castagneryrol B.; Gardiner, B.; Gonzalez-Olabarria, J.R.; Koricheva, J.; Meurisse, N. and Brockerhoff, E.G. (2017) Tree diversity drives forest stand resistance to natural disturbances. *Current Forestry Reports* 3(3): 223-243.
- Lusk, C. and Ogden, J. (1992) Age structure and dynamics of a podocarp-broadleaf forest in Tongariro National Park, NZ. *Journal of Ecology*, 80(3): 379-393.
- Ramsey D.S. *et al.*, (2018) A management experiment reveals the difficulty of altering seedling growth and palatable plant biomass by culling invasive deer. *Wildlife Research*. 44(8):623-636.
- Wilson, H.D. (1994) Regeneration of native forest on Hinewai reserve, Banks Peninsula. *New Zealand Journal of Botany*. 32(3): 373-383.

13. Leading Light Lane - Transition of Pine Block to Native Forest

Reference Te Tohutoro: 25/524024

Responsible Officer(s) Te Pou Matua: Toby Chapman, Manager Urban Forest

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 This report relates to the proposed removal of a block of pine trees located at the top of Leading Light Lane in Governors Bay.
- 1.2 This report has originated due to concerns regarding the condition of a portion of the pine trees on the edge of the stand and their long-term viability.
- 1.3 Given the current size of the trees and their location, staff feel that a transition to native forest would be more appropriate for the area.
- 1.4 While removal of the stand is not required immediately for health and safety reasons, it is acknowledged that the trees are not the best choice for the long term and removal will become more costly and complicated as the trees increase in size.

2. Officer Recommendations Ngā Tūtohu

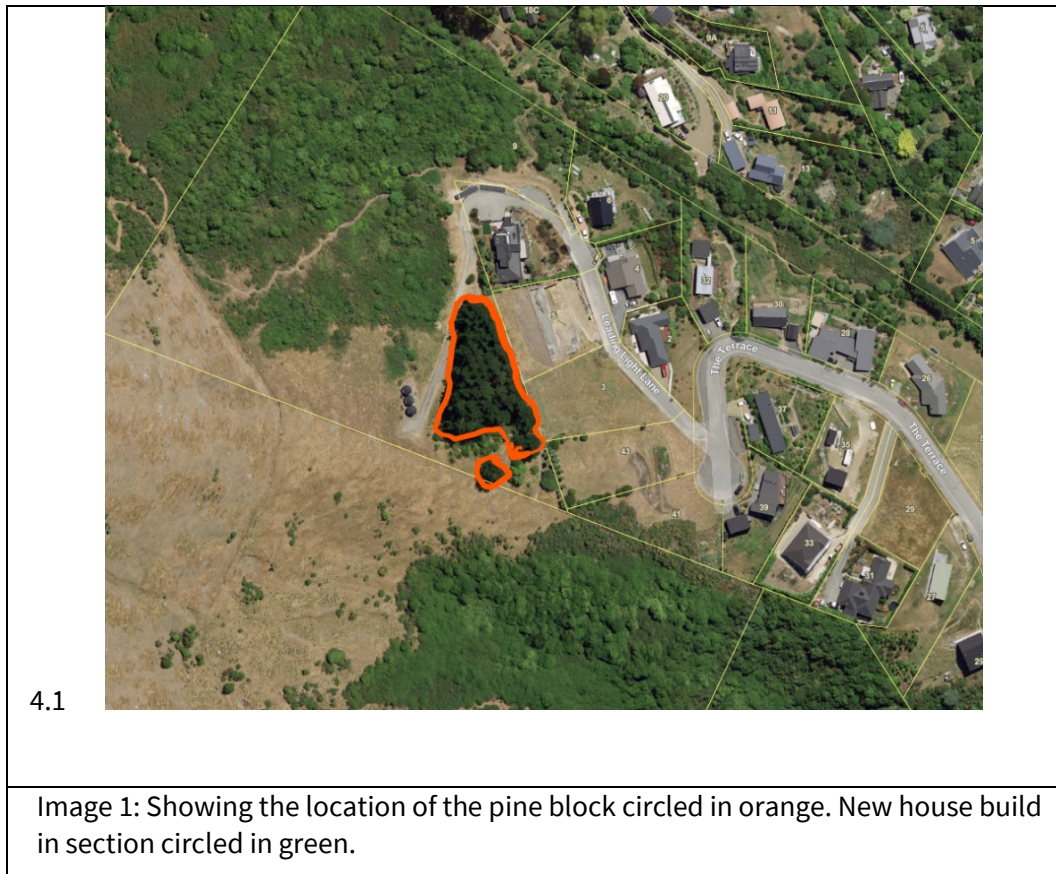
That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the Leading Light Lane - Transition of Pine Block to Native Forest Report.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approve the removal of the block of pine trees and replacement with appropriate native species.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The block of pines located above Leading Light Lane, Governors Bay is made up of a stand of Radiata Pine which are semi-mature in age. The trees have the potential to grow much larger. The stand is approximately 1650m² and is estimated to have approximately 100 trees.
- 3.2 Directly below the stand is a drainage channel and a stone retaining wall. There is also a new house build below the pines which is currently outside of fall distance.
- 3.3 The site has been identified as an opportunity to improve the area for the long term. Staff are seeking approval from the Community Board to remove the pine block and plant the site with native trees and shrubs.

4. Background/Context Te Horopaki



- 4.4 The block of pines located above Leading Light Lane, Governors Bay is made up of a stand of radiata pine which are semi-mature in age. The trees have the potential to grow much larger. The stand is approximately 1650m² and is estimated to have approximately 100 trees.
- 4.5 The block of pines should be treated as a single group as they have become interdependent on each other. This means that the removal of some of the trees will have an impact on the others.
- 4.6 Directly below the stand is a drainage channel and a stone retaining wall. There is also a new house build below the pines which is currently outside of fall distance.
- 4.7 A portion of the trees on the northern end of the block are showing signs of decline. Staff have not attempted to ascertain what is causing this decline of these trees and are instead looking at the stand and its long-term viability regardless of the declining trees.
- 4.8 Due to the topography of the site (being located on a steep slope) the removal of these trees will be challenging. This will become more challenging overtime as the trees increase in size. It is therefore staff's recommendation that the trees be considered for removal while they are still relatively small.
- 4.9 Staff feel that the site would lend itself better to a native forest type planting. One of the key reasons for this is that a native forest could be retained permanently unlike the pine block which will likely require removal in the next 15-20 years. Removal in 15-20 years will be significantly more expensive, as the trees will be larger.
- 4.10 The replacement of the pine block with native species will also improve the biodiversity of the area. A landscape plan will be developed and include the species that are appropriate for the area.



Image 2: Photo of the block of trees. Note the discolouration of foliage.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.11 The following reasonably practicable options were considered and are assessed in this report:

4.11.1 Remove the pine trees and plant the area with native species.

4.11.2 Only remove the pine trees that are in declining health

4.11.3 Retain the pine trees.

Options Descriptions Ngā Kōwhiringa

4.12 **Preferred Option: Option 1** Remove the pine block and replace with native species-

4.12.1 Option Advantages

- Removes the risk of the pine trees declining and ongoing maintenance.
- Improves the biodiversity of the area.

4.12.2 Option Disadvantages

- Bank side is exposed until native vegetation can establish.

4.13 **Option 2:** Only remove the pine trees that are in declining health.

4.13.1 Option Advantages

- Retain the health portion of the block.

4.13.2 Option Disadvantages

- Exposes the retained trees to wind loading, increasing likelihood of failure.
- Future safety concerns with adjacent property.

- Retained trees to continue growing, making extraction more difficult and costly in the future.

4.14 **Option 3:** Retain the trees – do nothing.

4.14.1 **Option Advantages**

- No upfront cost now.

4.14.2 **Option Disadvantages**

- Trees continue to grow making extraction more difficult and costly in the future.
- Future safety concerns with adjacent property.
- Loss of time for establishment of more appropriate native species

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Partial removal	Option 3 – Do Nothing
Cost to Implement	\$80,000 (removal and replanting)	\$20,000 (removal only)	\$0
Maintenance/Ongoing Costs	Maintenance of planting during establishment covered under planting contract		
Funding Source	Urban Forest Capital Fund + Red Zone Eco Restoration (Ex OARC)	Urban Forest Capital Fund + Red Zone Eco Restoration (Ex OARC)	
Funding Availability	Existing	Existing	
Impact on Rates	Nil	Nil	Future CAPEX allocation required when removal becomes unavoidable

- 5.1 The cost will be shared by CAPEX budgets and the replacement planting will be undertaken by the Urban Forest Team.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 Staff have received quotes for the tree removal which provides a level of certainty around the current price. Any delays in gaining approval could result in a price increase.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.2 Statutory and/or delegated authority to undertake proposals in the report:

6.2.1 Part D (Section 42) of Council’s delegations register delegates Community Boards the powers to “*determine to plant, maintain and **remove trees** on reserves within the policy set by the Council.*”

6.2.2 Global Consent RMA/2021/2059 can be used to remove the trees.

6.3 Other Legal Implications:

Strategy and Policy Considerations Te Whai Kaupapa here

6.4 The required decision

6.4.1 Align with the [Christchurch City Council's Strategic Framework](#), with a particular focus on a green, liveable city through the planting of a native forest and improvements in biodiversity.

6.4.2 Is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the level of impact these removals will have and the number of properties that will be affected.

6.4.3 Is consistent with Council's Plans and Policies.

6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.6 Parks, Heritage and Coastal Environment

6.6.1 Activity: Parks and Foreshore

- Level of Service: 6.3.2.1 Comply with Canterbury Regional Pest Management Plan - Annual compliance 100% (nil notices of direction served by ECan)

6.7 The decision is consistent with Council's Plans and Policies. Section 4.7 of Council tree policy *where approval for the removal of trees to facilitate projects on council land will take into account the value of the project to the community, including public health and/or the local environment and considerations taken for retaining existing trees compared with the loss of the benefits provided by the trees.*

6.8 If the preferred option is approved, Tree Policy 1.9 will be met as the area will be planted with native species to replace the canopy which is lost within 20 years

Community Impacts and Views Ngā Mariu ā-Hāpori

6.9 The decision affects the following wards/Community Board areas:

6.9.1 Te Pātaka o Rākaihautū – Banks Peninsula

Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.10 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.

6.11 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.

6.12 The report relates to the removal of exotic species with no cultural significance, these would be replaced by native species.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

6.13 The decisions in this report are likely to:

6.13.1 Be neutral relative to adaptation to the impacts of climate change.

6.13.2 Contribute positively to emissions reductions in the long term. While removal of these trees will return their stored carbon to the atmosphere in the short term, replacement

with permanent native species will sequester more carbon over time (in addition to the biodiversity benefits that such planting offers).

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If the removals are approved a contractor will be engaged to undertake the works.
- 7.2 Replanting will be planned to be completed in the 2025 planting season.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Toby Chapman - Manager Urban Forest James McDuff - Arborist
Approved By	Rupert Bool - Acting Head of Parks

14. 2024/25 Discretionary Response Fund Applications - Akaroa Resource Collective Trust, Te Whare Tapere O Te Mata Hapuku Society Incorporated

Reference Te Tohutoro: 25/534897
Responsible Officer(s) Te Steffi Brightwell, Community Development Advisor
Pou Matua: Jane Harrison, Community Development Advisor
Accountable ELT Andrew Rutledge, General Manager Citizens and Community
Member Pouwhakarae:

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Te Pātaka o Rākaihautū Banks Peninsula Community Board to consider an application for funding from its 2024/25 Discretionary Response Fund from the organisation(s) listed below.

Funding Request Number	Organisation	Project Name	Amount Requested	Amount Recommended
DRF24-25_018	Akaroa Resource Collective Trust	Akaroa Information Centre	\$3,456	\$1,000
DRF24-25_015	Te Whare Tapere O Te Mata Hapuku Society Incorporated	Recover chairs & Repair Heatpump at Birdlings Flat Community Hall	\$1,940	\$1,940

- 1.2 There is currently a balance of \$16,707 remaining in the fund.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Receives the information in the 2024/25 Discretionary Response Fund Applications - Akaroa Resource Collective Trust, Te Whare Tapere O Te Mata Hapuku Society Incorporated Report.
2. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Approves a grant of \$1,000 from its 2024/25 Discretionary Response Fund to Akaroa Resource Collective Trust towards the Coordinator wages for Akaroa Information Centre Trial.
4. Approves a grant of \$1,940 from its 2024/25 Discretionary Response Fund to Te Whare Tapere O Te Mata Hapuku Society Incorporated towards Recovering chairs & Repair Heatpump at Birdlings Flat Community Hall.

3. Key Points Ngā Take Matua

Strategic Alignment Te Rautaki Tīaroaro

- 3.1 The recommendations above are aligned with the Council's Strategic Framework and in particular the strategic priority to be an inclusive and equitable city. The project also aligns with the Strengthening Communities Strategy.

3.2 The recommendations are consistent with the Strengthening Communities Together Strategy.

Decision Making Authority Te Mana Whakatau

3.3 The Community Board has the delegated authority to determine the allocation of the Discretionary Response Fund for each community.

3.3.1 Allocations must be consistent with any Council-adopted policies, standards or criteria.

3.3.2 The Fund does not cover:

- Legal or environmental court challenges against the Council, Council Controlled Organisations, or Community Board decisions.
- Projects or initiatives that change the scope of a Council project or lead to ongoing operational costs to the Council (though Community Boards can recommend to the Council that it consider a grant for this purpose).

Assessment of Significance and Engagement Te Aromatawai Whakahirahira

3.4 The decisions in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.

3.5 The significance level was determined by the number of people affected and/or with an interest.

3.6 Due to the assessment of low significance, no further community engagement and consultation is required.

Discussion Kōrerorero



3.7 At the time of writing, the balance of the 2024/25 Discretionary Response Fund is:

Total Budget 2024/25	Granted To Date	Available for allocation	Balance If Staff Recommendation adopted
\$47,588	\$29,588	\$16,707	\$13,767

3.8 Based on the current Discretionary Response Fund criteria, the applications above are eligible for funding.

3.9 The attached Decision Matrix provides detailed information for the applications. This includes organisational details, project details, financial information, and a staff assessment.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Te Pātaka o Rākaihautū Banks Peninsula Community Board - Akaroa Resource Collective Trust - Decision Matrix	25/538118	138
B 	Te Pātaka o Rākaihautū Banks Peninsula Community Board - Te Whare Tapere O Te Mata Hapuku Society Incorporated - Decision Matrix	25/476159	139

Signatories Ngā Kaiwaitohu

Authors	Steffi Brightwell - Community Development Advisor Jane Harrison - Community Development Advisor
Approved By	Penelope Goldstone - Manager Community Governance, Banks Peninsula

2024/25 TE PĀTAKA O RĀKAIHAUTŪ BANKS PENINSULA DISCRETIONARY RESPONSE FUND DECISION MATRIX

Organisation Name	Project	Request Budget	Staff Recommendation	Priority
<p>Akaroa Resource Collective Trust</p> <p>Application Number: DRF24/25_018_BP</p> <p>Physical address 39 Rue Lavaud, Akaroa</p> <p>Funding History (<i>past three years</i>) 2025/26 - \$32,000 - Social Services Provision and ANZAC Day Services (year 3 of 3) - SCF BP 2024/25 - \$32,000 - Social Services Provision and ANZAC Day Services (year 2 of 3) - SCF BP 2023/24 - \$32,000 - Social Services Provision and ANZAC Day Services (year 1 of 3) - SCF BP 2022/23 - \$3,000 - ANZAC Services Akaroa, Little River - SCF BP 2021/22 - \$1,500 - ANZAC Services Event Coordinator - DRF BP 2022/23 - \$25,000 - Social Service Provision on Banks Peninsula (Yr 3 of 3) - SCF BP 2021/22 - \$25,000 - Social Service Provision on Banks Peninsula (Yr 2 of 3) - SCF BP</p>	<p>Akaroa Information Centre Akaroa Community Information Centre - Trial Project</p> <p>Akaroa Resource Collective Trust (ARCT) would like to fund wages of the Information Centre Coordinator for the remainder of the trial project.</p>	<p>Total Cost of Project: \$ 10,368.00</p> <p>Total Amount Requested: \$3,456.00</p> <p>Percentage of project requested: 33%</p> <p>Contribution sought towards: Salaries and Wages - \$3,456</p> <p>Other sources of funding: Donation - \$2,000 Funds on Hand - \$4,428</p>	<p>\$1,000</p> <p>That the Te Pātaka o Rākaihautū Banks Peninsula Community Board makes a grant of \$1,000 from its 2024/25 Te Pātaka o Rākaihautū Banks Peninsula Discretionary Response Fund to Akaroa Resource Collective Trust towards the Akaroa Information Centre project.</p>	<p>2</p>

<p>CCC Strategy Alignment</p> <p>Strengthening Communities Together Strategy, Multicultural Strategy</p> <p>Outcomes that will be achieved through this project</p> <p>Strengthening community through interactions with local people. Providing local knowledge and information to visitors and community. Volunteer opportunities for community engagement and to reduce social isolation. Activation of long-loved under utilised facility. Development of a community hub.</p>	<p>Staff Assessment</p> <p>Akaroa Resource Collective Trust has identified a gap in the community landscape and trialed an Information Centre project to fulfill this gap. The trial was established in December 2024 and will finish in May 2025. ARCT have identified the need for a paid Coordinator role so ensure the Centre runs effectively. ARCT self-funded this for the first three months of the trial.</p> <p>The trial has benefited just under 3,000 people in the first two months. The trial appears successful in offering volunteer opportunities to the community which has the potential to enhance wellbeing and social connection while providing a welcoming face and good information to visitors and newcomers, taking the pressure off other services who are not well equipped to answer visitor questions and linking with other local organisations and businesses to create more connection across Akaroa.</p> <p>Rationale for staff recommendation</p> <p>Project aligns with Te Tangata (People) and Te Whenua (Place) pillars of the Strengthening Communities Strategy, specifically by encouraging the community to create and sustain a sense of local identity and ownership, enhancing wellbeing and community connection, encouraging volunteering and providing lifelong learning opportunities.</p> <p>Project aligns to the Community Board Plan priorities - Tourism opportunities are balanced with social, cultural, economic and environmental values, Good social and physical connections for our communities.</p>
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2024/25 TE PĀTAKA O RĀKAIHAUTŪ BANKS PENINSULA DISCRETIONARY RESPONSE FUND DECISION MATRIX

Organisation Name	Project	Request Budget	Staff Recommendation	Priority
<p>Te Whare Tapere O Te Mata Hapuku Society Incorporated</p> <p>Application Number: DRF24/25_015_BP</p> <p>Physical address</p> <p>157 Poranui Beach Rd, Little River</p> <p>Funding History (<i>past three years</i>)</p> <p>2024/25 - \$26,997 - e Mata Hapuku - DRF Banks Peninsula</p> <p>2024/25 - \$3,000 - Te Mata Hapuku Birdlings Flat Kid's Art Space - Creative Communities Fund Round 1</p> <p>2023/24 - \$26,997 - Birdlings Flat Community Centre Storage - Better-Off Fund Banks Peninsula</p> <p>2024/25 - \$3,500 - Operational costs - SCF Banks Peninsula</p> <p>2023/24 - \$1,958 - Establishment of Community Hub and Emergency Response Plan - DRF Banks Peninsula</p> <p>2023/24 - \$3,000 - Community Hall and Newsletter Costs - SCF Banks Peninsula</p> <p>2022/23 - \$11,536 - Art on the Fence - Place Partnership Fund</p> <p>2021/22 - \$700 - Tiki Tuna Mural on Fence around Birdlings Flat Hall - Place Partnership Fund</p>	<p>Recover chairs & Repair Heatpump at Birdlings Flat Community Hall</p> <p>Community workshop to recover 40 worn chairs, run by a local upholsterer.</p> <p>Repairs to the existing heat pump.</p>	<p>Total Cost of Project: \$2,555</p> <p>Total Amount Requested: \$1,940</p> <p>Percentage of project requested: 75%</p> <p>Contribution sought towards:</p> <p>Upholsterer - \$375</p> <p>Fabric - \$240</p> <p>Heat Pump repairs - \$1,325</p> <p>Other sources of funding:</p> <p>50% of the funds for recovering the chairs will come from previous fundraising efforts.</p>	<p>\$1,940</p> <p>That the Te Pātaka o Rākaihautū Banks Peninsula Community Board makes a grant of \$1,940 from its 2024/25 Te Pātaka o Rākaihautū Banks Peninsula Discretionary Response Fund to Te Whare Tapere O Te Mata Hapuku Society Incorporated towards the Recover chairs & Repair Heat pump at Birdlings Flat Community Hall project.</p>	<p>2</p>

<p>CCC Strategy Alignment</p> <p>Strengthening Communities Together Strategy, Toi Ōtautahi - Arts and Creativity Strategy</p> <p>Outcomes that will be achieved through this project</p> <ol style="list-style-type: none">1. Ability to hire out the hall for private functions with a respectable set of chairs2. Retention of existing chairs rather than needing to buy new ones.3. Upskilling the community.4. A working heat pump.	<p>Staff Assessment</p> <p>Te Mata Hapuku Birdlings Flat Community Centre is a very well used community facility that is also hired out for private functions to raise funds for hall activities. The decision to create a learning opportunity for local residents rather than replacing the chairs is a good example of bringing the community together to solve a problem. A local upholsterer will supervise community members to replace the backs and seats of the chairs, avoiding the expense of purchasing new chairs and developing new skills within the community.</p> <p>The existing heat pump requires repairs to ensure that it runs effectively.</p> <p>Rationale for staff recommendation</p> <p>This application is recommended for funding because:</p> <ul style="list-style-type: none">• The project is strongly aligned with the Strengthening Communities Together Strategy, all four pillars.• The group is turning a need for repairs into a community education opportunity.• The group is saving money by recovering the chairs and repairing the heat pump rather than replacing them.
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15. Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - April 2025

Reference Te Tohutoro: 24/2207271

Responsible Officer(s) Te Pou Matua: Penelope Goldstone, Community Governance Manager

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose of Origin of the Report Te Pūtake Pūrongo

- 1.1 This report provides the Board with an overview of initiatives and issues current within the Community Board area.
- 1.2 This report is staff-generated monthly.

2. Officer Recommendations Ngā Tūtohu

That Te Pātaka o Rākaihautū Banks Peninsula Community Board:


1. Receives the information in the Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report - April 2025.


3. Community Support, Governance and Partnership Activity

3.1 Community Governance Projects

Activity	Detail	Timeline	Strategic Alignment
Allandale Hall	<p>The repairs to the floor, installation of mechanical sub-floor ventilation and installation of skylight flashings have been completed.</p> <p>Hall maintenance plans are now being reactivated.</p> <p>Apex Water have been consulted on re-instating a potable water supply compliant with the Water Services Act 2021 and we now await their proposal and costs.</p>	Ongoing	Good social and physical community connections
Destination Management Plan (DMP) Implementation	<p>Staff worked with ChristchurchNZ to identify ways in which progress could be shared widely including:</p> <ul style="list-style-type: none"> Developing a Banks Peninsula DMP <i>Dashboard</i>. Producing regular DMP update newsletters. Holding regular Public Reporting Workshops or forums where community members can hear about progress, voice any opinions, 	Ongoing	Tourism opportunities are balanced with social, cultural, economic and environmental values

Activity	Detail	Timeline	Strategic Alignment
	share ideas and contribute to the implementation of the plan.		
Whakaraupō Emergency Hubs Collective	All Emergency Hubs joined a “test” of the walkie talkies, funded by the Community Board, to learn which communities could communicate well with each other. Lyttelton Hub will map these links and connections out so that everyone around the harbour understands the clearest and best hub to communicate any needs/situation updates with.	Ongoing	Proactive planning for climate change
Whakaraupō Community Network Youth Hui	A Youth Hui was held in Diamond Harbour, hosted by Diamond Harbour Youth & Community Trust and Diamond Harbour School. The purpose of the hui was to identify key issues faced by local youth (recognising that this was from a broader community perspective, rather than from young people themselves), and explore potential opportunities for youth development. The hui included presentations from guest speakers and then a workshop format for participants to identify issues and service gaps and explore opportunities to address these locally.	Completed	Good social and physical community connections
Le Bons Bay Flooding	Staff held a community meeting in Le Bons to gather information and look to progress flooding working party and to progress a Le Bons Bay resilience hub. Both of these are currently being worked on with more meetings to follow.	Ongoing	Proactive planning for climate change
Responding to community identified issues	Staff have been providing support to community members from around Akaroa Harbour who were looking for next steps to make progress on issues they have identified in their communities. These requests mostly relate to parking safety.	Ongoing	Good social and physical community connections
Lyttelton Farmers Market	Staff are supporting Project Lyttelton who manage the Lyttelton Farmers Market to identify ways to reduce the current high costs of traffic management. A funding application will be considered by Council to provide interim support to the Market while a more financially sustainable approach to traffic management is developed.	Ongoing	Good social and physical community connections

Activity	Detail	Timeline	Strategic Alignment
Lyttelton Children's Community Garden	Lyttelton Community Garden has developed a Children's Garden, which has been designed by children for children to experience the outdoors, to play and grow a sense of connection and of belonging to both their community and the wider environment of Whakaraupō. The garden enables children to engage with their environment in a way that is age and stage appropriate, to increase their positive health and knowledge outcomes around food and food choices, and develop decision making ability to influence their own environment, which builds a sense of guardianship. In March 2025, the Children's Garden was awarded funding from the Place Partnership Fund to enable a coordinator to support the development of the garden and increase participation of local tamariki.	Ongoing	Good social and physical community connections
Coastguard Search and Rescue Centre at Naval Point	Coastguard Canterbury opened its new Search and Rescue Centre base for Whakaraupō at Naval Point on 15 March 2025. A carving by Caine Tauwhare and funded by the Council is a taonga that surrounds the front door of the main entrance to the building. 	Ongoing	Good social and physical community connections
Community Research / Feasibility for Mānawa Kāwhiu Lyttelton Recreation Centre	A feasibility study is being initiated for Mānawa Kāwhiu Lyttelton Recreation Centre. The feasibility study will look at how the Recreation Centre can be activated to best meet the needs of the community.	Ongoing	Good social and physical community connections

Activity	Detail	Timeline	Strategic Alignment
Funding Advice to Community Groups	Staff have provided funding advice at the request of community groups who are in the process of expanding what they are offering to the community.	Ongoing	Good social and physical community connections
Birdlings Flat Storage Sheds	<p>The sheds are now completed, and the community is in the process of moving items stored in the hall into one and community emergency hub equipment into the other.</p> 	Completed	Proactive planning for climate change Good social and physical community connections
Kaituna Hall – Return to Community Management	A survey of residents has resulted in 100% of respondents saying they are happy to attend events in the hall, a list of suggested activities and nine residents volunteering to be part of a committee to manage the hall.	Ongoing	Good social and physical community connections
Awa Iti Reserve toilets	A new standalone water tank has been ordered to avoid the toilets running out of water during large events at the reserve.	Ongoing	Good social and physical community connections
Little River Village Planning (phase 3)	Staff are working with the Little River Wairewa Community Trust, local business owners and other community organisations to plan improvements to the area adjacent to the dog exercise area and at the end of the Little River Rail Trail	Ongoing	Good social and physical community connections
Little River Coronation Library Storage	A container has been placed on Awa Iti Reserve to provide storage for furniture and other equipment while the Little River Wairewa Community Trust awaits repairs to Coronation Library. The Trust has been acquiring the necessary furniture etc. in preparation for the opening of the building and had nowhere to store it.	Completed	Good social and physical community connections

3.2 Community Funding Summary

3.2.1 As at 18 March 2025 the Discretionary Response Fund unallocated balance for 2024/25 is \$16,707. The Discretionary Response Fund summary as at 18 March 2025 is attached. **(Attachment A).**

3.3 Participation in and Contribution to Decision Making

3.3.1 **Report back on other Activities contributing to Community Board Plan [for items not included in the above table but are included in Community Board Plan]**

- Te Pātaka o Rākaihautū Banks Peninsula Community Board 2023-25 Community Board Plan was adopted by the Board at their meeting in 8 May 2023 and can be found online [here](#).
- The Board received a report on the progress made towards achieving the objectives of Te Pātaka o Rākaihautū Banks Peninsula Community Board Plan 2022-2025 during the period of September 2024 to March 2025 at its 10 March 2025 meeting. Progress on the Community Board Plan can be found online [here](#).
- **Letter/s of Support** - Te Pātaka o Rākaihautū Banks Peninsula Community Board provided a letter of support for the Friends of the Akaroa Museum external funding application. This application seeks a grant for the design and printing of a photographic history.

3.3.2 **Council Engagement and Consultation.**

- **Have your say** – at the time of writing the report there were no consultations open within Te Pātaka o Rākaihautū Banks Peninsula.
- A full list of open consultations can be found on the Council's Lets Talk website at <https://letstalk.ccc.govt.nz/>.
- **Council's Draft Annual Plan 2025-26** - the Board submitted on the Council's Draft Annual Plan 2025-26. The Board was heard on 3 April 2025. **(Attachment B).**
- **Board Submissions** – Board members presented at the following hearings:
 - Dog Control Bylaw and Policy Hearing – 12 March 2025
 - Ōtautahi Christchurch Future Transport Strategy – 5 March 2025

3.3.3 **Start Work Notices** - Various Start Work Notices have been sent to the Board throughout the month. All Board area and city-wide start work notices can be found at: <https://ccc.govt.nz/transport/works>.





3.3.4 **Planned road works and closures** - Planned road works and closures are indicated on the map at the [Traffic Updates](#). Additionally, a Smartview of nearby road works and closures is available at the following link: <https://smartview.ccc.govt.nz/travel/roads>.

3.4 Governance Advice

3.4.1 **Public Forum** – The Board received the following Public and Open Forum presentations in March 2025:

- NIWA Canterbury Science Fair Application.
- Proposed Matariki Awards Event
- Lyttelton Harbour Business Association
- Proposed Youth and Multicultural Initiative

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Banks Peninsula Discretionary Response Fund Summary - March 2025	25/539655	147
B  	Christchurch City Council Draft Annual Plan 2025-26 - Board Submission	25/608473	148

Signatories Ngā Kaiwaitohu

Authors	<p>Liz Beaven - Community Board Advisor</p> <p>Steffi Brightwell - Community Development Advisor</p> <p>Linda Burkes - Banks Peninsula Governance Advisor</p> <p>Jane Harrison - Community Development Advisor</p> <p>Dane Moir - Community Development Advisor</p> <p>Heather Spreckley - Support Officer</p> <p>Jo Wells - Community Development Advisor</p> <p>Andrea Wild - Community Development Advisor</p>
Approved By	<p>Penelope Goldstone - Manager Community Governance, Banks Peninsula</p> <p>Matthew McLintock - Manager Community Governance Team</p> <p>John Filsell - Head of Community Support and Partnerships</p>

Banks Peninsula Discretionary Response Fund 2024/25		Board Approval
BUDGET		
Available Budget DRF 24-25	35,265	
Carry Forward 2023/24 DRF TBC	12,323	
Total BUDGET	47,588	
ALLOCATIONS MADE:		
Discretionary Response Fund		
Diamond Harbour and Surrounds Cat Rescue Group	500	12/08/2024
Te Pātaka o Rākaihautū Banks Peninsula Community Board - ANZAC Day 2025	1000	12/08/2024
Te Pātaka o Rākaihautū Banks Peninsula Community Board - Summer with your Neighbours	3000	12/08/2024
Cass Bay Residents Association	636	9/09/2024
Little River Railway Station Trust	5000	9/09/2024
Little River Playcentre	2000	9/09/2024
Te Whare Tapere O Te Mata Hapuku Society Incorporated	2000	11/11/2024
Little River Farmers Market Incorporated	2000	11/11/2024
Akaroa Area School Board of Trustees	1800	11/11/2024
The Little River Wairewa Community Trust	1909	11/11/2024
Project Lyttelton Incorporated	2646	9/12/2024
Banks Peninsula Early Learning Limited	1497	9/12/2024
Okuti Valley Recreation and Sports Club Incorporated	4100	9/12/2024
Diamond Harbour School	1293	10/02/2025
Discretionary Response Fund Allocated	29,381	
Discretionary Response Funding Returned		
	-	
Youth Development Fund		
Akaroa Area School Board of Trustees - NZ Schools Sporting Competition	750	1/07/2024
Briar Davidson - Te Toka Tū o Waitaha Māori Rugby League Manatōpū Incorporated	300	8/07/2024
Akaroa Resource Collective Trust as host agency for Akaroa Kickboxing Club - National Kickboxing Competition	450	29/10/2024
Youth Development Fund Allocated	1,500	
TOTAL: Discretionary Response Fund Allocated	30,881	
TOTAL: Discretionary Response Fund Unallocated	16,707	
Pending Board Approval		
Akaroa Resource Collective Trust	1,000	
Te Whare Tapere O Te Mata Hapuku Society Incorporated	1,940	
Pending Board Approval Balance	\$ 2,940.00	
TOTAL: DRF Remaining if Pending approved	13,767	

SUBMISSION TO: The Christchurch City Council

ON: Christchurch City Council Draft Annual Plan 2025-26

BY: Te Pātaka o Rākaihautū Banks Peninsula Community Board

CONTACT Lyn Leslie
Chairperson Te Pātaka o Rākaihautū Banks Peninsula Community Board
c/- Penelope Goldstone, Community Governance Manager
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Phone: 941 5689
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1. INTRODUCTION

1.1 Te Pātaka o Rākaihautū Banks Peninsula Community Board (the “Board”) appreciates the opportunity to submit on the Christchurch City Council Draft Annual Plan 2025-26.

1.2 The Board wishes **to be heard** in support of this submission.

2 SUBMISSION

2.1 **Information Centres** – Te Pātaka o Rākaihautū Banks Peninsula ward has two established Information Centres (Ōhinehou Lyttelton and Wairewa Little River). Recently, a trial was conducted for an Akaroa Information Centre, which has proven highly successful, with the Board expressing support for the establishment of a permanent centre.

The two established centres receive funding through the Board’s Strengthening Communities Fund and Council grants. The Akaroa Information Centre trial was supported and administered by the Akaroa Resource Collective Trust.

The Board requests that approximately \$100,000 be allocated in funding to support the three Information Centres within Te Pātaka o Rākaihautū Banks Peninsula.

2.2 **Te Pātaka o Rākaihautū Banks Peninsula Destination Management Plan (the DMP)**- The DMP was created through thorough community consultation from late 2022 to late 2023. It was endorsed by the Community Board (6 November 2023), and by the Council (15 November 2023). ChristchurchNZ began the Plan’s implementation in February 2024, alongside the Ōtautahi Christchurch Waitaha Canterbury Destination Management Plan.

The Board believes that ChristchurchNZ should keep the community informed about the progress of implementation. They were disappointed to learn that, owing to resource constraints, ChristchurchNZ will not be holding Advisory Group meetings to review the implementation of the Destination Management Plan.

The Board requests that Council's Letter of Intent with ChristchurchNZ includes a specific commitment to provide regular progress updates to both the Board and the community on the implementation of Te Pātaka o Rākaihautū Banks Peninsula Destination Management Plan.

Te Pātaka o Rākaihautū Banks Peninsula Community Board
Submission: Council Draft Annual Plan 2025-26
Page 1 of 3

2.3 **Akaroa Service Centre** – The Board requests a review of the Council’s Akaroa Service Centre’s opening hours to assess whether they effectively meet the community’s needs. Several community members have notified Board members that they are unable to visit NZPost due to the current hours. The Board questions whether the existing hours (10am – 2pm) are adequate or if adjustments are needed.

2.3 **Christ Church Cathedral Targeted Rate** – The Board supports the proposal to halt the collection of the targeted rate for the Christ Church Cathedral reinstatement over the next three years.

2.4 **The Climate Resilience Fund** – The Board endorsed the establishment of the Climate Resilience Fund, emphasizing its alignment with the community’s priorities. The Board expressed a strong preference for the fund to focus on enhancing community resilience, particularly through the renewal of marine structures in Te Pātaka o Rākaihautū Banks Peninsula.

The Board requests that the 2026 budget include funding for the planning of marine structure renewals and upgrades, as outlined in the Coastal Hazards Adaptation Plan – March 2025, for the 2026-27 Annual Plan.

2.5 **Air Force Museum of New Zealand** – The Board acknowledges the outstanding contributions of the Air Force Museum however emphasises its support for Te Ūaka The Lyttelton Museum instead. Since the 2010/11 Canterbury Earthquakes, the museum, which showcases the rich history of the area, including its maritime heritage, has been struggling to rebuild. Its collection of over 2,000 items remains in storage, awaiting a permanent home to be displayed to the public once again.

2.6 **Council Properties Proposed Disposal** – The Board supports the disposal of 36 Brittan Terrace, Lyttelton.

2.7 **Marine Structures** – The Council recently approved the Coastal Hazards Adaptation Plan for Whakaraupō Lyttelton Harbour and Koukourarata Port Levy, which emphasized the need for the Council to plan for the protection of public assets, including marine structures.

However, a significant proportion of the marine structures across all of Te Pātaka o Rākaihautū Banks Peninsula are approaching the end of their service life and will soon require extensive repairs and renewals. These structures are vital to the daily lives of the Ōtautahi Christchurch and Te Pātaka o Rākaihautū Banks Peninsula communities, acting as essential lifelines during emergencies.

The Board acknowledges that many of these structures will need to be redesigned during repairs or renewals owing to the impacts of climate change/sea level rise.

The Board requests that the Council consider allocating additional funding for Te Pātaka o Rākaihautū Banks Peninsula Marine Structures to support the implementation of the approved Coastal Adaptation Plan in the Council’s Long Term Plan 2027-37.

- 2.8 Community Facilities** – The Board fully support the Koukourarata Port Levy and Wakaroa Pigeon Bay Halls to continue as valuable facilities for those communities. Both facilities are earthquake prone.

Koukourarata Port Levy Community Hall, located at 1708 Western Valley Road, is over 150 years old and is the Council's oldest community facility. In 2020, the Hall was assessed by the Council and rated as being in fair condition with being 16% of National Building Standards, the building is considered earthquake prone. Additionally, the toilets in an adjacent building are substandard, with small doors that have gaps above and below, compromising privacy. The Board provided \$100,000 of Better Off Funding for the hall committee to upgrade the adjacent men's toilets and the kitchen. The facility serves as a community resilience hub. The community has been very active in fundraising and activating the facility. The hall needs to be strengthened prior to 24 November 2031.

Wakaroa Pigeon Bay Settlers' Hall – located at 40 Wharf Road, is approximately 124 years old. In 2020 the hall was assessed and rated as being in poor condition with being 29% of National Building Standards the building is considered earthquake prone. The building serves as a community resilience hub. The building needs to be strengthened prior to 1 February 2037.

The Board requests that the Council consider allocating funding in the Council's Long Term Plan 2027-37 towards earthquake strengthening and upgrades of Koukourarata Port Levy Community Hall and Wakaroa Pigeon Bay Settlers' Hall, as they are both well utilised and highly valued by these remote communities.

- 2.8 The Board continues to support:
- The submissions and funding of Te Pātaka o Rākaihautū Banks Peninsula Reserve Committees, recognising the outstanding work they do.
 - The Head to Head Walkway Working Party
 - The refurbishment of the Coronation Library in Wairewa Little River.

Lyn Leslie

Chairperson

Te Pātaka o Rākaihautū Banks Peninsula Community Board

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

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

Karakia Whakamutunga

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!	<i>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!</i>
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