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

Notice of Information Session/Workshop:

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

Date: Monday 9 December 2024
Time: After the Board Meeting
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton Ōhinehou

Membership

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

4 December 2024

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

To watch the meeting live, or previous meeting recordings, go to:

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

To view copies of Agendas and Notes, go to:

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



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The time allocated for this Information Session/Workshop is 20 minutes.

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!	<i>English translation</i> 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. Open Forum Te Wā Kōrerorero

There were no open forum requests at the time the agenda was prepared.

3. Allandale Hall: Future Options

Reference Te Tohutoro: 24/2102347

Presenter(s) Te Kaipāhō: Matthew Pratt

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 20 minutes.
Purpose / Origin of the Information Session	<p>Through the Long Term Plan (LTP), the Council requested that staff work with the Governors Bay Residents' Association regarding the options and works required to open the Allandale Hall to inform the capital required as part of the next annual plan process.</p> <p>This information session will provide the Board with identified options to open the Allandale Hall.</p>
Confidentiality	The workshop and any shared information are not confidential.
Background	<p>Allandale Hall was closed in 2022 after mould was identified in the facility and flooring was found to be rotting.</p> <p>The Governors Bay Community Association and Allandale Reserve Committee have requested a repair to the facility that will enable the hall to re-open as soon as practicable and ensure that it is usable for decades to come. They have stated that they would like the Hall reopened as soon as possible as its closure has created significant gaps in usable community spaces.</p> <p>Through the LTP, the Council requested that staff work with the Governors Bay Residents' Association regarding the options and works required to open the Allandale Hall to inform the capital required as part of the next annual plan process.</p> <p>Staff have identified four viable options after working with the community and the Board:</p> <p>Option One:</p> <p>Make medium term (3 to 10 year) repairs covering mechanical ventilation, water supply and partial floor replacement, estimated at \$80,000 from existing budget.</p> <p>This will allow the Hall to open soon and its use can be monitored. Council can consider more permanent repairs in the 2027/37 LTP based on actual community use and in the context of funding the enter network of facilities.</p> <p>Will require an additional OPEX of \$5,400 pa in the draft FY26 AP to test the water supply.</p> <p>Option Two:</p> <p>More permanent repairs (10-30 years) new concrete foundations and water supply, estimated at \$450,000 <u>reprioritised from within existing capital budget set aside from proposed refurbishments at Lyttelton, Pigeon Bay and Port Levy facilities.</u></p>

	<p>This can proceed immediately and will allow the Hall to open within 8 months in time for the FY26 summer.</p> <p>Will require an additional OPEX of \$5,400 pa in the draft FY26 AP to test the water supply.</p> <p>Option Three:</p> <p>As per Option two but funded from additional CAPEX through the draft FY26 AP.</p> <p>It will begin after July 2025 and allow the Hall to open in about April 2026.</p> <p>Will require an additional CAPEX of \$450,000 to complete the foundations, and OPEX of \$5,400 pa in the draft FY26 AP to test the water supply.</p> <p>Staff’s preferred option is Option One.</p> <p>Option One has no impact on the draft FY26 Annual Plan, would allow work to start immediately and it enables Council to consider more permanent repairs in the 2027/37 LTP based on actual community use and in the context of funding the enter network of facilities.</p>
Key Issues	<ul style="list-style-type: none"> • Allandale Hall is currently closed, there is strong desire in the community for the Hall to open as soon as is possible and to be available for decades to come. • Staff have identified three options that enable the Hall to reopen.
Next Steps	<ul style="list-style-type: none"> • Community Board to indicate to staff their preferred option.
Useful Links	Not applicable.

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Author	Matthew Pratt - Principal Policy Advisor
Approved By	John Filsell - Head of Community Support and Partnerships

Karakia Whakamutunga

Closing Prayer

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