

Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 7 September 2020
Time: 10am
Venue: Lyttelton Community Boardroom
25 Canterbury Street, Lyttelton

Present

Chairperson	Tori Peden
Deputy Chairperson	Tyrone Fields
Members	Reuben Davidson
	Nigel Harrison
	Howard Needham
	Jamie Stewart
	Andrew Turner
	Scott Winter

7 September 2020

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

Karakia Timatanga: Tyrone Fields

The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Part C

There were no apologies recorded.

2. Declarations of Interest / Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

10. Lyttelton Master Plan Update and Project Funding

This report was withdrawn from the meeting agenda.

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

Part C

Community Board Resolved BKCB/2020/00090

That the minutes of the Te Pātaka o Rākaihautū/Banks Peninsula Community Board meeting held on Monday, 17 August 2020 be confirmed, subject to the following amendment:

Item 4.3 – Public Forum – Services for the Elderly – Alison Ross

Split sentence and add the words “and”, “She also voiced her concerns that”, and “was” to clarify the intent of the speaker.

*Alison also mentioned a need for easy access to facemasks for the elderly **and** the possibility of combining the Seafarers Mission with a community centre. ~~and~~ **She also voiced her concerns that the Council **was** devolving responsibilities to Project Lyttelton.***

Tyrone Fields/Reuben Davidson

Carried

4. Public Forum / Te Huinga Whānui

Part B

4.1 Stoddart Cottage Trust Annual Report - Paula Smith

Paula Smith, Chairperson of the Stoddart Cottage Trust, presented the latest Annual Report from the Trust and thanked the Board for its ongoing support, including the Strengthening Communities Funding that was granted to the Trust.

Part B

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

1. Thanks Paula Smith for her presentation.

Attachments

- A Banks Peninsula Community Board 7 September 2020 Public Forum Stoddart Cottage Trust annual accounts 2020 [⇒](#)
- B Banks Peninsula Community Board 7 September 2020 - Stoddart Cottage Trust Annual Report 2019-20.pdf [⇒](#)

4.2 Head to Head Walkway – Tom Kuenning

Tom Kuenning spoke to the Board on behalf of the Church Bay Neighbourhood Association regarding the slow pace of progress being made on the Head to Head Walkway around Orton Bradley Park. He also expressed concern about the safety of the low part of the road between Orton Bradley and Traffic Cop Bay where the high tide now increasingly goes under the road.

Refer Clause 13.1 of these minutes.

Part B

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

1. Thanks Tom Kuenning for his presentation.

5. Deputations by Appointment / Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions / Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. Reserve Management Committee Meeting Minutes

Officer Recommendations / Ngā Tūtohu

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committees:
 - Cass Bay Reserve Management Committee – 3 June 2020
 - Lyttelton Reserves Management Committee – 8 June 2020
 - Lyttelton Reserves Management Committee – 29 June 2020
 - Okains Bay Reserve Management Committee – 4 August 2020

Community Board Resolved BKCB/2020/00091

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committees:
 - Cass Bay Reserve Management Committee – 3 June 2020
 - Lyttelton Reserves Management Committee – 8 June 2020
 - Lyttelton Reserves Management Committee – 29 June 2020
 - Okains Bay Reserve Management Committee – 4 August 2020
2. Requests that a letter be sent to the Lyttelton Reserve Management Committee acknowledging the constructive progress that has been made and the relationships that have been established.

Tyrone Fields/Reuben Davidson

Carried

8. Briefings - Introduction to the Banks Peninsula Parks Team

Board Comment

Kerri Bowen, Team Leader Parks Sector Banks Peninsula, introduced her team and provided the Board with an overview of the area they maintain and the work that they do. Board members reported receiving positive feedback about improvements that have been seen and felt in parks and reserves throughout the Banks Peninsula community and thanked the Team for its outstanding work.

Community Board Resolved BKCB/2020/00092

Original officer recommendation accepted without change.

Part B

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

1. Notes the information supplied during the Briefing.

Andrew Turner/Scott Winter

Carried

Attachments

- A Banks Peninsula Community Board 7 September 2020 - Briefing Parks Team Introduction and Overview.PDF [↗](#)

9. Allandale Transport Yard site

Board Comment

The Board noted the application of the proceeds of the lease is not a matter for approval within this report, on the basis that the Board has delegated authority to approve the lease, but does not have delegated authority to commit the application of proceeds from a lease to a particular source. The Board supported the status quo regarding the proceeds from this site continuing. That is, the Allandale Transport Yard lease proceeds to continue to be directed to the Community Board to be

passed on to the Allandale Reserve Management Committee if appropriate. The Board also noted that this arrangement will be reviewed as part of the upcoming wider Reserve Management Committee review.

The Board also separately commented that it would encourage additional planting and landscaping in front of the transport yard, which is quite unsightly and is in a prominent location in the Allandale settlement.

Officer Recommendations / Ngā Tūtohu

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

1. To publicly notify the proposal to lease the property to Fulton Hogan, dealing with any objections in accordance with s119 and s120 of the Reserves Act 1977.
2. In its capacity of holding the Minister of Conservations Delegation, pending the outcome of 2 above, to give consent to the lease in accordance with s73(3) of the Reserves Act 1977.
3. To authorise the Property Consultancy Manager to manage and conclude all issues and processes associated with the above resolutions including, but not limited to:
 - a. Finalising lease documentation to Fulton Hogan for a term of 30 years at a market rental on similar terms to the previous lease with the inclusion of a clause requiring the lease to be assigned to the Councils Banks Peninsula road maintenance contractor should Fulton Hogan lose the contract in the future.
 - b. Convening a hearings panel to consider any objections and making a recommendation back to the Board for a decision.
4. Agree to deviate from the Council leasing of Council property policy as it relates to publicly tendering the lease as provided for under section 80 of the Local Government Act having identified that:
 - a. the proposal to lease the property at 153 Governors Bay Rd unilaterally would be inconsistent with the Council's policy that new leases be publicly tendered; and
 - b. the reason for such inconsistency is that the proposed lessee is contracted to maintain the roads in this area for Council and this location is strategic for delivering on that contract; and
 - c. the Council has no intention to amend the policy to accommodate the decision due to the proposed transaction being a one-off exception;

Community Board Resolved BKCB/2020/00093

Part C

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

1. To publicly notify the proposal to lease the property to Fulton Hogan, dealing with any objections in accordance with s119 and s120 of the Reserves Act 1977.
2. In its capacity of holding the Minister of Conservations Delegation, pending the outcome of 2 above, to give consent to the lease in accordance with s73(3) of the Reserves Act 1977.
3. To authorise the Property Consultancy Manager to manage and conclude all issues and processes associated with the above resolutions including, but not limited to:

- a. Finalising lease documentation to Fulton Hogan for a term of 30 years at a market rental on similar terms to the previous lease with the inclusion of a clause permitting the lease to be assigned *at the sole discretion of the Council, or its delegate, to the future road maintenance contractor.*
 - b. Convening a hearings panel to consider any objections and making a recommendation back to the Board for a decision.
4. Agree to deviate from the Council leasing of Council property policy as it relates to publicly tendering the lease as provided for under section 80 of the Local Government Act having identified that:
 - a. the proposal to lease the property at 153 Governors Bay Rd unilaterally would be inconsistent with the Council's policy that new leases be publicly tendered; and
 - b. the reason for such inconsistency is that the proposed lessee is contracted to maintain the roads in this area for Council and this location is strategic for delivering on that contract; and
 - c. the Council has no intention to amend the policy to accommodate the decision due to the proposed transaction being a one-off exception;
5. The Board requests a staff report on the lease income from the Allandale Transport Yard continuing to be directed to the Community Board, to be passed on to the Allandale Reserve Management Committee, until such time as that arrangement is reviewed as part of the wider Banks Peninsula Reserve Management Committee Review.

Scott Winter/Howard Needham

Carried

11. Delegations for Banks Peninsula Community Board Processes

Officer Recommendations / Ngā Tūtohu

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

1. Delegate authority to the Board Chairperson, or in their absence the Deputy Chairperson, to approve final submissions on behalf of the Community Board, subject to the following conditions:
 - The Board having previously agreed to submit on the particular issue and the general intent of the submission.
 - The draft final submission being circulated to Board members at least 2 days prior to final approval.
 - The final submission being reported in the Board's Area Report at the earliest opportunity.
2. Delegate authority to the Board Chairperson, or in their absence the Deputy Chairperson, to approve letters of support on behalf of the Community Board, subject to the following conditions:
 - The draft letter of support being circulated to Board members at least 2 days prior to final approval.
 - A list of letters of support being reported in the Board's Area Report at the earliest opportunity.

3. Delegate to the Community Governance Manager and the Community Board Chairperson the ability to amend the ordinary meeting schedule, as required.

Community Board Resolved BKCB/2020/00094

Part C

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

1. Delegate authority to the Board Chairperson, or in their absence the Deputy Chairperson, to approve final submissions on behalf of the Community Board, subject to the following conditions:
 - The Board having previously agreed to submit on the particular issue and the general intent of the submission.
 - The draft final submission being circulated to Board members at least 3 *calendar* days prior to final approval *where practicable*.
 - The final submission being reported in the Board's Area Report at the earliest opportunity.
2. Delegate authority to the Board Chairperson, or in their absence the Deputy Chairperson, to approve letters of support on behalf of the Community Board, subject to the following conditions:
 - The draft letter of support being circulated to Board members at least 3 *calendar* days prior to final approval *where practicable*.
 - A list of letters of support being reported in the Board's Area Report at the earliest opportunity.
3. Delegate to the Community Governance Manager and the Community Board Chairperson the ability to amend the ordinary meeting schedule, as required.

Andrew Turner/Tyrone Fields

Carried

12. Te Pātaka o Rākaihautū/Banks Peninsula Community Board Area Report - September 2020

Community Board Resolved BKCB/2020/00095

Original officer recommendations accepted without change.

Part B

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

1. Receive the Te Pātaka o Rākaihautū/Banks Peninsula Community Board Area Report for September 2020.

Andrew Turner/Nigel Harrison

Carried

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

Part B

Board Members exchanged items of information and interest:

- Councillor presented to mayoral forum on freedom camping issues using Akaroa as an example.
- Lyttelton Farmers Market – concerns about social distancing have been referred to Project Lyttelton.
- Lyttelton Port - assurance that isolation and quarantine are being well managed
- Restoration and protection of gravestones damaged during the earthquakes – currently no funding available for this through the Council.
- Uruman Reserve – new mountain bike tracks extensions must be recommended to the Board by staff or the Lyttelton Reserve Management Committee, and approved by the Board in order to progress.
- Collaborative approach suggested to investigate gaps in provision of services to the elderly in Lyttelton.
- Stanley Park - reported the Park is experiencing an increase in visitor numbers.
- Akaroa Lighthouse Slip repair is scheduled for early in 2021 – concern expressed about the timing during peak tourism season.
- Corner Bayview Road and Marine Drive, Charteris Bay – noted road damage caused by trucks.
- Questions on whether there are options for improving access to the site of the historic police cells (gaol) at Allandale.
- Great effort by the Lyttelton/Mt Herbert bays communities on their recent rubbish run and thanks to the Parks Team for dumping the 1.5 tonne of rubbish collected.
- Orton Bradley Park Board has approved a section of the Head to Head Walkway crossing its land and are keen to get started with tree removal and fence construction.
- More rubbish bins needed in the Church Bay area – Snap Send Solve.
- Community Planting event was held at Pony Point in commemoration of a young Lyttelton victim of the Mosque shooting. This was well supported and excellent work completed by all.

13.1 Head to Head Walkway

Part B

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

1. Requests that staff clarify the situation with the section of the Head to Head Walkway from Andersons Road north intersection with Marine Drive to Traffic Cop Bay.
2. Requests that a letter be sent from the Community Board Chairperson to the Chairperson of the Charteris Bay Residents Association clarifying resolutions of the Head to Head Working Party and other matters pertaining to the sections of the Head to Head Walkway from Orton Bradley Park to Traffic Cop Bay.

Karakia Whakamutunga: Tyrone Fields

Meeting concluded at 12.05pm.

CONFIRMED THIS 21st DAY OF SEPTEMBER, 2020

TORI PEDEN
CHAIRPERSON