

Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 4 April 2022
Time: 1:00pm
Venue: Held by Audio / Video Link

Present

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

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- Part A** Matters Requiring a Council Decision
Part B Reports for Information
Part C Decisions Under Delegation
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Secretarial Note: It is noted that this meeting was held via audio/video link on the Zoom platform due to the country being under the Covid-19 Protection Framework (the Traffic Alert System at Red) on the date the meeting was scheduled. These minutes provide a written summary of the meeting proceedings.

Karakia Tīmatanga: Reuben Davidson

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

There were no apologies.

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

3. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

Akaroa Wharf Renewal

People who wished to be heard in support of their submission spoke to the Board regarding the Akaroa Wharf Renewal Report.

3.1 Akaroa Ratepayers & Residents Association - Harry Stronach

Harry Stronach, President of the Akaroa Ratepayers & Residents Association, spoke to its written submission.

He highlighted points relating to community partnerships, people having a dislike of Council consultations, the proposed location of the new wharf, the materials proposed to be used, the height in regard to climate change, the heritage and appearance aspects of the wharf and the lack of town planning for the area around the wharf. He suggested the existing buildings should not be a major consideration around this issue due to taking away berthage space, he noted the unavailability of the Multi Criteria Assessment until after submissions closed and he discussed the benefits of a floating wharf, as highlighted by OCEL in its submission. He said it appeared that Council was taking the easy option of rebuilding the wharf in the same location.

3.2 Akaroa Civic Trust - Michael Norris and Victoria Andrews


Michael Norris, Chairman, and Victoria Andrews, spoke and presented on behalf of the Akaroa Civic Trust.

Victoria Andrews presented noting points about new evidence without consultation, the modification of the earlier preferred option, the visual intrusiveness of revised plans and those

new plans not being taken to the Akaroa Design Review Panel. She noted the presence of buildings on the wharf over many years and the issue of access to those buildings. She also voiced concerns about the suitability of Drummonds Wharf as a temporary substitute during construction and concluded by saying the Civic Trust does not support the new preferred option.

Michael Norris also spoke about plans being changed and noted in particular that the written submission of the Civic Trust had concentrated on elements which were now redundant as the proposed “knuckle” had been removed from the plans. He still expressed concern about the new draft concept and the financial cost of rebuilding the wharf. He questioned the decision making process and he also questioned why there was no further engagement proposed in the future, except with the Ōnuku Rūnanga.

Attachments

- A Banks Peninsula Community Board 4 April 2022 - Akaroa Wharf Deputation - Akaroa Civic Trust.pdf 

3.3 Victoria Andrews

Victoria Andrews, resident, spoke to her written submission. She highlighted points relating to plans changing, the wharf Conservation Plan largely being dismissed, plans not going to the Akaroa Design Review Panel, the visual intrusiveness of the new preferred option, the heritage values of the 1888 structure, access issues for businesses on the wharf, inaccurate information in the staff report and the lack of further engagement on the design plans. Victoria also questioned the value of the consultation process, the suitability of Drummonds Wharf as a temporary substitute during construction and issues around the consenting process to extend that wharf. She suggested that a portion of the existing wharf could be retained for 20-25 years and a new wharf built alongside. Victoria also noted the importance of the economic livelihood of commercial wharf users and the Council’s obligations under its Heritage Strategy.

3.4 Akaroa Motor Garage - Nina Wright


Nina Wright, business owner of Akaroa Motor Garage, spoke to her written submission. Her main concern related to the proposal to supply petrol on the new wharf, the associated health and safety factors and the possible environmental impacts that could arise from spills. She noted that her business employed several local people year round and it relied on fuel sales contributing to the viability of that business.

3.5 Michael de Hamel

Michael de Hamel, resident, spoke to his submission. He urged the Board not to approve the plan recommended in the agenda, but to ask that more work be done instead, noting that there was not yet a Destination Management Plan or an Akaroa Town Plan.

Michael noted the differences in the plans as now proposed, particularly in regard to the floating pontoons. He also noted the lack of proposed engagement going forward, no apparent consent from Heritage New Zealand or the Akaroa Design Review Panel and the danger of breaking heritage rules. He also noted the change in functionality of the wharf over the years and questioned the intended function of the proposed wharf. He noted there were difficulties with using Drummonds Wharf as a stand-in. He suggested ways in which the wharf could be rebuilt if less stringent structural requirements were needed, by relocating some businesses to an upgraded Wainui Wharf.

Attachments

- A Banks Peninsula Community Board 4 April 2022 - Akaroa Wharf Deputation - Michael de Hamel.pdf 

3.6 Akaroa Dolphins - Hugh Waghorn

Hugh Waghorn, owner of Akaroa Dolphins, spoke to his written submission. He started by thanking staff members for keeping the Akaroa Fishermen's Association well informed of plans.

Hugh made some comments about wharf design and Drummonds Wharf. He noted that collectively users need to accept they will be disadvantaged in the construction phase, but it would be better to work together so that everyone could continue to operate their business. He supported the replacement of the current wharf.

3.7 Disabled Persons Assembly - Chris Ford and Ingrid Robertson

Chris Ford, Regional Policy Advisor, and Ingrid Robertson Christchurch Kaituitui, from the Disabled Persons Assembly, addressed the Board to speak on its written submission. They strongly supported the repair of the wharf, especially from a disabled persons perspective.

Chris and Ingrid commented on the increased size of the new wharf, the use of tactile strips, spaces for people to rest and fish and they suggested the use of hoists for disabled people to access boats. They asked that adequate mobility parking be available and said the Disabled Persons Assembly should be involved in the ongoing design process.

The meeting adjourned at 2.10pm and reconvened at 2.15pm.

3.8 Black Cat Cruises - Paul Milligan

Paul Milligan, Chief Executive of Black Cat Cruises, spoke to the companies written submission.

Paul commented on the need to rebuild, and the need for the new wharf to be functional but also look good. He commented on the size and number of the floating pontoons, the disruption to businesses during construction and the access issues created for his business by the proposed increase in height of the new structure. He also expressed a need for clarity around how existing businesses will be accommodated to keep operating during the rebuild, he requested a copy of plans for the Drummonds Wharf rebuild and he sought an assurance around damage occurring to their buildings as a result of wharf construction.

3.9 John Thacker

John Thacker, resident, spoke to his written submission. He stressed the importance of history and questioned the need to replace the current historic wharf. He believed the current wharf could be rebuilt.

John also spoke about climate change and what he believed would be the changing use of the wharf with less people accessing it in the future. He considered there were more important things to be funded at this time.

3.10 Dean Marshall

Dean Marshall, resident, spoke to his written submission. He said there was a balance needed between heritage and progress, he acknowledged the importance of both Māori and European culture and the need to preserve our heritage.

Dean talked about his families recreational association with the wharf, and highlighted the significant heritage of Akaroa in South Island history. He talked about the cost to rebuild the

current wharf, engineering assessments and climate change. He questioned whether staff were adhering to policy and he asked that ratepayers money be spent wisely.

3.11 Akaroa Fishermen's Association - John Wright

John Wright, President of the Akaroa Fishermen's Association spoke to its written submission, voicing concerns about the arrangements for commercial operators during the construction phase.

John noted there had been numerous meetings with Council staff but as yet no assurances as to what would be in place during construction. He also commented on the suitability of Drummonds Wharf and its fitness for loading and unloading and being able to accommodate larger vessels. He suggested the current wharf should be left in place and a new wharf built off the end of Church Street and he invited people who were not familiar with the area to visit and see it firsthand.

On behalf of the Board the Chairperson thanked all speakers for their input and the level of interest shown in this project.

4. Akaroa Wharf Renewal

Staff Presentation

Staff, including Project Manager Kristine Bouw, Heritage Conservation Projects Planner Victoria Bliss, Manager Regional Parks Kay Holder and Head Ranger Port Hills & Banks Peninsula Paul Devlin, along with consultant planner Matt Bonis presented this report to the Board. They referred to specific items as follows:

- The process to date including consultation and technical documents
- Location options considered, including heritage setting considerations and water depth
- Review of comments received in recent consultation
- Outline of preferred concept plan and design
- Summary of preferred option development
- Consultation, including resultant design changes
- Heritage considerations and involvement in planning
- Reasons for need to replace the existing wharf and abutment
- Parallel options
- Sea Level Rise considerations
- Existing buildings and access
- Temporary access for businesses/operators during construction phase
- Next Steps

Board Comment

The Board noted the views expressed by deputations to the meeting, and the written submissions attached to the agenda. Members asked questions of staff, specifically relating to:

- Was there input from locals on the Akaroa Design Review Panel – there are local members on the Panel.
- Consideration of moving wharf to Drummonds Wharf site – would result in significant consenting issues and continual dredging.

- New information after submissions closed – was a result of engineering information and was more detailed but not new information.
- Consideration of plans by Akaroa Design Review Panel – this has occurred.
- Engagement and informing the community going forward – this could be done through regular 3-monthly updates. Design plans will also go back to the Design Panel and users/stakeholders.
- Disruption to existing businesses – there will be major impact but trying to mitigate that and looking at different options. May be able to have multiple options available. Note that Akaroa is seasonal and worst interruption should be during quieter time.
- Height of wharf and wooden component – the new wharf will have a look of the former wharf and will weather with age.
- Fuel on wharf and risk of spillage – Council does not operate the fuel provision. Staff have suggested provision for other fuels going forward in response to a request for future proofing, but it would be strictly regulated.
- Questioned whether there is any need for urgency – worry from staff that there could be a catastrophic failure of the current wharf because of its condition. Rebuild is also getting more expensive. There is a need for the certainty around the footprint for planning and consenting to proceed.
- Installation of piles – screw piling is not appropriate in this environment. There are considerations around time and the impact on marine mammals. Will be taking advice on that from ecologists.
- Height of new wharf – will increase by half a metre. Building too high could disassociate the wharf from the land.
- Original wharf material and use in new structure – there is quite a lot of original fabric left which can be incorporated in many ways and highlighted through the new design. Definite options for re-use of original fabric. Timber cannot be re-milled due to embedded metal.
- Location options and future environmental impact – Environment Canterbury has complex rules on this which set a high benchmark that will have to be adhered to.
- “Knuckle” – will not reappear.
- Concern that height of wharf means the adjacent buildings are lower – discussions are ongoing with the two leaseholders.
- Suitability of Drummonds Wharf and difficulty of consenting – this will be complex and there are still unknowns. Staff will have to make it work for the users. Environment Canterbury are aware of need for interim facility. Additional options are also being investigated
- Removal of knuckle has removed access to the beach below wharf – if solid access is removed people will be able to walk underneath the wharf.
- Cruise ship passengers – noted they are welcomed by businesses in Akaroa and do contribute to the local economy.
- Ramp length for pontoons – more detail will be available as design proceeds.
- Question of costing for repair of current wharf – can this be provided?
- Tendering process – staff would look at all options and are taking some advice from Lyttelton Port Company which is more experienced in building this type of structure.
- Ongoing maintenance – staff are relying on professional advice.
- Change to tidal and silt movements – some modelling has been carried out. Rocky under layer will probably be more exposed. Sea level rise will also have an impact.
- Timeframe for Drummonds Wharf rebuild – will have to be done before main construction starts. Other facilities will also be investigated.
- Funding for work on Drummonds Wharf – there is some marine facilities budget and some contingency in the Akaroa Wharf budget. There may need to be additional funding sought.

In formulating its recommendation to the Council, the Board wanted to recognise the issues raised by submitters, whilst acknowledging that the wharf project needed to proceed. Board members particularly wanted to ensure that the design of the new wharf would honour the heritage values and traditions associated with the old wharf.

Members also wanted to ensure that some of the main issues raised by submitters were addressed, such as disruption to existing businesses during construction, ongoing consultation with users and stakeholders, and continued information sharing with the community.

The meeting adjourned at 4.45pm and reconvened at 4.55pm.

Community Board Resolved BKCB/2022/00018

That the Te Pātaka o Rākaihautū Banks Peninsula Community Board:

1. Pursuant to Standing Order 4.2, extend the time before taking a break, until the Board has finished asking questions of staff.

Nigel Harrison/Jamie Stewart

Carried

Officer Recommendations Ngā Tūtohu

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

1. That it receives the staff report on the design, stakeholder consultation and concept option for the Akaroa Wharf.
2. That staff proceed to detailed design of the Akaroa Wharf based on the preferred concept option, as shown in Attachment B included in the agenda for this meeting.

Community Board Decided BKCB/2022/00019

Part A

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

1. That it receives the staff report on the design, stakeholder consultation and concept option for the Akaroa Wharf.
2. Notes that the Board acknowledges the quantity and quality of submissions from the community and key stakeholders and strongly endorses their continued consultation through the process of detailed design and construction.
3. That it notes
 - That staff will investigate opportunities for upgrading Drummonds Wharf, Dalys Wharf, the Wainui Wharf or other facilities for temporary use which would also deliver permanent improvements.
 - That staff will work with affected businesses to minimise disruption and that the intent is to avoid any temporary closure of any business as far as is reasonably practicable.
 - That the Akaroa Design Review Panel has already been involved in discussion about the design, and will have its usual role in reviewing the design once consents are lodged.
 - That there will be regular updates to the community approximately every three months.

- That staff will be mindful of the important heritage, character and legacy issues of the current wharf, and its location, when finalising the design for the new structure.
- 4. That staff proceed to detailed design of the Akaroa Wharf based on the preferred concept option, as shown in Attachment B included in the agenda for this meeting.

Tori Peden/Jamie Stewart

Carried

Karakia Whakamutunga: Reuben Davidson

Meeting concluded at 5:39pm.

CONFIRMED THIS 11TH DAY OF APRIL 2022

TORI PEDEN
CHAIRPERSON