



Christchurch City Council

AKAROA-WAIREWA COMMUNITY BOARD AGENDA

THURSDAY 21 AUGUST 2008

AT 9.30AM

IN THE BOARDROOM
AKAROA SERVICE CENTRE
78 RUE LAVAUD, AKAROA

Community Board: Stewart Miller (Chairman), Bryan Morgan (Deputy Chairman), Jane Chetwynd, Claudia Reid, Pam Richardson and Eric Ryder

Community Board Adviser
Liz Carter
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Email: liz.carter@ccc.govt.co.nz

PART A - MATTERS REQUIRING A COUNCIL DECISION
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1. **APOLOGIES**

2. **CONFIRMATION OF MEETING MINUTES – 17 JULY 2008**

The minutes of the Board's ordinary meeting of 17 July 2008 are **attached**.

STAFF RECOMMENDATION

That the minutes of the Board's ordinary meeting be confirmed.

21.08.08

**AKAROA/WAIREWA COMMUNITY BOARD
17 JULY 2008**

**A meeting of the Akaroa-Wairewa Community Board
was held on Thursday 17 July 2008 at 9.30am**

PRESENT: Stewart Miller (Chairman), Jane Chetwynd, Claudia Reid,
Pam Richardson and Eric Ryder

APOLOGIES: An apology for absence was received and accepted from
Bryan Morgan.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. LITTLE RIVER RAILWAY STATION TRUST – EXTENSION OF LEASE AREA

General Manager responsible:	General Manager, City Environment,, DDI 941 8608
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Kathy Jarden, Property & Leasing Advisor

PURPOSE OF REPORT

1. The purpose of this report is for the Council to consider a recommendation from the Akaroa-Wairewa Community Board asking it to authorise the extension of the area leased by the Little River Railway Station Trust (the "Trust") to encompass that area which includes the Goods Shed as identified in the area of the Category II registration with the New Zealand Historic Places Trust.

EXECUTIVE SUMMARY

2. The land is situated at 12 Barclays Road, Part Section 18, Town of Little River contained in Certificate of Title CB 37B/86 and comprises 47976m².
3. The Trust has leased part of this property since 1 October 1992 and the current Deed of Lease covers an area of approximately 1040m² as shown on the attached plan. The current lease has a final expiry date of 30 November 2013 and the annual rental charged is \$1.00 plus GST.
4. The Trust wishes to increase the leased area to include the Goods Shed which would increase their total area to approximately 1350m². The total area of the historic registration is approximately 3200m² which includes the public toilet facilities, new roadway to the car park area, open green spaces, and car parking at the front of complex as shown on the attached plan.
5. The Trust has a vision to improve the condition of the Goods Shed, making it an attraction for Little River.
6. The previous Banks Peninsula District Council resolved in 1994 to vary the lease to include the Goods Shed but this was never acted upon and the property was leased to another entity.

FINANCIAL IMPLICATIONS

7. There will be no change in the annual rent for the increased lease area.

1 Cont'd

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. Council has not allocated specific funding for building repairs for this asset in the Annual Plan. However, the Council maintains the public toilet facilities and grassed areas and has a contract for the painting and annual maintenance of the exterior fabric of the Railway Station complex. Council's Property Asset Management team has undertaken to carry out repairs to the exterior of the Goods Shed building, including pre-paint maintenance during 2007/2008 and painting of the exterior to be undertaken in 2008/2009. The Trust would be encouraged to apply for funding for the refurbishment of the structure.

Have you considered the legal implications of the issue under consideration?

9. Yes, legal implications associated with the extension of the leased area have been considered and Council's Legal Services Unit will produce a Deed of Variation for execution by Council and the Trust.
10. A recommendation was made by the former Banks Peninsula District Council on 27 July 1994 recommending "that Council amend the current lease between The Little River Railway Station Trust to incorporate the goods shed building to be leased on the same terms and conditions as the existing Railway Station building. (94/457)". Subsequent leases did not amend the leased area.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

11. Yes – Heritage protection is identified as one of the outcomes which contributes to the City Development in the LTCCP.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

12. Strengthening Communities Strategy – gives people a sense of belonging and encourages them to take part in social, cultural, economic and political life.
13. Visitor Strategy – ensure tourism continues to benefit our communities and grow in accordance with the needs and wishes of the local communities it affects.

CONSULTATION FULFILMENT

14. Discussions have taken place with Council's Cycling & Pedestrian Planner, Mike Ferigo, who is involved in the Little River Rail Trail project and his initial feedback from the Chair of the Rail Trail Trust and the liaison person of the local Runanga is that they have no interest in leasing the building. Wider consultation is not deemed necessary given that the "Trust" already has a presence on the land.

THE OPTIONS

Option A:

15. Do nothing – this option would leave the building to continue to deteriorate and have a negative effect on the local environment.

Option B

16. Vary the lease with the Little River Railway Station Trust to encompass the Goods Shed building and surrounding area in the current lease.

THE PREFERRED OPTION

17. Option B

1 Cont'd

STAFF RECOMMENDATION

That the Council:

- (a) Delegate authority to the Corporate Support Unit Manager to vary the lease to the Little River Railway Station Trust to encompass the Goods Shed building identified on the site plan appended to this report, thereby increasing the area leased by the Trust to approximately 1350m² as shown on the attached plan, maintaining the current lease terms and conditions.

BOARD CONSIDERATION

The Board expressed concern that under the Council's current practice, the Railway Station Trust, a community organisation which contributed several thousand hours and a large amount of funding to the restoration of the Little River Railway Station, would be in the position of having to compete with commercial operators if it wanted to retain the lease of the Station on its expiry in 2013. Board members sought clarification as to whether that type of effort was taken into account when tenders were considered. Staff noted that a report on the tendering and reassignment of leases had been requested recently by the Council. That report, when produced, should clarify this and other issues for Board members.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND

18. The Little River Railway Station Trust is an incorporated society, registered since 1993. The Trust has an active membership with approximately 30 members and has been instrumental in the upgrade of the Railway Station building through volunteer labour and extensive fund raising which amounted to over \$130,000.
19. Vision for a Restored Goods Shed – submitted by Little River Railway Station Trust
 - It will provide a focal point for the Rail Trail finish.
 - It can be the starting point for other Peninsula activities.
 - Integration of the Goods Shed with the Railway Station seems a natural progression to the work already done on the Railway Station, and under our stewardship will assist a unified restoration/development of the area. The building is already included in the area designated by the Historic Places Trust listing. Historically the Railway Station and the Goods Shed belong together. We are looking at a restoration process which would match with the Railway Station building and aim to be historically faithful in choosing material and colours, etc.
 - Inclusion of the Goods Shed in the current lease would enable us to complement our current activities. We have restored and maintained the old Railway Station building, established a small Railway Station Historic Display, created space for an Information Centre and a Craft Station which promotes and sells the work of local craftspeople.
 - A restored Goods Shed may be used for such things as bicycle storage/rental, provision of information on "whereto from here", community use or any other activity that complies with our Deed of Licence.
 - The historic nature of the building may be enhanced by a railway wagon on the "inside track" in the shed, and historic items or photo-displays on the walls

1 Cont'd

- Apart from providing a focal point for the community, an added revenue stream would enable the Trust to upgrade and maintain this local icon.
- Our track record in rescuing the old Railway Station from demolition, followed by fund raising and putting in many volunteer hours in bringing it to its present state validates our claim that we are uniquely qualified to take on this mission on behalf of our community.

20. Registry Entry – New Zealand Historic Places Trust excerpt from website follows.

PART B – REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 Rod Lawrence - Banks Peninsula Signage Project

Mr Lawrence spoke to the Board in his role as co-ordinator for the Banks Peninsula Signage Project. He reported that he worked for Project Lyttelton which had secured funding from Christchurch & Canterbury Tourism and the Christchurch City Council, to undertake this project. The project had \$165,000 funding for visitor signage on Banks Peninsula, although staff had identified that some of the signage that was likely to be requested under this project may be able to be funded from other budgets – e.g. reserves signs.

Mr Lawrence explained that he was currently carrying out background work and collecting information for the project before reporting back to the Board with a detailed list of applications for signage and then a further report seeking a recommendation on what signage should be funded. The scope of the project included an analysis of the signage required for the whole of Banks Peninsula, along with an inventory of the current signage.

Members recalled that this project had been an initiative of the former Banks Peninsula authority, which had originally wanted to create a “Banks Peninsula” brand sign and use this funding to establish four information kiosks. The project now seemed to be a lot larger than originally intended and members urged caution because they considered that there was already a proliferation of signs on Banks Peninsula.

The Board asked that Mr Lawrence consider the following points as part of this project:

- That there be a genuine need and benefit identified for any signage.
- That no commercial signs be funded through this project.
- The need for signs to comply with the requirements of the District Plan.
- Signage needs to be co-ordinated and effective.
- Transit New Zealand needs to be consulted.
- Road information signage for tourists – e.g. road not suitable for campervans.
- Need to identify future maintenance budgets for any signage.

It was suggested that a joint seminar be held with the Lyttelton-Mt Herbert Community Board regarding this project, as it affected the whole Banks Peninsula Ward.

2.2 Bi-Monthly Police Report

There was no deputation from the Police.

3. CORRESPONDENCE

3.1 New Zealand Community Boards' Executive Committee

The Board considered a memorandum from the Chairman of the Community Boards Executive Committee, regarding the 2009 Conference and inviting Community Boards to enter the Best Practice Awards.

Members suggested the Akaroa Harbour Basin Small Settlements Study or the Akaroa Wharf project may be suitable to enter in the best practice awards. The Community Board Adviser undertook to establish what was involved in entering these awards.

4. AKAROA HARBOUR ISSUES WORKING PARTY MINUTES - 13 MAY 2008

It was noted that staff intended to seek some clarity around the status of this Working Party and its lines of communication. It was also questioned whether it should have some more clearly defined Terms of Reference, including the number and makeup of its membership.

The Board **received** the minutes of the Akaroa Harbour Issues Working Party meeting held on 13 May 2008.

5. AKAROA-WAIREWA STRENGTHENING COMMUNITIES FUNDING 2008/09

The Board considered a staff report regarding the final allocations for the Akaroa-Wairewa Strengthening Communities Funding for 2008/09.

The report and accompanying recommendations from the Board were submitted to the Council meeting on 14 August 2008 as a report from the Chairman.

6. BRIEFINGS

6.1 Local Roading Projects Update – David McNaughton, Asset Engineer

David McNaughton (Asset Engineer, Asset & Network Planning Unit) attended the meeting and updated the Board on local roading issues.

7. COMMUNITY BOARD ADVISER'S UPDATE

The Community Board Adviser updated the Board on a number of issues:

- Akaroa Beach, Grassed Area – members requested that a staff member attend a Board briefing so that the Board could discuss this issue further.
- Public Toilets – members noted that there was still a high number of complaints about the public toilets through the CSR system. Staff were asked to comment back to the Board on what was being done to address this ongoing problem.
- Signage in Akaroa – staff were also asked to attend a Board briefing so that the Board could seek further clarification on this issue.
- Liquor Licensing Information – this would be copied and circulated to Board members.
- Garden of Tane and Stanley Park – a public meeting regarding the Management Plans for these two areas would be held on Saturday 23 August at the Akaroa Museum.

8. ELECTED MEMBERS INFORMATION EXCHANGE

Members shared information on current issues and activities, including:

- State Highway 75 closures – members were concerned that the highway had been closed on two recent occasions because of snowstorms. It appeared that the current contractor was unprepared on both occasions. Staff were asked to express the Boards concern over this to Transit New Zealand and seek an assurance that the service would be improved in future.
- Local Contractors – members reported that local contractors were not getting as much work through the Council because of the preferred use of City Care for Council work. This resulted in numerous vehicles travelling to the Peninsula from Christchurch, with local contractors missing out on work. Staff were asked to clarify Council's policy with regard to this issue.
- BP Meats Site – the Board indicated it wished to be proactive regarding the development of this site and asked that staff look at the site in the context of getting funding included in the LTCCP for its development. Members felt that the profile of the site should be raised in terms of having a strong focus for Council facilities in Akaroa.
- Grass berms in Akaroa – it was noted that buses currently parked on some of the grass verges/berms in Akaroa. Members asked that this issue be included in a Board seminar for discussion so that some of the areas could be included on the Council register for no parking.
- Akaroa Enforcement Officer – members asked for a report on what was happening with this matter and indicated they would like to see it resolved before the visitor season commenced.
- Bus Shelter – members asked for an update on the bus shelter proposed for Place de la Poste.
- Board Seminar – members reported on a training session that some had attended regarding the role of Community Boards which they had found extremely useful. It was suggested that the Akaroa-Wairewa Community Board could have a similar session, with the aim of having an outcome at the end of the day. Staff were asked to investigate whether this was possible in terms of funding and staff time.

PART C – DELEGATED DECISIONS

9. CONFIRMATION OF REPORT

The Board **resolved** that the report of the ordinary meeting held on Thursday 19 June 2008 be confirmed.

10. OKEINA/OKAINS BAY RESERVE DEVELOPMENT

The Board considered a report seeking approval for the development plan for Okains Bay Reserve and agreement for staff to proceed to detailed design and construction.

The Board **resolved** to approve the Development Plan for the Beach Area of the Okeina/Okains Bay Reserve as shown in the plan (Reference 3689, July 2008) and agreed that staff should proceed to detailed design and construction.

11. COMMUNITY BOARD ADVISER'S UPDATE - continued

11.1 Submissions

The Board **resolved** to ratify the following submissions made in its name:

- Traffic and Parking Bylaw 2008
- Parks and Reserves Bylaw 2008
- Draft Libraries 2025 Plan

The Board discussed the "registers" which had now been established under a number of the bylaws, and questioned how those registers would be set up, and whether Community Boards would be able to have an involvement in the process. Members asked staff for information on what the process would be and how it would be managed. Members also asked for staff to comment on how a bylaw could be changed if there was an inaccuracy in it, or an omission.

11.2 Akaroa Water Strategy

It was reported that the Council would like to establish a Working Party to provide a community perspective and help guide development of the whole water strategy for Akaroa. The Akaroa-Wairewa Community Board had been identified as a stakeholder group that Council would like to see represented on the Working Party.

The Board **resolved** to nominate Ms Chetwynd and Mr Ryder to be its representatives on the Akaroa Water Strategy Working Party.

The meeting concluded at 12.00 noon.

CONFIRMED THIS 21ST DAY OF AUGUST 2008

**STEWART MILLER
CHAIRMAN**

3. DEPUTATIONS BY APPOINTMENT

4. PRESENTATION OF PETITIONS

5. NOTICES OF MOTION

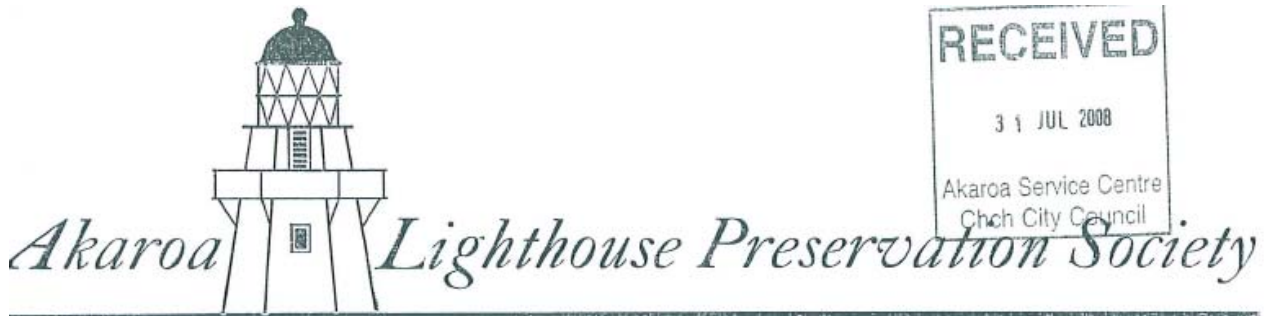
6. CORRESPONDENCE

6.1 AKAROA LIGHTHOUSE PRESERVATION SOCIETY

Correspondence **is attached** from the Akaroa Lighthouse Preservation Society regarding the removal, or trimming of, an old man pine between the Cruising Club and Lighthouse.

STAFF RECOMMENDATION

It is recommended that the Board receive this correspondence and pass it to the appropriate staff for comment.



Akaroa Lighthouse Preservation Society Inc
C/- Cheryl Jenkins
Secretary / Treasurer
50 Woodhills Rd
Akaroa

30 July 2008

Akaroa/Waiwera Community Board
 C/- Liz Carter
 Akaroa Service Centre
 Rue Lavaud
 Akaroa

Dear Sir / Madam

Back in April we wrote to the Community Board regarding the Old Man wild pine tree between the Lighthouse and the Cruising Club. To date we have not received a reply.

At our recent AGM it was discussed that some of our members had been present when a tree surgeon visited the site to assess the problem. The feeling of those members was that the solutions offered would not go far enough to resolving the risk and ask that the Community Board again look into the situation.

Thank you for your consideration of this matter.

Yours faithfully

Bruce Morton
 President
 Akaroa Lighthouse Preservation Society Inc.

21.08.08

Akaroa Lighthouse Preservation Society Inc
C/- Cheryl Jenkins
Secretary / Treasurer
50 Woodfills Rd
Akaroa

COPY .

27 April 2008

Akaroa Community Board
C/- Akaroa Service Centre
Rue Lavaud
Akaroa



cc: Mr Ross Herret
Transport and Green Space Manager

Dear Sir / Madam

Our committee would like to support the Akaroa Cruising Club in their pursuit to have the old man pine between the Cruising Club and Lighthouse either removed or a tree surgeon trim it to a level that it doesn't pose a safety issue.

In the event of a large wind or extensive rain the current condition of the tree is such that it could potentially fall either way or loose significant branches and pose a public safety risk to people and property.

Thank you for your consideration of this matter.

Yours faithfully

Cheryl Jenkins
Secretary/Treasurer
Akaroa Lighthouse Preservation Society Inc.

7. TAKAPUNEKE – GREENS POINT DECLARATION OF LAND FOR RESERVE

General Manager responsible:	City Environment, City Environment Group DDI 941- 8608
Officer responsible:	Asset and Network Planning Unit Manager, Terry Howes
Author:	David Rowland Property Consultant, DDI 941-8053

PURPOSE OF REPORT

1. The purpose of this report is to seek the Community Board's approval acting under delegated authority to declare that land known as Greens Point in Red Bay Akaroa being described as Lot 1 on Deposited Plan 73274, comprised in Certificate of Title CB 42B/680 having an area 4.0611 hectares and Lot 3 on Deposited Plan 73274, comprised in Certificate of Title CB 42B/682 having an area of 1741m² to be a Historic Reserve subject to Section 18 of the Reserves Act 1977.

EXECUTIVE SUMMARY

2. The Council land holdings in Red House Bay Akaroa known as Takapuneke and Greens Point have been subject to a number of reports to both the Board and Council over the past year seeking to enact a resolution by the Banks Peninsula District Council ("BPDC") who on 8 February 2006 passed the following resolution:

"That Council instruct staff:

- (a) in terms of the Reserves Act 1977, to initiate the making of Greens Point into an Historic Reserve and change the classification of Takapuneke Reserve from Local Purpose (Historic Site) Reserve into an Historic Reserve (as is the adjacent Britomart Historic Reserve)
 - (b) to obtain written evidence of the historical background of all three Historic Reserve areas to enable an Order-in-Council to be approved to make Greens Point, Takapuneke Reserve and the Britomart Historic Reserve into a National Reserve.
 - (c) that a Management Plan be prepared for the three Historic Reserves."
3. The Minister of Local Government has granted approval to change the purpose of endowment land vested in the Council and forming Takapuneke and Greens Point in Akaroa from "endowment in aid of Council funds" to an "endowment to facilitate and support firstly, the use of the land at Greens Point and Takapuneke, Akaroa Banks Peninsula as an historic and/or national reserve and secondly the vesting of that land as an historic and/or national reserve under the Reserves Act 1977".
 4. The Board on the 19th February 2008 formally resolved to change the classification of the Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve and public notice of this has been given concurrent with notice of the intent to declare the land known as Greens Point to be a Historic Reserve. The Community Board has the delegation (except the hearing of submissions/objections) in relation to the "change of classification or purpose or revocation of a reserve (s.24 and 24A Reserves Act)" and importantly also following notice under the Reserves Act 1977 to declare land to be a reserve.
 5. A total of 10 supportive submissions were received to the public notice. No objections to the proposal were lodged. As submissions had been received a hearings panel was established and a formal Reserve Act hearing held on the 26th May 2008. A full transcript of proceedings along with the determination and recommendations of the Panel is attached.

FINANCIAL IMPLICATIONS

6. The properties known as Greens Point and the Takapuneke Reserve lands produce very little by way of income to the Council. The only income able to be generated from the land at present is from a sheep grazing licence and it is likely that for the foreseeable future, such a limited income stream would continue.
7. Accordingly the consequence of the Council adopting the staff recommendations will have no financial impact on the Council.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. The staff recommendations contained in this report will not affect existing unit budgets.

LEGAL CONSIDERATIONS

9. Full comment relative to "Legal Considerations" is contained in the report to the Board and Council submitted by Robert O'Connor, Solicitor, Legal Services Unit on the 4th October 2007. Considerable background commentary is made relative to sites, the endowment land and the Reserves Act 1977.
10. The first stage of the process sought the agreement of the Minister of Local Government to approve a change in the endowment purposes and that has been achieved, see clause 3 and the second stage, is to resolve that the land be vested as an 'Historic Reserve' under the Reserves Act 1977.
11. An application to the Minister of Conservation under section 24 of the Reserves Act 1977 can only be made on the authority of a formal council resolution (in this case delegated to the Community Board).

Have you considered the legal implications of the issue under consideration?

12. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. Adoption of the recommendations will support the following community outcomes listed in the 2006-16 LTCCP:
- (a) "We protect the integrity of heritage buildings, places and objects"
 - (b) "We all have access to excellent facilities and environments for physical activities"
14. The purpose of this report is to align the Council's decision making on this issue with statutory requirements thus supporting the good decision making activity referred to in the 2006-16 LTCCP.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

15. To provide a network of parks, and open spaces that meet community and environmental needs and to provide 13.2 ha of regional parks per 1000 population.

ALIGNMENT WITH STRATEGIES

16. Yes, this meets Community Outcomes by offering opportunities for people to contribute to projects that improve the city's environment, learn through social interaction and recreation, and areas for communities to gather and interact.

Do the recommendations align with the Council's strategies?

17. Key drivers are the Heritage Conservation Policy, Environmental Policy City Plan and Resource Management Act 1991 and Reserves Act 1977. The Historic Places Act as "a place sacred to Maori in the traditional, religious, ritual or mythological sense."

CONSULTATION FULFILMENT

18. Public Notice of the proposal to change the classification of the Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve has been given and 10 submissions in support referred to in clause 5 have been received.

21.08.08

19. Public notice that the Board (Council) intends under Section 14 of the Reserves Act 1977 to consider a resolution to declare the Greens Point land to be a Historic Reserve under Section 18 of the Act to preserve the Local and National historical, archaeological and cultural nature and interest in this site, has also been undertaken. 10 submissions in support referred to in clause 5 have been received. A full record of the hearing that followed is attached.
20. The hearings panel formally recommends to the Board on page 13 at clause 6.1.4 that:

“The Panel has determined that, on the basis of objections and submissions received, the proposal to declare the Greens Point land to be an Historic Reserve is appropriate; and that on this basis the Akaroa/Wairewa Community Board is free to resolve to so declare the land if it wishes to do so.”
21. The staff recommendation concurs with that conclusion.
22. As part of the formal application to the Department of Conservation declaring the Greens Point lands to be a “Historic Reserve” all submissions received along with the decision of the Hearing Panel and recommendations will be submitted seeking determination by the Department and ultimate gazettal action. Application will also be made to the Department under Section 24 for the Takapuneke site to have its classification changed as earlier resolved by the Board.
23. The Hearings Panel makes additional recommendations to the Board for consideration in clause 7 of the Decision. These recommendations are also included in the staff recommendation for consideration by the Board and the Council where applicable.

STAFF RECOMMENDATION

It is recommended that the Akaroa/ Wairewa Community Board acting under delegated authority declare

- (a) under Section 14 of the Reserves Act 1977 the land known as Greens Point Akaroa and described as Lot 1 on Deposited Plan 73274, comprised in Certificate of Title CB 42B/680 having an area 4.0611 hectares and Lot 3 on Deposited Plan 73274, comprised in Certificate of Title CB 42B/682 having an area of 1741m² to be a Historic Reserve pursuant to Section 18 of that Act and
- (b) that the consent of the Department of Conservation be sought
- (c) It is further recommended that the Board recommend to Council that the “Recommendations of the Hearing Panel at clause 7” be implemented, namely:
 - (i) That all the land described in the above determinations (6.1.4 and 6.2.4) be named as “Takapuneke Historic Reserve”, and that this name be passed to the New Zealand Geographic Board for adoption, and that the Minister of Conservation be advised accordingly.
 - (ii) That the Council acknowledge the great work of many people over many years in bringing the history of Takapuneke to this current stage of formal and deserved recognition.
 - (iii) That the Council plan a formal celebration to mark the occasion of the current Takapuneke Reserve and Greens Point land becoming an Historic Reserve at an appropriate time.
 - (iv) That the Council allocate resources to the development of a Conservation Plan and a Management Plan for the whole area of Takapuneke and Britomart Reserve for the 2009-12 work programme.
 - (v) That the Council acknowledge the offers of assistance from many submitters to be involved in the work of Conservation and Management Plans, and that the Council plan to include these agencies in the group(s) that would develop these Plans.

21.08.08

- (vi) That the Council acknowledge the wish of the submitters to have the waste water treatment works removed from the site in due course, and to achieve if possible the eventual inclusion of all the original land areas within the Takapuneke Historic Reserve.
- (vii) That the Council continue to enact the February 2006 resolution of the Banks Peninsula District Council, acknowledging also the wish of the submitters to have the whole area, including Britomart Reserve, elevated to National Historic Reserve status, and that the Council allocate resources to supporting the process of achieving that status in the future.
- (viii) That the Council acknowledge the wish of the submitters to have the name Takapuneke applied to the whole area including the Britomart Reserve, and that this matter be given full and appropriate consideration in the lead up to the development of the Conservation Plan and Management Plan for the whole area.

UNDER The Reserves Act 1977

IN THE MATTER OF Proposed resolutions to declare land a reserve under Section 14 of that Act, and to change the classification of a reserve under Section 24 of that Act

BY the Christchurch City Council

DECISION AND RECOMMENDATION OF THE HEARINGS PANEL OF THE CHRISTCHURCH CITY COUNCIL

DATE OF HEARING: At Akaroa on 26 May 2008 at 11am.

PANEL MEMBERS: Stewart Miller (Chair)
Councillor Yani Johanson
Councillor Claudia Reid

LAND AFFECTED: Takapuneke Reserve and Green Point Endowment Land, Akaroa

SUBMITTERS: George Tikao, Te Rūnanga o Onuku
David Higgins, Te Rūnanga o Ngāi Tahu (TRoNT)
Elizabeth Cunningham
Helen Brown, NZ Historic Places Trust
John Wilson, Christchurch
Paul Dingwall, Akaroa Civic Trust
Victoria Andrews
Jim Sunckell, Friends of Akaroa Museum

PERSONS IN SUPPORT AND OTHERS IN ATTENDANCE: Peter Clayton, Te Rūnanga o Onuku
Marama Higgins, Ngāi Tahu Whānui
Karen Murphy, TRoNT
Meri Robinson, Ngāi Tahu Whānui
Robert Tutuki-Tewharau, Ngāi Tahu Whānui
Trevor Howse, Ngāi Tahu Whānui
Milly Robinson, Ngāi Tahu Whānui
Takerei Norton, TRoNT
Gilbert Glausiuss, Akaroa Civic Trust
Ashley Spice, Akaroa Civic Trust
Steve Carswell, Akaroa Civic Trust
Angus Davis
Chad Huddleston
Lynda Wallace, Akaroa Museum and Civic Trust
Jane Chetwynd, Akaroa/Wairewa Community Board

CHRISTCHURCH CITY COUNCIL: David Rowland (Property Consultant)
Joe McCarthy (Hearings Adviser)

1. INTRODUCTION

In accordance with the delegation given to it, in respect of the Reserves Act 1977 (the "Act"), the Panel considered submissions received on resolutions made or proposed to be made under Sections 14 and 24 of the Act.

2. BACKGROUND

The Christchurch City Council owns land at Red Bay, Akaroa known as Green Point and Takapuneke. This land is adjacent to and beyond the Britomart Reserve, along Beach Road. A map (Attachment 1), shows the sites that are briefly described below.

The Green Point land is endowment land (4.2Ha approx) and has no reserve status. The Takapuneke land is also endowment land; it is currently a Local Purpose (Historic) Reserve (9.6Ha approx). Beyond Takapuneke Reserve the council owned waste water treatment works is located on fee simple land and appears to also occupy small areas of adjoining reserve land plus legal road. The treatment works was built in the late 1960s.

The Green Point land and the Takapuneke Reserve land were purchased by the Council in the mid 1970s. A part of the Green Point land, 2864m² inclusive of a dwelling, was subsequently sold to a private owner. A refuse tip (now closed) was established at the top of the Takapuneke Reserve land in the mid 1970s. A former immigration barrack is also on the site.

The Green Point land has a total area of 4.2352 hectares being Lot 1 on Deposited Plan 73274 having an area of 4.0611 hectares comprised in Certificate of Title CB42B/680, along with 0.1741 m² being Lot 3 on Deposited Plan 73274 and comprised in certificate of Title CB42B/682.

The Takapuneke Reserve land has an area of 9.6087 hectares being Lot 1 on Deposited Plan 76825 and comprised in Certificate of Title CB40A/795.

Because of their historical significance these lands have been the subject of substantial awareness from the Banks Peninsula Council and its predecessor Councils in recent years, and more latterly from the Christchurch City Council. Awareness of their significance has created a wish to have them designated as Historic Reserve.

On 8 February 2006 the then Banks Peninsula District Council passed the following resolution:

"That Council instruct staff:

(i) in terms of the Reserves Act 1977, to initiate the making of Green Point into an Historic Reserve and change the classification of Takapuneke Reserve from Local Purpose (Historic Site) Reserve into an Historic Reserve (as is the adjacent Britomart Historic Reserve).

(ii) To obtain written evidence of the historical background of all three Historic Reserve areas to enable an Order-in-Council to be approved to make Green Point, Takapuneke Reserve and the Britomart Historic Reserve into a National Reserve.

(iii) That a Management Plan be prepared for the three Historic Reserves."

These matters were further reported to the Christchurch City Council on 4 October 2007 at which time the Council resolved to:

(a) authorise Council staff to apply to the Minister of Internal Affairs pursuant to section 140(4) of the LGA seeking his approval for a change in the endowment purposes for which Greens Point land may be used from an "endowment in aid of Council funds" to an endowment to facilitate and support firstly, the use of the land at Greens Point as an historic and/or national reserve and, secondly, the vesting of that land as an historic and/or national reserve under the Reserves Act 1977."

(b) authorise Council staff to apply to the Minister of Internal Affairs pursuant to section 140(4) of the LGA seeking his approval for a change in the endowment purposes for which Takapuneke Reserve land may be used from an "endowment in aid of Council funds" to an endowment to facilitate and support firstly, the use of the land at Takapuneke/Greens Point as an historic and/or national reserve and, secondly, the vesting of that land as an historic and/or national reserve under the Reserves Act 1977."

The Minister of Local Government has subsequently granted approval for the changes outlined in (a) and (b) above.

The matter was also fully reported to the Akaroa/Wairewa Community Board on 19 February 2008. At its meeting of that date the Board resolved, under delegated authority, *pursuant to Section 24 of the Reserves Act 1977 to change the classification of that land known as the Takapuneke Reserve being all that land containing 9.6087 hectares being Lot 1 on deposited Plan 76825 and comprised in Certificate of Title CB40A/795 from Local Purpose (Historic Site) Reserve to Historic Reserve, to protect and preserve in perpetuity the local and national historical, archaeological and cultural nature and interest in this site and that public notice be given of this intent.*

This resolution was reported to and received by the full Council at its meeting of 10 April 2008.

It is noted that the above resolution did not refer to the Green Point Land; the reason for this is described under relevant legislation below.

In order to give further effect to Council and Community Board resolutions public notice was given on 8 March 2008 of the intention to pass a resolution pursuant to Section 14 of the Reserves Act 1977 to have the land forming Green Point declared to be a Historic Reserve within the meaning of Section 18 of that Act, and of the proposal to change pursuant to Section 24 of the Reserves Act 1977 the existing classification of that land known as the Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve.

The public notice invited submissions and objections. Ten submissions were received in response to that notification, all in support of the resolutions. The consideration of those submissions is the subject of the hearing that was held. It is noted that a number of matters raised in the submissions were beyond what the Panel had authority to determine.

The decision of this Hearings Panel makes determinations on matters that are within the Panel's authority to determine and makes recommendations on those matters, raised by submitters, that are beyond the Panel's authority to determine.

3. RELEVANT RESERVES ACT SECTIONS; DELEGATED AUTHORITIES

3.1 Takapuneke Reserve Land

The necessary process with the **Takapuneke Reserve land** is covered by Section 24 of the Reserves Act 1977. Relevant provisions of Section 24 **Change of classification or purpose or revocation of reserves** are summarised as a) to e) below in italics. Steps a) to e) also include comments on the current situation (ordinary type).

- (a) *the local authority may resolve to change the classification of a reserve. Reasons for the proposed change are to be stated in the resolution.*

This step has been achieved by the Community Board resolution of 19 February 2008.

- (b) *the local authority notifies the Commissioner that pursuant to that resolution it considers that the classification of a reserve should be changed, and provides a copy of that resolution to the Commissioner*

The decision of this Panel clears the way for this to occur. The term Commissioner is used in the legislation; the Department of Conservation (DoC) is the relevant government department.

- (c) *the classification cannot be changed until the proposed change has been publicly notified, persons claiming to be affected by the proposed change have had an opportunity to object, and all such objections have been considered by the local authority.*

While the legislative provisions for public notification refer only to submissions it is known that DoC staff expect submissions in support to be considered and reported on also. The proposed change of classification has been publicly notified, opportunity to object has been provided, all submissions (there were no objections) have been considered as part of the decision of this Panel on behalf of the local authority. The requirements of (c) have been met.

- (d) *the local authority must provide the Commissioner with a copy of all objections, and a copy of the resolution of the local authority in relation to those objections.*

The decision of this Panel clears the way for this to occur.

- (e) *the Minister will give the matter due consideration and may, in his discretion, change the classification of the reserve.*

The Minister will be in a position to do this once staff have provided the documentation described in (d) above.

The determinations and recommendations at the end of this report provide the steps necessary to complete (a) to (e) above.

3.2 Green Point Land

The necessary process with the **Green Point land** is covered by Section 14 of the Reserves Act 1977. Relevant provisions of Section 14 **Local authority may declare land vested in it to be a reserve** are summarised as (i) to (iv) below in italics. Steps (i) to (iv) also include comments on the current situation (ordinary type).

- (i) *the local authority may by resolution declare any land vested in it to be a reserve*

This step has not yet been taken; it is subject to (ii) below. The Community Board have delegated authority to pass such a resolution when it is required.

- (ii) *the resolution cannot be passed until the intention to pass the resolution has been publicly notified calling for objections, and until all such objections have been considered.*

The intention to pass the resolution has been publicly notified, objections have been called for and have been considered and are being reported on in this decision of the Hearings Panel. Once again, DoC staff expect submissions in support to also be considered and reported upon.

This decision is to be reported to the Community Board. The Board, if it considers it appropriate, will pass a resolution to declare the Green Point land as historic reserve.

- (iii) *a copy of the resolution is to be forwarded via the Commissioner to the Minister, together with all objections received (if any) and the comments of the local authority on those objections*

This can be done once the resolution is passed by the Community Board, dealing with submissions in support as well as any objections.

- (iv) *the Minister will give the matter due consideration and shall then 'in his discretion either cause the resolution to be gazetted or refuse to do so'.*

This step will follow on from (iii).

The determinations and recommendations at the end of this report provide the steps necessary to complete (i) to (iv) above.

3.3 Delegated Authority for Hearings Panel

In accordance with the delegation given to it at the ordinary Council meeting of 7 November 2007, in respect of the Reserves Act 1977, the Hearings Panel has the power to hear and determine submissions and objections in relation to the:

- declaration of land as a reserve (S.14 of the Act), and
- change of classification or purpose or revocation of a reserve (ss 24 and 24A of the Act).

3.4 Delegated Authority for Community Board

In accordance with the delegation given to it at the ordinary Council meeting of 7 November 2007, in respect of the Reserves Act 1977, the Community Board has the powers of the Council (except the hearings of submissions/objections) in relation to:

- declaration of land as a reserve (S14 of the Act), and
- change of classification or purpose or revocation of a reserve (ss 24 and 24A of the Act).

4. THE HEARING

A hearing was held on Monday 26 May 2008 at Akaroa, attended by submitters and supporters.

Following an opening karakia from David Higgins of Te Rūnanga o Ngāi Tahu (TRoNT) submissions were heard in the following order.

4.1 George Tikao, Te Rūnanga o Onuku

Mr Tikao told the Panel that while the area in question was known by various names, it had always been known to local Māori as Takapuneke. He described the site as one of great sorrow and great significance. This is why over a long period of time his people have opposed moves for development or other wrong uses of the land.

Mr Tikao reminded the Panel that some years ago Noeline Allan, former Mayor of Banks Peninsula District Council, had publicly apologised to local Ngāi Tahu for the wrongs of the past. He also said that following many meetings and continuing support from Mayor Bob Parker the area was now being recognised as having not only local significance but also national significance. He referred to the 'sad story of Takapuneke', and said it was so important because, even though no one had been buried there, the area had been covered with the bones and the blood of Ngāi Tahu people. For Ngāi Tahu the area is an **urupā**.

Mr Tikao reminded the Panel of the slaughter that had taken place in the bay in 1830, and the involvement of English people in that slaughter. The bones of those slaughtered had been gathered up and burned by a settler who had brought sheep and cattle to the bay. The ashes of the dead had been blown across the land. Because of that slaughter moves had begun that would eventually lead to the Treaty of Waitangi being drawn up. The slaughter also led to the setting up of the Confederation of Chiefs. Hence the site is very significant, and this is the story that Ngāi Tahu has been telling to Councils for some time, and this is the reason why in submissions he and his people have been asking for the site to be made a Historic Reserve.

Mr Tikao acknowledged the work of historian Harry Evison, a great friend of Ngāi Tahu, someone to whom Ngāi Tahu owes something. In doing so he noted that Mr Evison had been unable to attend the Hearing and tendered an apology on his behalf. He noted the submission of Mr Evison, the request that the area be made into an Historic Reserve, and read from parts of that submission – "what Harry has written, we agree with".

In his closing remarks Mr Tikao implored the Panel to look at the historical argument that had been put up, to understand that if one more house is built on the land the wāhi tapu will be ruined, to fully consider the history of this 'very significant site' and declare it an Historic Reserve.

In response to questions Mr Tikao confirmed to the Panel that his people agree with everything in Harry Evison's submission letter of 18 April 2008. He also asked that his people be included in all talks regarding the proposed Management Plan.

4.2 David Higgins, Te Rūnanga o Ngāi Tahu

Mr Higgins conveyed the apology of Mark Solomon, Kaiwhakahaere of TRoNT and that he was here today to represent TRoNT. He told the Panel he had come to support the whānau and the hapū of Onuku. He said that he is the Moeraki representative on the board of TRoNT and had been heavily involved in the Ngāi Tahu Claim to the Waitangi Tribunal. Moeraki is significant to today's kaupapa because the great chief Te Maiharanui had been born there. To this hearing he had brought with him his mother, also from Moeraki, in order to acknowledge that important link.

Mr Higgins told the Panel that the families of Onuku and Ngāi Tahu had had to live with what had happened at Takapuneke. While it was important to commemorate history it was also important to celebrate it. He acknowledged the work and the speech of Mr Tikao, and also acknowledged the huge work of Harry Evison.

Mr Higgins then turned to the future, asking that the work of the future must treat the site with the dignity and the respect that are deserved. He asked on behalf of TRoNT that the Council allocate sufficient resources to properly manage the reserve and to develop a proper Management Plan for it. He requested that TRoNT and the local Rūnanga be at the centre of decision making in the development of the Management Plan, and told the Panel that TRoNT would be happy to assist with this work. He noted that he had brought with him to the hearing Mr Takerei Norton, an environmental planner with TRoNT. In his view the Management Plan would ensure the co-ordination of all agencies relevant to the future management of the Reserve, for example Ngāi Tahu, Department of Conservation, NZHPT, the Christchurch City Council, the Akaroa Civic Trust, and the Akaroa Museum.

In his closing remarks Mr Higgins acknowledged the work of the Council in bringing forward the matter of the Takapuneke Reserve and pointed out that there now exists an opportunity to make a difference.

4.3 Elizabeth Cunningham, personal submission and in support of Te Rūnanga o Ngāi Tahu and Te Rūnaka o Onuku

Ms Cunningham told the Panel that she wanted to make three key points.

The first was in relation to place names. She showed to the Panel the book "Tikao Talks, Teone Taare Tikao" written by Herries Beattie and published in 1935. The book is a resource for place names in the Banks Peninsula area. She told the Panel that Council representatives should read this book and acknowledge the names that are within it. She appealed to the Panel to ensure that 'our names stay'. Ms Cunningham told the Panel that this book is used in the history departments of all universities – "this is the book to read".

Her second point related to the 2025 vision of Ngāi Tahu. She pointed out that the status of Takapuneke is a national issue and that the people wanted their identity to be recognised. She told the Panel that Māori have strong links with the landscape, and they take their moral strength from their surroundings. Hence the importance of respecting significant historical sites.

Thirdly Ms Cunningham wanted to acknowledge what was happening at the hearing – the coming together of people to support the moves to properly classify the land as Historic Reserves. She congratulated and thanked all involved.

4.4 Helen Brown, NZ Historic Places Trust

Ms Brown told the Panel that primarily she wanted to re-iterate the written submission of the Trust. She said that the Trust supported and commended the Council in its moves to classify the area as Historic Reserve. She also commended the work of many contributors, making particular mention of Harry Evison and Victoria Andrews (Akaroa Civic Trust).

Ms Brown told the Panel that the site was registered with the Trust as a wāhi tapu site in May 2002 – the first such registration in Te Wai Pounamu.

She noted that in the 1970s the Trust had opposed the establishment of a refuse tip on the site.

Ms Brown expressed a need to have key agencies involved in the development of a Management Plan. She noted that the area comprises three reserves abutting one another and pointed out that before a Management Plan is drawn up an over-arching Conservation Plan for all three areas should be drawn up.

She told the Panel that the Historic Places Trust would like to see the area become a National Reserve in the future. She also expressed a wish for plans to include the eventual removal of the waste water treatment works so that this site would become part of the reserve area, and that the property currently in private ownership would eventually come into the reserve also.

Ms Brown noted that the name Takapuneke is not on any map. She said that the Trust wanted this name to be used, stating that the naming of sites is important to the Trust and that when reserves are gazetted it is important to have the correct name laid over them.

In response to a question Ms Brown was uncertain about steps for taking Britomart Reserve to National Reserve status, suggesting that Mr Rowland would be able to clarify that.

4.5 John Wilson, Christchurch (formerly of Banks Peninsula)

Mr Wilson introduced himself as one who had spent 30 years researching and writing history. He had come to the hearing to reinforce his written submission, pointing out that the area and its history are important to both Pakeha and Māori. He assured the Panel that the historical significance of the site is beyond dispute, and that this significance had been proven in a long process over many years.

He wished that the role of three people in bringing the issue to its current state of understanding be acknowledged publicly – George Tikao, Harry Evison, and Victoria Andrews.

Mr Wilson told the Panel that the site cannot be treated as just another city park; local people and local bodies must be involved in its management. He felt reassured to hear that the National Reserve status would be looked at in the course of time. He said that the existence of the waste water treatment works on the site was a fact that had to be faced, with plans needing to be made to remove it in due course.

4.6 Paul Dingwall, Akaroa Civic Trust

Mr Dingwall introduced himself as a member of the Board of the Civic Trust. He acknowledged the presence with him of Mr Glausius (Trust chairperson), Victoria Andrews, and other Trust members. He told the Panel that the Trust had some 150 members, some of them located in Australia and America.

Mr Dingwall said that the Trust is a key advocacy group in the Akaroa area, and had been involved in making submissions for the Takapuneke site for more than a decade. He described the site as a vitally important place in terms of the development of bicultural history, a place which is the genesis of the Treaty of Waitangi. He described the hearing as a very important milestone on the path towards proper recognition of the site. It was the vision of the Trust that the whole site should become a National Reserve, giving to the site the legal status that matches the status that it has always had within Maoridom.

Mr Dingwall told the Panel that the Civic Trust is willing to assist the Christchurch City Council in its efforts to secure, administer, interpret and manage the site of Takapuneke for education, cultural and other purposes.

4.7 Victoria Andrews, personal submission and in support of Akaroa Civic Trust

Ms Andrews told the Panel that the site of Takapuneke provided a very important layer of local Maori history, prior to the popularly acknowledged French history of the Akaroa area. She regarded the protection of the Takapuneke area as another important step towards protecting the whole of the sensitive heritage landscape area all the way round to Childrens Bay.

Ms Andrews acknowledged the hospitality and generosity of Onuku and Ngāi Tahu over the many years of her research into the area. She wished to add her voice to those seeking the removal of the waste water treatment works, adding that plans for this should be being made already.

Ms Andrews also acknowledged the steps taken by the Akaroa County Council to acquire the land in the 1970s, and the ongoing contribution of MP Ruth Dyson in attending many meetings and generally helping the process of recognition to go ahead smoothly. She noted that, fortunately, the land had been undeveloped and unmodified since the time of its purchase and said that while progress had been made there is still some way to go. She compared the situation at Takapuneke with that of Bastion Point 30 years earlier, and told the Panel that for Māori land has more values than just those of 'property'.

In response to questions Ms Andrews advised the Panel as follows:

- The waste water treatment works is on road reserve land
- The road reserve area is not in the area that is registered as having wāhi tapu status
- Her submissions have not made mention of the area of land that is in private ownership, out of deference to the land owners. If it is possible, her wish would be that the land would eventually be brought into the reserve. She had not had discussions with the private landowners
- She would want the subsequent effort to obtain National status for the area to include the Britomart Reserve as well.
- She supports the idea of having a single name Takapuneke for the whole area.

4.8 Jim Sunckell, Friends of Akaroa Museum

Mr Sunckell told the Panel that involvement in this issue is outside what the Friends of the Museum normally get involved in. Nevertheless, 'this is the history of Akaroa and we are interested; the decision of the Council will affect a lot of people'. He said that the group had more than 250 members, and they supported the proposals to achieve Historic Reserve status for the Takapuneke area.

Mr Sunckell described his personal connection to the area, saying that his great grandfather had arrived in the area just 20 years after the Takapuneke 'incident'. On behalf of his group he wished all the submitters well, and supported and encouraged the Council in their efforts to achieve Historic Reserve status for the area.

4.9 George Tikao, Te Rūnanga o Onuku

Mr Tikao spoke again at the end of the submissions. He acknowledged the work of the Community Board and the City Council, and the staff and wished them well in continuing the process.

He pointed out that it had taken a long time to get to this point, and another 10 or 12 or 20 years was not the issue – "as long as it happens, but the sooner the better". He stated that the view of his runanga is that the whole area should be 'umbrellaed' and declared as a Historic Reserve.

Mr Tikao also acknowledged the submitters, the friends and supporters of Te Rūnanga o Onuku.

On behalf of **Ngāi Tahu David Higgins** closed the submissions with a karakia.

The hearing ended at 12:25pm and the Panel retired to undertake its deliberations.

5. DELIBERATIONS

The Panel noted that there had been no objections to the proposed resolutions, and that all ten submissions had been in support. The Panel also noted that the matters covered by the various submitters included not only those relevant to the statutory purpose of the resolution but also to other considerations. The Panel was mindful of the need to keep the two considerations separate where appropriate. It would do this by making determinations on matters which it had delegated authority to determine, and by making recommendations on other matters.

The Panel noted that the process for making resolutions had been different for each of the two blocks of land up to this point because of the differences between each of Sections 14 and 24 of the Act. The Panel was mindful of the need to word its determinations appropriately and differently in each case.

The Panel noted that all voices had been in harmony at the hearing, with the following points of substantial common agreement among the submitters.

- Support for the intention and content of the resolutions that are proposed to be passed
- The significance of accurate interpretation and use of place names in the context of the site, so that the Maori identity is recognised.
- The wish to have a single overall name for the area, and for this name to be “Takapuneke”
- The wish for the name of the area to be formally recognised by the New Zealand Geographic Board
- The wish to continue towards having the whole area, including the Britomart reserve, declared a National Reserve.
- The contribution of historian Harry Evison to the whole process of achieving recognition for Takapuneke, and the regret that Mr Evison had been unable to appear at the hearing.
- Support for the creation of Conservation and Management Plans for the whole area.

- The need to take both a short term and a long term view of the area and its management including, if possible, eventual incorporation into the reserve of the waste water treatment works site and the privately owned property within the site should that opportunity arise.
- The very genuine offers of assistance from Ngai Tahu and other submitters of resources, information and knowledge in the development of conservation and management plans and towards national reserve status.

The Panel also considered the following points:

- The subject being dealt with by the Hearings Panel, and the issues raised by the submitters, are of immense significance. While the Hearings Panel process has itself been statutory in nature it will be important for future processes to fully reflect the significance of the occasion of bringing Takapuneke into full recognition. It would be appropriate to have a formal celebratory occasion to mark that.
- The occasion of the Hearing had been one of great dignity, backed by a highly committed community who brought forward the results of work by many people over many years
- A number of submitters had referred to the Britomart Reserve, and its possible eventual inclusion into the one over arching reserve. The Panel considered that this reserve already had significance of its own, and that the inclusion of it within an eventual over arching reserve should be a matter for consideration in the development of future management plans for the site in consultation with the extended community. The Panel noted that the matter of place names would also have to be carefully considered in that process. The Panel also noted that it did not have sufficient background information on this reserve to make a firm recommendation on the substance of this issue, and that to do so would be to act outside the role of the Hearings Panel.

6. DECISION

6.1 Under delegated authority and in accordance with Section 14 of the Reserves Act 1977, for the reasons outlined above the Panel makes the following determinations in relation to **Green Point land**

- 6.1.1 No objections were received to the publicly notified intention to resolve to declare the Green Point land to be a Historic Reserve
- 6.1.2 Ten submissions were received in support of the publicly notified intention to declare the Green Point land to be a Historic Reserve.

- 6.1.3 The Panel supports the content of the submissions in support of the publicly notified intention to declare the Green Point land to be a Historic Reserve.
- 6.1.4 The Panel has determined that, on the basis of objections and submissions received, the proposal to declare the Green Point land to be an Historic Reserve is appropriate; and that on this basis the Akaroa/Wairewa Community Board is free to resolve to so declare the land if it wishes to do so.

For the purposes of this determination the Green Point land is *all that land containing 4.0611 hectares being Lot 1 on Deposited Plan 73274, comprised in Certificate of Title CB42B/680 along with that land containing 0.1741 hectares being Lot 3 on deposited Plan 73274, comprised in certificate of Title CB42B/682.*

- 6.1.5 The Panel has determined that this matter is to be referred back to the Akaroa/Wairewa Community Board for consideration of an appropriate resolution as described in 6.1.4 above.

6.2 For the reasons outlined above the Panel makes the following determinations in relation to **Takapuneke Reserve land**

- 6.2.1 No objections were received to the publicly notified proposal to change the classification of Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve.
- 6.2.2 Ten submissions were received in support of the publicly notified proposal to change the classification of Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve.
- 6.2.3 The Panel supports the content of the submissions in support of the publicly notified proposal to change the classification of Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve.
- 6.2.4 The Panel has determined that, on the basis of objections and submissions received, the proposal to change the classification of Takapuneke Reserve from Local Purpose (Historic) Reserve to Historic Reserve is appropriate.

For the purposes of this determination Takapuneke reserve is *all that land containing 9.6087 hectares being Lot 1 on deposited Plan 76825 and comprised in Certificate of Title CB40A/795.*

- 6.2.5 The Panel has determined that this matter may now be reported to the Minister of Conservation, for decision, in accordance with Section 24 of the Act.

7. RECOMMENDATIONS

The Panel, in acknowledging and considering matters that were raised by submitters but which are beyond the Panel's power to determine, makes the following recommendations to the Akaroa/Wairewa Community Board and asks that the matters be referred to Council staff for further consideration and action as appropriate:

1. That all the land described in the above determinations (6.1.4 and 6.2.4) be named as "Takapuneke Historic Reserve", and that this name be passed to the New Zealand Geographic Board for adoption, and that the Minister of Conservation be advised accordingly.
2. That the Council acknowledge the great work of many people over many years in bringing the history of Takapuneke to this current stage of formal and deserved recognition.
3. That the Council plan a formal celebration to mark the occasion of the current Takapuneke Reserve and Green Point land becoming a Historic Reserve at an appropriate time.
4. That the Council allocate resources to the development of a Conservation Plan and a Management Plan for the whole area
5. That the Council acknowledge the offers of assistance from many submitters to be involved in the work of Conservation and Management Plans, and that the Council plan to include these agencies in the group(s) that would develop these Plans.
6. That the Council acknowledge the wish of the submitters to have the waste water treatment works removed from the site in due course, and to achieve if possible the eventual inclusion of all the original land areas within the Takapuneke Historic Reserve; and that the Council make plans to try and achieve these wishes when and where practicable.
7. That the Council continue to enact the February 2006 resolution of the Banks Peninsula District Council, acknowledging also the wish of the submitters to have the whole area, including Britomart Reserve, elevated to National Historic Reserve status, and that the Council allocate resources to supporting the process of achieving that status in the future.
8. That the Council acknowledge the wish of the submitters to have the name Takapuneke applied to the whole area including the Britomart Reserve, and that this matter be given full and appropriate consideration in the lead up to the development of the Conservation Plan and Management Plan for the whole area.

DATED THIS 26TH DAY OF MAY 2008



SURVEYED	
DRAWN	M.C. DUGGAN
DATE	06/2007
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TAKAPUNEKE AND GREEN POINT AKAROA

ISSUE	AMENDMENTS	SIGNED	DATE
CONTRACT NUMBER		ORIGINAL SHEET SIZE	SCALES
301/101		A4	1:4000
DRAWING NUMBER		SHEET	
SM1790-01		OF	

Attachment to Clause 7

8. APPLICATION TO THE AKAROA/WAIREWA COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME - NATHAN PRYOR

General Manager responsible:	Recreation and Sport Unit DDI 941-8303 Community Support Unit, DDI 941-8534
Officer responsible:	Unit Manager, Recreation and Sports Unit
Author:	Lisa Gregory - Community Recreation Adviser and Sue Grimwood - Community Development Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for an application for funding from the Community Board's 2008/09 Youth Development Scheme Discretionary Fund.

EXECUTIVE SUMMARY

2. The applicant, Nathan Pryor, is seeking funding assistance from the Community Board to be part of a team of 6 to represent the Christchurch Olympic Tae KwonDo Club at the Australian Open Championships in Sydney. This tournament will take place from 4 – 6th September 2008.
3. Nathan's commitment to his chosen sport is evident and involves travelling to Christchurch three times a week for training as well as a trip to Palmerston North for a tournament prior to his trip to Australia. Nathan has excelled in his chosen sport retaining his South Island title for age/weight grade on 28th June 2008 in Dunedin. This tournament in Sydney will provide Nathan with international experience that will only enhance his abilities further.
4. The Club have provided evidence of Nathan's selection, costs to be incurred and ability in Tae KwonDo. The applicant has indicated he has requested part-funding assistance from the Akaroa and Bays Lions Club of \$616.00 which is currently under consideration. Nathan has a dedicated commitment to his sport and any financial assistance from the Community Board would be appreciated.

FINANCIAL IMPLICATIONS

5. The following table provides a breakdown of funding requested:

NATHAN PRYOR	
EXPENSES	Cost (\$)
Airfares	479.00
Accommodation	550.00
Meals & Misc	200.00
Entry Fees	66.00
Total Cost	\$1,295.00
Amount Requested from Community Board	\$479.00

6. Nathan received \$320 from the 2007/08 Community Board's Youth Development scheme for the NZ Open Tae KwonDo Tournament in Auckland in March 2008.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

7. Yes, see page 177, Youth Development Scheme and Discretionary Fund and the Board's discretionary funding budget.
8. The Board has allocated \$2,000.00 of its Discretionary Fund to the Youth Development Fund, each year. Any unspent Youth Development Fund allocation as at 31 March each financial year is returned to the main Discretionary Fund. Currently there is \$2,000.00 in the Youth Development Fund for 2008/09.

LEGAL CONSIDERATIONS

9. There are no legal issues to be considered.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Aligns with page 170 LTCCP, regarding Community Board Project funding.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

11. Yes, see page 177, Youth Development Scheme and Discretionary Fund.

ALIGNMENT WITH STRATEGIES

12. The application aligns with the Strengthening Communities Strategy, Youth Strategy and Physical Recreation and Sport Strategy.

Do the recommendations align with the Council's strategies?

13. As above.

CONSULTATION FULFILMENT

14. All appropriate consultation has been undertaken.

STAFF RECOMMENDATION

It is recommended that the Akaroa/Wairewa Community Board support the application and allocate \$479.00 to Nathan Pryor from the 2008/09 Youth Development Scheme Discretionary Funds.

9. AKAROA MUSEUM ADVISORY COMMITTEE REPORT – 3 JULY 2008

General Manager responsible:	Michael Aitken
Officer responsible:	Lynda Wallace, Museum Director
Author:	Fiona Shand, Community Board Adviser

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Museum Advisory Committee meeting held on Thursday 3 July 2008.

The meeting was attended by Committee members:

Pam Richardson (Chair)
 Elizabeth Haylock - Friends of Akaroa Museum
 Victoria Andrews - Community representative
 Meri Robinson – Onuku Rūnanga representative

Also in attendance were: Lynda Wallace - Museum Director
 Fiona Shand – Community Board Adviser

1. APOLOGIES

Apologies were received and accepted from Stewart Miller and Jane Chetwynd and an apology for lateness was received and accepted from Meri Robinson who arrived 10.50 am.

2. MINUTES OF PREVIOUS MEETING

The committee **resolved** that the report of the meeting held on 26 March 2008 be received.

3. MUSEUM DIRECTOR'S UPDATE

The Museum Director updated the Committee on the following specific items:

3.1 Visitors

- End of year update shows an increase in visitor numbers of around 7%, a very pleasing result. The committee thanked the Museum Director for her hard work in achieving this result.
- Dealing with visitors' enquiries about the collection, local and family histories has as usual engaged a considerable amount of staff time. Hundreds of enquires have been received by email, phone, and mail as well as from visitors through the door.

3.2 Exhibitions

- Summer show was "Milk It", focusing on the history of the dairy industry on the Peninsula. The exhibition was well received.
- The exhibition on 100 years of rugby on the Peninsula was in place until the end of June. This is being replaced by "Quirky Collections" - dealing with local collectors of unusual objects which will run from July to October. The Museum Director recognised the work of the two Museum Assistants who were preparing this exhibition.

21.08.08

- Worsley Expansion – the final panels are complete and being proofed. The title for the exhibition will be “Salute to Adventure – The Frank Worsley Story”, and it will open on Friday 8 August. The exhibition will be promoted during Antarctic Festival Week – 26 September to 3 October. The Antarctic theme will continue at the Friends AGM on 26 September. The committee discussed sending invitations of the opening to City Councillors, the Community Board, Canterbury Community Trust and key staff involved in the project. The Museum Director will work with the Council's internal communications team about a media release and appropriate promotional material.

3.3 Collections

- As displays were dismantled to make room for the Frank Worsley display, items have been inspected, cleaned and inventories updated.

3.4 Projects

- Storage Building Project is continuing and is expected to be finished on time and within budget. The detailed design has been signed off and staff are continuing to work through Resource Management issues. A full sprinkler system is not now being installed due to the additional costs required to maintain and service it. The variable water pressure means that underground tanks would need to be installed with a pump which would require fortnightly inspections. A state of the art smoke detection system will be installed.
- The committee agreed that the issues of water on the Peninsula (and associated fire fighting issues) should be brought to the attention of the Community Board asking that the issue be considered by the Board with respect to the LTCCP.
- The committee considered invitations to an event to celebrate the storage building project, including Canterbury Community Trust members Rob Dalley and David Close. A date to be set around a significant milestone in the project, for example, laying foundation or putting the roof on. Friends to support the event.
- Langlois-Eteveneaux Cottage, the painting is now complete with only some final tidy up required which will be completed in the Spring. The colours of the cottage were based on the earliest colour scheme of the building, established by taking paint scrapings. The committee asked the Museum Director to write to City Care thanking them for the excellent job.
- Customs House fence is now complete using authentic construction practices. Pam Richardson will send a letter of thanks to Peter Haylock and Angus Davis for their hard work in undertaking this task.

3.5 Internship

- A proposal will be prepared to try and secure an intern for a three month period over the summer, although the Museum Director noted that competition is strong for the two positions nationwide. Interns must be involved in stand alone projects (not general museum work). The interns receive an allowance but accommodation will need to be found – it was acknowledged that this may be difficult over the summer period.

4. FRIENDS OF AKAROA MUSEUM - PRESIDENT'S UPDATE

Ms Haylock updated the Committee on the following specific items:

4.1 Building / gardens maintenance work

Following the erection of the picket fence the next stage of work is to redesign and plant the garden. The Committee has decided to devote funds to employ a general gardener on a contract basis to maintain the garden and plant the new garden. The bi-annual working bees will continue.

4.2 Oral History

The oral history project is progressing well. Training of volunteers has recently taken place to increase the number of people able to assist in the project. The first 10 books and interviews will be complete by 8 July. A digital recorder is being sourced to assist as is funding to transfer the tapes to CD.

The oral histories will cover the history of the Peninsula from a number of perspectives including, fishing and farming – some of those already interviewed include, Molly Robinson and Jim Hay.

The Museum Committee expressed an interest in viewing the completed books.

4.3 Exhibitions Support

Funds have been earmarked to help with the design of the extension of the Museum's permanent exhibition of Frank Worsley.

4.4 Garden of Tane

A subcommittee of members has been formed to work with the Council on the Garden of Tane. A letter has been sent to the Akaroa/Wairewa Community Board seeking to be involved in this work – an informal meeting between Council staff and the group is expected to be held soon.

In discussion on this item it was noted that some general tidy-up work was required for the area and that a request for service should be lodged with the Council.

4.5 Fund raising

Planning for the major fundraising activity for the year, an Antiques Fair, is well underway and will take place at the Gaiety Hall on 3 January 2009.

4.6 Submissions

At the April committee meeting the Friends decided to put in a submission supporting the Council's decision to seek National Reserve status for Green Point and Takapuneke.

7. COMMITTEE MEMBERS' EXCHANGE OF INFORMATION

7.1 Loan of the "Kataore" mere from the Auckland Museum

It was reported that the Kataore mere which was held in the Auckland Museum, had a special significance for this area as it is associated with the 1830 events at Takapuneke.

It was suggested that it would be pertinent to have the mere on loan for an exhibition that could coincide with the gazettal of the land at Greens Point/Takapuneke.

Informal discussions had been held with members of the local Rūnanga to ascertain if there would be any insensitivity in bringing the mere to Akaroa. Early indications were that the Onuku Rūnanga would welcome such a move, although there would need to be dialogue with both Onuku and Ngāi Tahu. Ms Robinson will follow this up informally and report back to the next meeting.

The Museum Director agreed with the concept for such an exhibition, however cautioned that it would be hard to fit into the exhibition schedule when the date of the gazettal was still unknown. It was suggested that another suitable date could be to coincide with a conference of the Canterbury History Teachers Association in October, which will include a field trip to Akaroa. The possibility of keeping the mere until Waitangi Day was also discussed as an option for celebration (given that the date of gazettal is unknown). The Community Board will follow-up on the gazettal process with a view to having a commemoration to coincide with gazettal.

It was **agreed** that the Museum Director would, in the first instance, make contact with Auckland Museum to see what assistance it may be able to offer to support having the mere in Akaroa. If some additional funds are required, for example for panels, transport and display, an application may be made to the Community Board's Discretionary Fund.

8. NEXT MEETING

The next meeting will be held at 10 am on Thursday 25 September 2008 at the Akaroa Service Centre.

The meeting closed at 11.25am

STAFF RECOMMENDATION

That the report be received and the recommendations therein be adopted.

10. NEW STANDING ORDERS

General Manager responsible:	General Manager Regulation & Democracy Services , DDI 941-8462
Officer responsible:	Democracy Services Manager
Author:	Lisa Goodman, Democracy Services Manager

PURPOSE OF REPORT

1. To advise all Community Boards of the new Standing Orders for the Christchurch City Council, as adopted by the Council on 24 July 2008, and to seek a decision from each Community Board as to whether a Chair's casting vote will be used in meetings of their Board.

EXECUTIVE SUMMARY

2. On 24 July 2008 the Council adopted new Standing Orders. The previous Standing Orders were based on the New Zealand standard 9202:1992, with some local amendments. In 2003 Standards New Zealand issued a revised model (NZS9202:203) which has been used as the basis for the Council's new Standing Orders adopted on 24 July.
3. These new Standing Orders now apply to all of the Community Boards in the Council's district. A copy has been circulated **separately** to Board members.
4. The new Standing Orders are generally similar to the previous ones, but provide greater clarity in some areas and incorporate a range of useful information in the appendices. Key changes are:
 - (a) *Closure motions*: Inclusion of a provision that requires a vote of not less than 75 percent of the members present before a closure motion can be accepted by the Chairperson (3.12.2).
 - (b) *Reading of speeches*: the words "with the permission of the Chairperson" have been deleted (3.8.5).
 - (c) *Casting of Votes*: the words "and therefore the act of question is defeated and the status quo is preserved" have been deleted. There is now no casting vote for the chair of the Council or its committees (2.5.1(2)(b)). **Community Boards can individually decide whether or not they wish to use the casting vote, and this report seeks a decision from each Community Board on this issue.** A casting vote is where the chair has, in addition to a normal vote as a member, a second, "casting" vote to ensure a decision is made. In the absence of a casting vote, a motion will lapse if there is no majority for it.
 - (d) *Deputations and Presentations*: Deputations for the Council are now only in relation to reports that are on the agenda for the meeting for which the deputation is requested. **Council Committees and Community Boards retain the existing system of making a request of the Chair of the Committee or Community Board (3.19.1.2).**
5. A new Code of Conduct for the Council was also adopted on 24 July, modelled on the Council's current version. As that Code of Conduct binds Councillors only, a separate report will also be submitted to Community Boards in the near future seeking adoption of the new version.

FINANCIAL IMPLICATIONS

6. There are no financial implications.

LEGAL CONSIDERATIONS

7. Clause 27, schedule 7 of the Local Government Act 202 requires the Council to adopt a set of Standing Orders for the conduct of its meetings and those of its committees. Those Standing Orders must not contravene that Act, the Local Government Official Information and Meetings Act 1987, or any other Act.
8. As stated above, these new Standing Orders also apply to all of the Community Boards in the Council's district.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

9. Not applicable.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

10. Not applicable.

CONSULTATION FULFILMENT

11. None required.

STAFF RECOMMENDATION

It is recommended that the Community Board:

- (a) Note that on 24 July 2008 the Council adopted new Standing Orders for the Christchurch City Council, which are applicable to all of the Council's Community Boards.
- (b) Decide whether the Chairperson or other person presiding at meetings of the Akaroa Wairewa Community Board and its committees and subcommittees shall have a casting vote in the case of an equality of votes.

11. APPLICATION TO THE AKAROA/WAIREWA COMMUNITY BOARD DISCRETIONARY RESPONSE FUND – FROM THE AKAROA BOATING CLUB INC.

General Manager responsible:	Community Support Unit, DDI 941-8534
Officer responsible:	Community Development Manager
Author:	Sue Grimwood

PURPOSE OF REPORT

1. To provide the Board with information relating to a funding request of \$10,000, from the Akaroa Boating Club Inc. to the Akaroa/Wairewa Community Board Discretionary Response Fund .

EXECUTIVE SUMMARY

2. The Akaroa Boating Club is seeking financial assistance to repair and upgrade the existing launching deck at the Boatshed, widen the existing concrete ramp and repair and improve the rails around the launching ramp to upgrade safety of the area.
3. The Akaroa Boating Club has as its objectives activities and programmes:
 - to preserve the heritage club-house and facilities;
 - to promote youth sailing and youth development in the Akaroa community;
 - to assist the sailing club with facilities;
 - to assist the sailing club with running of regattas;
 - to assist the sailing club with coaching young people in sailing;
 - to provide a community reception/meeting facility.
4. The facility is an integral part of the Akaroa foreshore and well used by “budding sailors’ and the more accomplished small-boat yachties, particularly over the summer months.
5. The project needs to be undertaken when spring tides are at their lowest and calmest during September and October. The contractor will need to be familiar with the project, available with equipment on site to work around these tides. For that reason the Club has requested that their preferred contractor, only, provide a quote for labour costs. Materials have been quoted for separately.
6. The following table provides a breakdown of costs for the project

Timber	\$11,000.00
Bolts and Fittings	\$ 2,000.00
Piles	\$ 1,500.00
Poles, rails, chains	\$ 500.00
Concrete	\$ 2,000.00
	\$17,000.00
Contractor/labour	\$11,860.00
TOTAL PROJECT COST	\$28,860.00

The Club has indicated that they have \$12,138.00 funds on hand and are making an application to “Pub Charity for a further \$8,000.00. They are seeking \$10,000.00 from the Discretionary Response Fund.

FINANCIAL IMPLICATIONS

7. There are no ongoing financial implications. The Board has a discretionary budget of \$15,000.00 (including \$2,000 for the Youth Development Scheme) and all disbursements made will be covered by this.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. The recommendations contained within this report align with 2006-2012 budgets and the Board's discretionary funding budget.

LEGAL CONSIDERATIONS

9. There are no legal considerations for these applications

Have you considered the legal implications of the issue under consideration?

10. There are no legal considerations required for the recommendations contained in this report.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. The application received aligns with the LTCCP and Activity management plans

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

12. The recommendations contained in this report align with the LTCCP; Community Support, and Activity management plans.

ALIGNMENT WITH STRATEGIES

13. The application aligns with the following strategies:
- Strengthening Communities Strategy:
- **Goal 4.** Helping build and sustain a sense of local community; support capacity building of local community organisations;
 - **Goal 5.** Ensuring communities have access to community facilities that meet their needs;
 - **Goal 6.** Increasing participation in community recreation and sports programmes and events.

The Physical Recreation and Sport Strategy:

- **Goal 1.** A safe physical environment that encourages participation in recreation and sport; manage, maintain and redevelop existing facilities to meet current and future participation, expectations and trends where ever possible;
- **Goal 2.** A wide range of physical recreation and sport activities that are made available to all citizens of Christchurch and beyond;
- **Goal 3.** Offer regular opportunities and programmes to try new activities in a non-threatening and enjoyable manner

The Community Board's Objectives:

- Enhancing the culture, heritage and identity of Banks Peninsula communities through its built, natural and working environments; stocktake of existing Council and privately owned buildings that have heritage value;
- Improving the range and quality of recreation experiences on Banks Peninsula; slipways, jetties, wharves are maintained to a safe standard;
- Promoting the partnership of Banks Peninsula residents recreation and cultural events/ programmes.

Do the recommendations align with the Council's strategies?

14. The recommendations align with Council Strategies and Board Objectives.

CONSULTATION FULFILMENT

15. All appropriate consultation has been undertaken.

STAFF RECOMMENDATION

16. It is recommended that the Akaroa/Wairewa Community Board allocate \$5000.00 towards the upgrade of the Akaroa Boating Club's facilities from the Board's Discretionary Response Fund.

It is further recommended that the Board's decision be conditional on the Akaroa Boating Club providing evidence that the project will proceed in the current financial year, as indicated in the application.

12. BRIEFINGS

12.1 POMA PALMER - DEPARTMENT OF CONSERVATION

Mr Palmer will address the Board on the Conservation Management strategy that the Department of Conservation is developing for Canterbury and is happy to receive the Board's feedback on what issues and places are important to members. (A poster is attached)

HELP WANTED!

To set the direction
of conservation work in Canterbury

DOC in Canterbury is reviewing their
Conservation Management Strategy.

A CMS is a ten-year plan which guides the Department of
Conservation (DOC) in its management of conservation
places, values and issues.

We want to know what issues and places are important to you.

How? Just fill out a feedback form and return it by

31 July 2008

For a form, or more information
Phone—(03) 371 3745
Email—canterbury.cms@doc.govt.nz
Visit—www.doc.govt.nz/canterburycms



Department of Conservation
Te Papa Atawhai
New Zealand Government



M Cuddihy

C Woolmore

K McMillan

13. COMMUNITY BOARD ADVISERS UPDATE

13.1 PROPOSED WASTE MANAGEMENT BYLAW

Submissions to the Christchurch City Council Proposed Waste Management Bylaw 2009 close on 10 September. The Bylaw consultation document has been forwarded to Board members under separate cover.

The Board may wish to make a submission on this bylaw.

13.2 WHEELIE BIN KERBSIDE COLLECTION TRIAL

A trial pick-up of the new wheelie bins on the steep streets around Lyttelton has been arranged to follow the Lyttelton-Mt Herbert Community Board on 16 September. Tim Joyce (Manager Contracts Maintenance) has agreed to provide a demonstration for Board members at 1pm that day.

Akaroa-Wairewa Community Board members are invited to attend the trial as the issues relating to the steep streets etc will be common issues across Banks Peninsula.

13.3 CHARACTER HOUSING GRANTS PANEL

It appears that the Board has not appointed a member to sit on the Character Housing Grants Panel for this term of the Akaroa-Wairewa Community Board.

Staff have advised that the Board needs to confirm an appointment to the Panel. Any new appointee would need suitable training, before sitting on the Panel to hear applications for funding. Board member Bryan Morgan was the representative in the previous term.

Staff Recommendation

It is recommended that the Board appoint a member to the Character Housing Grants Panel for the 2007/2010 triennial term.

13.4 ACTIONS ARISING UPDATE

- **Litter Bins on Rue Lavaud between Rue Brittan and Rue Balguerie**

Area Contract Manager, Ian Jackson reports: *The existing number of litter bins is considered sufficient for this section of Rue Lavaud. According to the contractor emptying the bins, they are seldom overflowing and there is very little litter dropped on the pavement or on the side of the road. Putting in extra bins may well attract domestic litter, as is happening with the bin near the petanque court at the Akaroa Recreation Ground.*

- **Standard of toilet cleaning in Akaroa**

Area Contract Manager, Ian Jackson reports: *There have been a number of complaints concerning the cleanliness of the Britomart Reserve and Place De la Poste toilets, particularly in the busy summer months. The contractor is fully aware of the importance of maintaining a good standard of cleanliness given the large numbers of visitors to Akaroa, and the frequency of cleaning has been increased from twice daily to three times daily at the weekends.*

A steam clean of the floor tiles and walls will be done on a regular basis and auditing of the contractor will be more frequent during the busy season over the summer and autumn.

To be fair to the contractor, the toilets are very heavily used on busy days, with people queuing to get in at times. The small size of the toilets, limited ventilation and the use of waterless urinals (to save on water use) all contribute to visitors finding using the toilets a less than pleasant experience, particularly on hot windless days.

The toilets at the Place de la Poste are contained in a small converted garage and it would be prudent to plan for it's replacement with a larger modern toilet in the near future.

21.08.08

13.5 DUVAUCHELLE RESERVE MANAGEMENT COMMITTEE – MANAGERS RESIDENCE

Attached is a memorandum from David Rowland, Council Property Consultant, regarding the proposal from the Duvauchelle Reserve Management Committee to erect a new residence for its caretaker(s).

Christchurch City Council Corporate Support Unit

Memorandum

Attachment to Clause 13.5

11th August 2008

To: **LIZ CARTER**

From: **David Rowland** Property Consultant

DUVAUCHELLE RESERVE MANAGERS RESIDENCE

The following is an advisory note for the information of the Akaroa/Wairewa now that the Duvauchelle Reserve Management Committee is a subcommittee of the Board.

The Duvauchelle Reserve Management Committee have made application to Council to erect a new residence at the camp ground in Duvauchelle. A copy of that application is attached along with proposed floor and site plans.

The present quarters, are a combined garage/studio unit, are small and cramped, not very comfortable and no longer satisfactory. Such accommodation may also limit any future appointees to the position of Camp Manager to couples without children. The current residence will be added to the camp rental pool and be available for rental.

The new residence is estimated to cost close to \$165,000 based on a recent quote and the Management Committee has available funds of around \$120,000. They consider that camp operating surpluses from the coming season will occur, however a short fall of around \$30 – 40,000 arises during the construction stages.

The Duvauchelle Reserve Management Committee have accumulated considerable financial resources from operating surpluses to fund this capital expenditure and as the Committee has shown prudent financial stewardship to date repayment of any short fall would be cleared within a relatively short period of time. Funding of any short fall will be from current Recreation and Sports Unit capital budgets.

As this reserve does not have an approved Management Plan, it follows therefore that a resource consent will be required before construction can commence. The plan is currently under consideration and a new building would have been contemplated as there has been a desire to erect a new residence for a number of years. The Resource Consent process will proceed over the next few months.

The authority to consent to erect residences for officers and servants of an administering authority is contained in Section 53 (k) of the Reserves Act 1977. There is further provision that where the administering body is a local authority the consent of the Minister of Conservation (DOC) shall not be necessary. These provisions clear the way for the residence to be erected.

21.08.08

The proposal is for the residence to be erected on a concrete floor however to allow greater flexibility it is considered that the building should have a timber floor, be elevated on concrete piles allowing it to be relocated at any time in the future should that be deemed necessary. All specifications would be considered and approved before formal application is made for Building and or Resource Consent.

PROPERTY CONSULTANCY

Helping You to Make it Happen

Diversity : Experience : Delivery

Duvauchelle Reserve Management Committee
P.O.Box 53
DUVAUCHELLE 7545

22 July 2008

The Chief Executive
Christchurch City Council
P.O.Box 237
CHRISTCHURCH

DUVAUCHELLE RESERVE - PROPOSED NEW MANAGERS RESIDENCE

The Duvauchelle Reserve Management Committee proposes to build a residence for our caretakers at the Duvauchelle Reserve Holiday Park.

The present quarters, a combined garage/studio unit are no longer satisfactory. They are too small, not very comfortable and may limit any future appointees to the position to couples without children.

As you will be aware the Duvauchelle Reserve Management Committee is a constituted subcommittee of the Christchurch City Council. Our primary function and role is to manage and operate the Duvauchelle camping ground on our reserve area. The committee comprises 8 members who freely volunteer there time and enthusiasm.

All funds raised through the camping ground operation are spent on improving all of the facilities on the reserve and maintaining the Duvauchelle Community Centre.

Over the years we have funded and constructed a kitchen/washroom/toilet/shower block, a separate shower/toilet block, x2 cabins plus installed underground power connections for caravans and motorhomes. This is in addition to the day to day management and operation of the camp facilities.

We also maintain the children's playground area, tennis/netball courts and pavilion as well as our local community centre.

The committee on behalf of the Council now administers a very upmarket camp facility which is very popular with tourists, long term and casual visitors to the Peninsula.

Council has had very limited financial input into any capital projects or maintenance of facilities on the Duvauchelle Reserve over the years.

Previously, under the former Banks Peninsula District Council, our committee has been permitted a high degree of independence in respect of administration/development of the Duvauchelle Reserve which our committee of volunteers has appreciated. This is reflected in the high standard of the Duvauchelle Reserve and camping ground.

21.08.08

As part of our proposal we have received a design plan of a camp managers residence with an attached reception office from Versatile Buildings that would be more than suitable for our future needs. The preliminary quote being \$162,866.00 including GST.

As we are registered for GST the actual nett purchase price would be \$144,770.00 excluding GST. A copy of the quote plus the house and site plans is attached for your information.

Currently our finances are in good health due to the good stewardship and financial management of the present and past committees.

We presently have a credit balance of \$161,681.58 although some of these funds are required and earmarked for general operating costs and plant/court replacement over the next 6-9 months.

We believe we would have \$120,000.00 available now to put towards the new house. We have an estimated shortfall in funding of \$30,000.00 for this project.

The Duvauchelle Reserve Management Committee requests that Council consider and approve –

1. Approval to construct a new camp managers residence on the Duvauchelle Reserve at 19 Seafield Road, Duvauchelle subject to the necessary building and planning requirements.

2. Funding – that the Council fund the balance of \$30,000.00 by way of a short term loan for a period of 12 months at market interest rates to the Committee or alternatively act as a guarantor for an overdraft facility on our account at the Bank of New Zealand.

The committee consider that under the present economic climate that this is an opportune time to organise the construction of a new dwelling as proposed.

Depending on timing this funding arrangement may not be required as the terms of the contract with Versatile Buildings has four progressive payments.

We would expect to have sufficient funds to pay for the house in full by the end of January 2009 as a large percentage of our revenue is raised over the spring/summer period.

We ask that due consideration be given to these requests and an early response would be appreciated as the committee wish to progress this project as soon as we can.

I can be contacted on 9415684 if you require any further information.

Thank you.

Geoff Carter
Board Member
For the Duvauchelle Reserve Management Committee.



Spanbild (NZ) Limited
Trading as:
Versatile Christchurch
3 Springs Road, Sockburn
PO Box 11-336, Sockburn
Christchurch 8443, New Zealand
Phone (03) 348 8704
Fax (03) 348 9093
christchurch@versatile.co.nz

Attachment to Clause 13.5

Geoff Carter
C/O Duvauchelle Camping Ground
Seafield Road
Duvauchelle
Banks Peninsula

30th June 2008

Dear Geoff,

RE: Pricing to build a new camp managers home with reception office at Duvauchelle.

Our pricing is based on the Whitcombe design with a 3.6 x 3.0 reception office attached. The design is finished on a concrete floor pad at a floor height of 400mm above ground so as to allow for the level and is finished in Foam Maxx Superclad to allow for the sea spray zone. Decking is in timber and we have included steps at the laundry and reception doors.

Price to build inclusive of all travel and cartage based on distance of 68.32KM is

\$162,866.00 including GST.

A deposit of \$8,000.00 is required on signing the contract to build.
30% is payable on completion of the floor slab.
30% is payable on completion of the roof.
30% is payable on completion of the linings.

Balance on a code of compliance being issued.

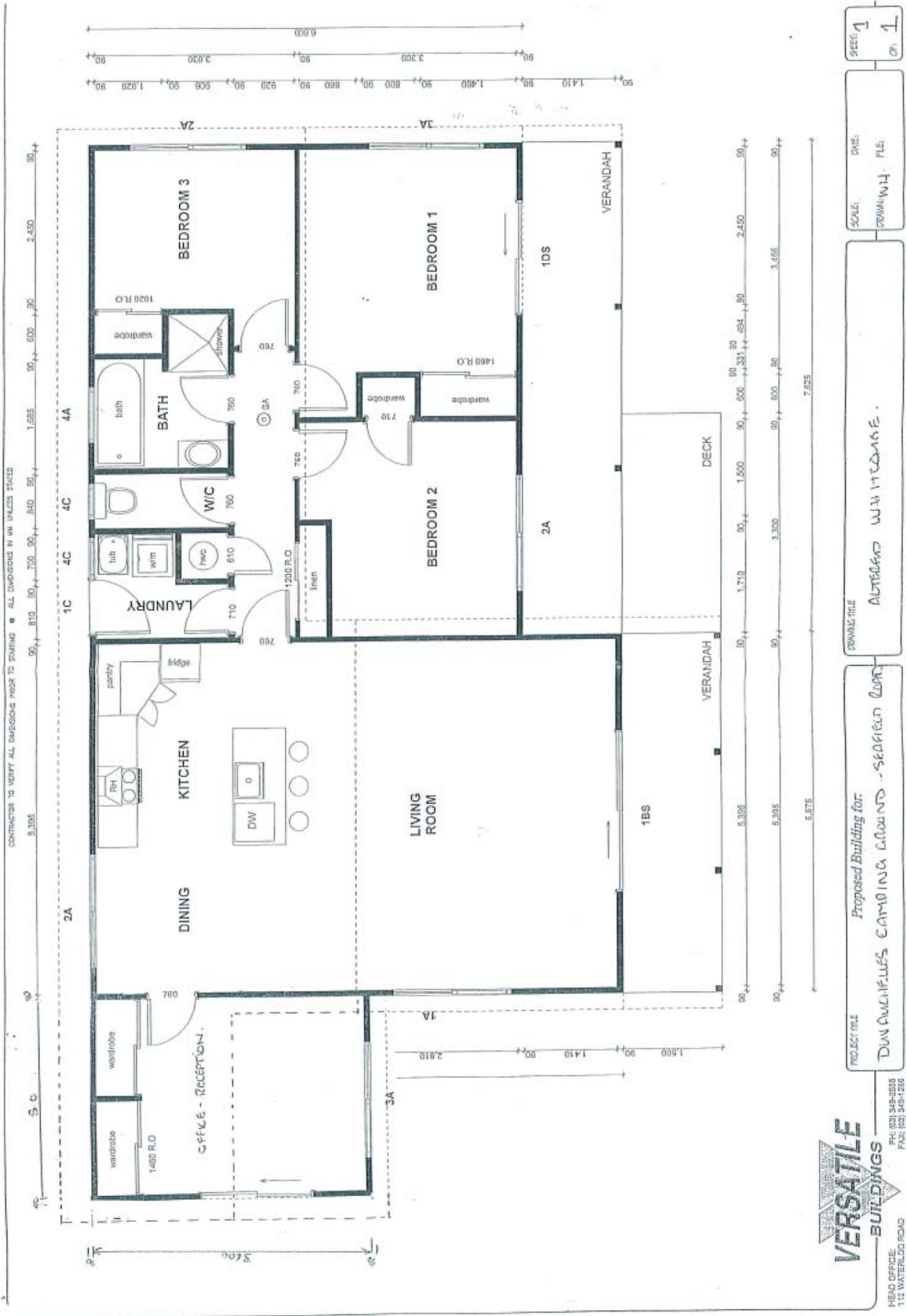
With respect to connection to services I have estimated that the PC sums of \$4000 for drainage, and \$1650 for electrical should be adequate to cover the links to the existing systems on site. The storm water will at this stage unless council direct otherwise be piped to the existing storm water ditch by the tennis court.

Let me know what the Board decision is and if positive we can get things underway as soon as possible.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Wayne Houghton', is written over a light grey circular stamp or watermark.

Wayne Houghton



CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BUILDING • ALL DIMENSIONS IN MM UNLESS STATED



Note: Contractor to comply with NZS 5504 (1999) and the New Zealand Building Code 1992

SCALE: DRAWING FILE: 2008 SHEET: 1 OF 1

PROJECT TITLE: DUNAVOCHILLES CAMPING GROUND

Proposed Building for: DUNAVOCHILLES CAMPING GROUND

SITE DETAILS
 LOT:
 DP:
 CT:

VERSATILE BUILDINGS
 PH: (03) 945-2888
 FAX: (03) 945-1088
 HEAD OFFICE: 112 WATERLOO ROAD

21.08.08

14. ELECTED MEMBERS INFORMATION EXCHANGE
15. QUESTIONS UNDER STANDING ORDERS