

11.09.2008

**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. The 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 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 – eg 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 Roding 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.

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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 noon.

CONFIRMED THIS 21ST DAY OF AUGUST 2008

**STEWART MILLER
CHAIRMAN**