

Summary submission form

Instructions

You may send us your submission...

Please read before completing your submission

It will help us process your submission if you clearly state the issue you want the Council to consider, what specific action you think the Council should take, and why that should be done.

If you wish, you can present your submission at a hearing. (If that is the case, please tick the box). The hearings will be held between Thursday 25 May and Wednesday 7 June 2006. Generally, 10 minutes are allocated for hearing each submission, including time for questions.

It will help us if your submission also refers to the page of either the full version or the summary version.

Please note: we are legally required to make all written or electronic submissions available to Councillors and to the public. This includes the name and address of the submitter. All submissions will be published on the Council's website from 10 May 2006.

No anonymous submissions will be accepted.

By mail

Please mail your submission (no stamp is required) to:

Freeport 178
Our Community Plan
Christchurch City Council
PO Box 237
Christchurch 8003

By email

Please email your submission to
ccc-plan@ccc.govt.nz
Please make sure that your full name and address is included with your submission.

On the internet

You may enter your submission using the form provided on the Council's web site at:
<http://www.ccc.govt.nz>
Please follow all the instructions on the web site.

Please remember to indicate if you wish to present your submission in person at one of the hearings.

Please ensure your submission arrives no later than Friday 5 May 2006.



Your submission

You may use this form for your submission on the draft Our Community Plan if you wish. Whether you use this form or not, please include your name, address and contact telephone number with your submission.

Tick one ☐ I do NOT wish to present my submission at the hearing, and ask that this written submission be considered OR
☒ I wish to talk to the main points in my written submission at the hearings to be held between Thursday 25 May and Wednesday 7 June 2006 in Akaroa.

Are you completing this submission: ☒ For yourself ☐ On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent?

My submission refers to: ☐ Full version ☐ Page No. ☐ Summary version ☐ Page No.

Do you also want to respond to: ☐ Development Contributions ☐ Aquatic Facilities ☐ Other

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Signature Victoria Andrews Date 5 May 06

5 May 2006

Submission: Our Community Plan 2006-2016

To:
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I wish to be heard in Akaroa in support of this submission
and request more time to allow for questions.

Submission

I regret that I cannot always refer to specific page numbers as requested because the points addressed in this submission are not easily found nor are they contained in the CCC draft community plan 2006-16 summary.

1. Consultation

The draft summary and Our Community Plan Volume One 2006-2016 contain little if any information on Banks Peninsula. Two last minute public meetings were held in Akaroa and Lyttelton. A small ad appeared in The Press five days prior to the 24 April Akaroa meeting and a second ad appeared in the Akaroa Mail 3 days before the meeting. This gave very little time for individuals to plan to attend and the Monday 24 April meeting was in conflict with two other long-term community activities which have been traditionally held on Monday evenings. CCC needs to have better lines of communication with Peninsula ratepayers. This is very poor in terms of CCC public service and consultation for such an important document.

It became clear at the Akaroa meeting that Peninsula ratepayers will have to refer to the three documents, the BPDC 2005-2006 Annual Plan, the BPDC Community Plan 2004-2014 and the MOU, in order to gather the necessary information to make an informed submission. The lack of this important information in the CCC draft LTTCP was blamed on the tight time frame following the abolition of the BPDC. At the request of those attending the Akaroa meeting, limited information about the BPDC 10 year capital expenditure program was posted on the CCC website on 26 April just 8 days before submissions were due to close.

This does not allow enough time for interested parties to make substantive submissions on complex topics, especially when the information is not readily available to the public.

2. Akaroa Museum

I note that recently added information to the CCC website states that the dates for the extension and improvements for the Akaroa Museum have been moved out to 2012-2013. This information is in conflict with material which I currently have on file regarding this matter.

The proposal has been discussed at length by the Friends of the Akaroa Museum and the Akaroa Museum Board. The matter has also been widely consulted within the local community and it was covered by the Akaroa Mail, a local newspaper.

A misunderstanding occurred when Heartlands leased the building and section which is destined for the proposed museum expansion from the BPDC. The site is directly adjacent to the museum auditorium. The Rue Balguerie site was purchased specifically by the BPDC for the future expansion of the Akaroa Museum. My understanding is that the Ministry which oversees the Heartlands facility signed a lease with the BPDC and that it includes a clause that covers their eventual relocation in another suitable building when the site is required for the museum extension in a few years time. This clause was clearly included in the lease agreement so that museum plans could proceed without delay. This information is publicly available in various documents and the proposed timeframe is the next 1-3 years.

It appears that someone has moved museum expansion proposal out to 2012-13 which is an unacceptable length of time for the project to take place. It should be noted that the funding amount appears to remain unchanged.

The MOU between CCC and BPDC must be honoured. Under the heading "Protecting the Nature and Character of Communities" the MOU states the following:

The enlarged Christchurch City Council intends to develop and promote policies that sustain the unique character and vision of Peninsula communities. The new Council is committed to working with Peninsula communities to enable appropriate actions, built around community outcomes as part of the LTTCP process, which reflects localised values.

As a museum professional of many years experience, as a former employee of the Akaroa Museum and as someone who has curated numerous exhibitions at no charge to the Council, I must express my dismay at the new date of 2012-13 for the upgrade and expansion of the Akaroa Museum.

The museum must have professional and adequate storage facilities or else it is not able to properly collect and document the history of the area. History does not stop in 1840 or 1940, it continues as we speak and the collections of the museum must reflect this fact.

Qualified, well-trained staff are essential in terms of maintaining and cataloguing incoming collections material. Historians and members of the public use the facility for research and the museum has underpinned the economic base, ie tourism, of the area for many years.

Visitor numbers are steady and they increase incrementally each year. While the museum is the life-blood of the local community it also is a high point for national and international visitors to the area. The Akaroa Museum has always maintained a high professional standard. This is due largely to the commitment of its director and staff. My involvement with the museum extends over a period of more than twenty years. My main observation is that the museum and its staff have been under funded and undervalued by the former district council.

It is time to recognise that this unique facility is a critical component of the community, it is important on regional basis and that it is highly respected by museum professionals on a national level.

The collections of the museum and the history of Akaroa and the surrounding area are important to the local community, the Peninsula, the Canterbury region and to the nation. Many local families have donated their heirlooms to the museum which has little if any funds to acquire collection material.

The Akaroa Museum must be funded in an appropriate manner and the timeframe for its expansion must be reinstated back to its original schedule. Funding is also required for the necessary planning stages of the future development. The long-term plans of the Akaroa Museum must not be compromised because of the budget blow out of the Canterbury Museum which the CCC and other districts also fund. The Akaroa Museum is not a second rate institution and it should not be downgraded through insufficient funding or delays for its expansion because it is not as large as the Canterbury Museum.

I can see no reason for the date to have been set back to 2012-13 especially since the Heartlands facility has a relocation clause in its lease agreement and its expansion funding has been budgeted through the various BPDC plans.

- There are alternative sites in Akaroa where the Heartlands facility can move.
- There is no other location for the extension of the Akaroa Museum.

The BP Meats site in the heart of Akaroa has been retained in public ownership through the Council and it's future use should now be investigated within the context of the promised Akaroa Town Plan.

Heartlands and other community related activities such as the Toy Library and/or a new indoor heated community swimming pool could all be located on this valuable, centrally located publicly owned site.

The LTTCP must be corrected in terms of the future expansion of the Akaroa Museum and the timeframe of 1-3 years reinstated.

In my view, the Akaroa Museum director should be reporting directly to the appropriate CCC manager and not to the director of the Christchurch Art Gallery which at the moment has no such person at its helm. By placing the Akaroa Museum under the supervision the Art Gallery, it has lowered its autonomy and standing. (This sends a message to me that Banks Peninsula is regarded in a similar manner within the enlarged Christchurch City because we lack sufficient numbers to warrant serious consideration.) The Akaroa Museum must now compete within a massive institution and against many competing budget lines. This takes much of the museum director's time and effort and at the moment and the Akaroa Museum is understaffed. It can ill afford time wasted in this manner.

The Christchurch Art Gallery is just that, an art gallery while the Akaroa Museum covers a range of collections, historic archives, natural history and Maori history. It also administers three important historic buildings on behalf of the Council. The Akaroa Museum is highly regarded and trusted by the Onuku Runanga and museum staff care for many taonga. A separate skill is required to oversee such a variety of activities and this is quite outside the expertise of the Christchurch Art Gallery which collects and exhibits fine art.

3. Title of the District

In the future the Peninsula should not be referred to as "The City" as happened at the Akaroa LTTCP meeting. The Peninsula is a large rural area and it has very different needs. This point should be formally recognised by those in the Council. The land area of the Peninsula is equal to that of all of Christchurch City. A more acceptable term is The City and Peninsula.

We have been told on numerous occasions that the City has a lot to learn about the Peninsula. How and when is this learning to take place? The rebranding exercise, which is waste of ratepayers money, is already moving ahead with signage that does not comply to the policies and objectives of the Banks Peninsula proposed district plan and the Akaroa Design Guidelines. The LTTCP consultation and submission process is the first opportunity for residents to interact with CCC councillors and officials.

4. Proposed savings pages 86-87

If the CCC increases parking fees in the central city as proposed then more people will shop at malls. This is not the solution in terms of cutting costs while at the same time trying to revitalise the heart of Christchurch.

Limit or do away with various rebranding exercises. They do little to improve the image of Christchurch or quality of life for residents. Instead such exercises employ consultants and take up valuable staff time and they offer very little if any value for money.

- Put ratepayers money into meaningful projects, not meaningless promotion.

Maintain libraries and swimming pools. Consultation documents such as the LTTCP and material printed by CCC could be printed in black and white. Information is just as readable minus the many glossy colour images.

There appears to be a number of festivals and events underwritten by the City, are these as important and as necessary as maintaining the Mobile Library, swimming pools and community libraries which serve members of the public in terms of their education and physical well being?

The argument within CCC centres around the number of swimming pools that it can provide while Akaroa and most of the Peninsula has none. As a person with a disability, I have been driving into Christchurch once a week to swim in an indoor heated swimming pool. This is costly, detrimental to the environment and it takes three hours in driving time. I was swimming 4-5 times a week prior to moving to Akaroa and my disability has worsened during the past 11 years due to the lack of appropriate exercise. Many individuals, young and old alike, within a 60-kilometre radius would benefit from an indoor heated swimming pool and the matter is one that has been widely consulted for well over 20 years, with strong community support, yet nothing has been done about it. The Akaroa Area School recently discussed plans for such a community/school facility but my understanding is that the project has not progressed because of stringent parking requirements and unfordable long term running costs.

5. The Peninsula as Christchurch City's Playground

CCC and Christchurch residents must understand that we, as residents, live year round on Banks Peninsula. It is our home. It may be referred to as Christchurch's backyard and playground but it is much more than that to those of us who reside on the Peninsula. Many of us have worked very hard for a number of years in order to maintain a sense of community and a sense of place. As a volunteer organisation, the Akaroa Civic Trust was responsible for the registration of Akaroa's Historic Area by New Zealand Historic Places Trust and many private individuals have worked to save and maintain historic buildings such as the Coronation Library and the Gaiety Hall. While these buildings may be Council owned facilities, The Coronation Library Trust and the Gaiety Trust were formed to write grants to provide for the maintenance and conservation of these important public buildings. More volunteers staff the Akaroa Area School Library and Fire Brigade.

As promotion is pumped up for more visitors to the Peninsula CCC must also be aware of the needs and rights of local residents. Increasing numbers of visitors impact on the quality of life for residents and there is a significant environmental impact that must be taken into consideration.

As a rural community Akaroa has beautiful natural areas such as Stanley Park. This land is owned by the Council and it is currently in the process of being gazetted. A former Banks Peninsula General Manager, who resided in Christchurch, visited Stanley Park with their children. They were dismayed by the lack of sealed parking, street lights, picnic benches, trash containers, swings and other such park related fixtures. If such items were imposed on this rural, natural site it would lose the very quality and amenity which make it unique and attractive. Stanley Park should not be treated in the same manner as Hagley Park in Christchurch. The standards of CCC and of visitors from the City must be modified when considering such aspects of the Peninsula. If the same standards as in the City are imposed on the rural character and natural amenity of Banks Peninsula they will very quickly disappear. The Peninsula area would simply become a modern suburb and a carbon copy of Christchurch City. The Akaroa Streetscape Report 2005 by Opus International highlights many of these aspects. It is an important document, recognised in the MOU, which needs supplemental work as agreed to by the former BPDC. The report was written with the intent that it be the foundation for further such documents.

6. Cultural and Learning Services pages 104-107

Measuring our achievements focuses on the Christchurch Art Gallery, the use of libraries, the Canterbury Museum funding and the use of Our City O-Tautahi. . One cannot measure the success of such an important cultural assets in a simplistic manner. It is not a case of burns on seats or numbers through the doors.

Cultural institutions do not have to necessarily be "Destinations" in their own right. This is consultant speak and it should not be taken seriously by Councillors.

Cultural institutions underpin the emotional and physical well being of the community, the region and the nation. Trendy consultants and their bureaucratic reports offer very little real insight into the workings of these important organisations. They are far too complex to be taken lightly and they can easily be destroyed by what are commonly called "Bean Counters" and/or consultants looking at little more than the bottom line or by those who are trying to produce what is now called "The Wow Factor".

7. Protection of Green's Point, Akaroa

I fully support the resolution passed by the BPDC in February 2006 to gazette the land at Green's Point and to formally recognise the historic significance of the overall site which includes the Britomart Memorial and the Takapuneke Reserve.

The site should be registered a National Historic Reserve and a comprehensive conservation plan drawn up to oversee the management of the site in consultation with the Onuku Runanga, the local community, DoC, the New Zealand Historic Places Trust and the Akaroa Civic Trust.

I have been involved with this project since its inception. I understand that CCC Councillors are supportive of the proposal but after speaking with Council staff I understand that funding and insufficient employee time may delay the matter. If this is the case then skilled professionals need to be contracted to carry out the research and preparation of the necessary paperwork and applications to the Minister of Conservation. Two such individuals have worked on the project for many years. They both have extensive backgrounds and are familiar with the proposal. They would not waste valuable time and money getting up to speed on complex details since they both have detailed files on the topic at hand. Either Paul Dingwall, formerly of DoC Wellington and Dr John Wilson, a respected New Zealand historian, are more than qualified to undertake the task and they both have a good relationship with members of Onuku Runanga. I urge the Council to put in place either sufficient funding or staff so that this proposal may proceed without further delay.

The Akaroa sewage treatment plant should be removed from the Takapuneke Pa site. This is a matter of cultural significance and it is also important in terms of the well being and health of the Akaroa Harbour. The relocation of the sewage works will take considerable time and funding. Although it make not take place until resource consents are renewed, planning should start now so that the Council is well prepared.

8. Akaroa Town Plan and Historic Area Variation

The former BPDC put in place funding for a scoping or town plan for Akaroa that will take into account its historic character, natural setting and long term growth. To my knowledge nothing has happened on the matter. Before any plans are made to develop the BP Meats site, to relocate the Akaroa Information Centre or Akaroa Service Centre, to implement the Akaroa Parking Strategy or proceed with the Akaroa Waterfront Redevelopment Proposal, the town plan must be fully consulted and completed to the satisfaction of the local community. In addition this document is necessary so that CCC Councillors and staff may make informed decisions prior to undertaking major projects which may harm or further erode Akaroa's Historic Area.

The former BPDC agreed in the 2005-2006 Annual Plan to investigate an Historic Area Variation to the proposed district plan. The MOU calls it simply Character of Akaroa. A discussion and options document has been under formulation for approximately eighteen months. The Historic Area Variation is important in terms of maintaining and enhancing Akaroa's amenity values and historic character and the discussion document needs to be completed and opened for public consultation.

It should be noted that the BPDC set aside \$10,000 in its budget for the production of an Akaroa Design Guideline Brochure. An appeal to the Environment Court regarding details of Akaroa's Design Guidelines was recently resolved through mediation. Therefore work can now start on the publication of this material which is overseen by the Akaroa Design and Appearance Advisory Committee. The brochure will help members of the public, professionals and visitors to the area understand and appreciate Akaroa's Historic Area which attracts visitors to the area from within New Zealand and from overseas.

9. Community Facilities and Halls

Akaroa has a number of historic public buildings yet no comprehensive management plan exists which would oversee their long-term conservation requirements. Such a plan must be funded and it should be prepared by skilled professionals. Properly maintaining Council owned buildings is a Council responsibility.

The Akaroa Civic Trust compiled a database which is currently being upgraded. The database is used by the CCC and members of the public. The Council does not have a comprehensive heritage inventory for Akaroa. A heritage inventory should supplement the heritage management/conservation plan. It should be noted that limited work in this area has been undertaken by the Akaroa Museum which administers several important historic buildings on behalf of the Council. The Director of the Akaroa Museum has provided professional expert advice in this regard for many years on behalf of the former BPDC.

9. Retain Land in Public Ownership

As mentioned earlier, BP Meats is an important site in the town and it should be retained in public ownership. The following resolution was passed at public meeting on 26 March 2001. At the time the community made its wishes clear regarding the site.

The resolution states: *Harold Surtees/Elizabeth Haylock*
Resolved that the BP Meats' site

- a. not be used for Council/community offices*
- b. to remain in community ownership for the foreseeable future*
- c. remain as parking, open space in the short term, retaining current leases and maximising return without commitment.*
- d. there be community development in the interest of community needs – Commercial/recreation.*

The community has consistently put forward this same argument for many years.

The Akaroa Primary School Site may be destined for residential development. The area is valuable to the community. A proposal was put forward by Dr. Rodney Wilson, Director of the Auckland Museum, that the site be developed as a learning/language centre. This proposal had support from the local community. Ngai Tahu has first right of refusal on the site but it is hoped that some agreement may be reached that would benefit both the local community and Ngai Tahu. The site should not be sold for the development of more million dollar holiday homes which are occupied for only a few weeks of the year.

Akaroa needs a back up to the Akaroa Camp Ground. If this private land is sold then there will be no place for families and individuals on low incomes to stay in Akaroa. The town needs to be welcoming to all individuals. Land in the immediate area needs to be set aside for the future development of a holiday camping ground.

There has been discussion about a good "tidy up" of the Garden of Tane. This is a very important site and requires research and planning prior to any action being taken. It is an important historic site in its own right and its amenity values and historic character could be greatly damaged if great care is not taken.

Individuals and corporations are seeking land in Akaroa and open public space is currently being considered for various business opportunities. This is critical because Akaroa has very little flat land where development can take place. If public land is leased, such as the area occupied by cafes along the Waterfront Redevelopment, then appropriate rates must be set because it valuable open public space.

10. Capital Projects: CCC Website Information, Banks Peninsula

As stated earlier, before any significant improvement or relocation is considered for the Akaroa Information/Service Centre, the Akaroa Town Plan must be completed. Increasing numbers of buses use this site as a pick up and drop off location and it is getting dangerously crowded at peak time. Buses, cars, vans, trucks and foot traffic complete for very limited space on this corner site.

Both the BPDC LTTCP and Annual Plan budgeted for the further development of the Akaroa Foreshore Redevelopment and \$900,000 (page 197 BPDC Community Plan 2004-14) plus \$50,000 for planning expenses are proposed for this on going project. Before any further planning is undertaken the community should be given a clear list of capital projects which includes all major expenditures. Given the tightening economic situation, expenditure for core infrastructure should remain the focus for the next ten years. Sewage treatment, water, roading and other essential services take priority over non-essential beautification projects.

The Akaroa Waterfront Redevelopment is liked by many in the community and it greatly benefits local businesses. It serves visitors and increasing numbers of tourists. It does not necessarily benefit all ratepayers nor does it appeal to them or meet their needs. It has undermined the intrinsic and the authentic heritage values of Akaroa's historic waterfront. The Waterfront Redevelopment involving stages 1 and 2a. was consulted with New Zealand Historic Places Trust and the local community after tenders for the work were publicly notified. This after the fact consultation is not sufficient for such a major project. The Akaroa Streetscape Report addresses many of these concerns and as a core council document, it should be consulted if the Waterfront Redevelopment proposal is to proceed.

In closing, I am concerned by the zealous business manner of CCC. Too much emphasis is placed on customer service and business buzz words. I am a resident and ratepayer, I am not a customer. I am not causally shopping at CCC and I pay a hefty amount in rates annually toward what used to be called "The Public Good or Public Service". As a ratepayer I pay councillors and employees salaries and I anticipate fair and honest treatment in return. No councillor or employee within CCC should be intimidated to the point that they are fearful of making truthful comments.

Thank you for your consideration of this submission and I look forward to addressing it in person in Akaroa.

Victoria Andrews
Akaroa

