

Waimakariri District Council

District Planning and Regulation Committee

Agenda

Tuesday 21 February 2023

1pm

Council Chambers
215 High Street
Rangiora

Members:

Cr Al Blackie (Chairperson)

Cr Tim Fulton

Cr Neville Atkinson

Cr Brent Cairns

Cr Jason Goldsworthy

Mayor Gordon (ex officio)

AGENDA CONTENTS – DISTRICT PLANNING AND REGULATION COMMITTEE MEETING

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3.1	Confirmation of Minutes – 29 November 2022	
5	Staff Reports	
5.1	Reallocation of funding for 1164 Oxford Road – Recommendations of staff	

A MEETING OF THE DISTRICT PLANNING AND REGULATION COMMITTEE WILL BE HELD IN THE COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA ON TUESDAY 21 FEBRUARY 2023 AT 1PM

Recommendations in reports are not to be construed as Council policy until adopted by the Council

BUSINESS

Page No

1 APOLOGIES

2 CONFLICTS OF INTEREST

Conflicts of interest (if any) to be reported for minuting.

3 CONFIRMATION OF MINUTES

3.1 Minutes of a meeting of the District Planning and Regulation Committee held on Tuesday 29 November 2022

5 - 8

RECOMMENDATION

THAT the District Planning and Regulation Committee:

- (a) **Confirms** the circulated Minutes of a meeting of the District Planning and Regulation Committee, held on 29 November 2022, as a true and accurate record.

4 DEPUTATIONS

Nil.

5 REPORTS

5.1 Reallocation of Funding for 1164 Oxford Road - Recommendations of Staff – Gina Maxwell (Policy Technician) & Ian Carstens (Team Leader Resource Consents)

9 - 16

RECOMMENDATION

THAT the District Planning and Regulation Committee:

- (b) **Receives** Report No. 230202013982
- (c) **Notes** the accumulated amount available in The Heritage Fund is currently \$13,434.59.
- (d) **Approves** the reallocation of how the approved funds provided to 1164 Oxford Road (H100) are applied to the restoration of the heritage building on this site.

6 CORRESPONDENCE

Nil.

7 PORTFOLIO UPDATES

- 7.1 **District Planning - Councillor Tim Fulton**
- 7.2 **Civil Defence and Regulation – Councillor Jason Goldsworthy**
- 7.3 **Business, Promotion and Town Centres – Councillor Brent Cairns**

8 QUESTIONS UNDER STANDING ORDERS

9 URGENT GENERAL BUSINESS

NEXT MEETING

The next meeting of the District Planning and Regulation Committee will be held on the 21 March 2023.

Workshop

- *Animal Control Service Model – Billy Charlton (Environmental Services Manager) – 20mins*

Briefing

- *District Planning and Regulation Question and Answer Session – Matt Bacon (Development Planning Manager) – 30mins*

WAIMAKARIRI DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE DISTRICT PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA, ON TUESDAY 29 NOVEMBER 2022 AT 1PM.

PRESENT:

Councillors A Blackie (Chairperson), N Atkinson (From 1.18pm), B Cairns, T Fulton and J Goldsworthy

IN ATTENDANCE

Councillors N Mealings, P Redmond, J Ward and P Williams.

M Bacon (Development Planning Manager), B Wiremu (Emergency Management Advisor), W Taylor (Manager Building Unit), W Harris (Planning Manager), G Maxwell (Policy Technician), I Carstens (Senior Resource Management Planner), A Benbrook (Development Planning Administrator), P Wilson (Senior Policy Planner), N Sheerin (Senior Policy Planner), R McClung (Principal Policy Planner), J Manhire (Policy Planner), S Milosavljevic (Senior Policy Planner) and A Conor (Governance Support Officer).

1 APOLOGIES

Moved: Councillor Goldsworthy Seconded: Councillor Cairns

THAT an apology for absence be received and sustained from Mayor Gordon, and for lateness from Councillor Atkinson.

CARRIED

2 CONFLICTS OF INTEREST

There were no conflicts of interest recorded.

3 CONFIRMATION OF MINUTES

Nil.

4 DEPUTATIONS

Nil.

5 REPORTS

5.1 Application to the Heritage Fund - Recommendations of Staff – G Maxwell (Policy Technician) and I Carstens (Senior Resource Management Planner)

G Maxwell took the report as read.

Councillor Williams noted that the applicant for 66B Ivory Street had applied many times and questioned whether there was a limit on the amount people could apply for, or how many times they applied. G Maxwell answered there was no limit for what people could apply for however in the criteria it stated they would give preference to those who had not received funding previously. When the owners of 66B Ivory Street first applied for funding, they also requested funding towards painting the property. The previous Committee decided that they should reapply for the painting work, once they had completed the borer treatment and re-cladding.

Councillor Cairns sought clarity on which of the two quotes the owners of 29 George Street would be progressing. G Maxwell clarified that the owner had not stated which quote they would be accepting. As part of the application, they were required to provide two quotes. Staff were recommending 25% of the lower quote so as not to exhaust the fund as there would be no further allocation to the fund till June/July 2023.

Councillor Fulton noted 29 George Street was his former family home and had some contact with the current owners regarding their plans, however there was no financial implications.

Moved: Councillor Cairns

Seconded: Councillor Goldsworthy

THAT the District Planning and Regulation Committee:

- (a) **Receives** Report No. 221116198875
- (b) **Notes** the accumulated amount available in The Heritage Fund was currently \$32,610.34.
- (c) **Approves** from The Heritage Fund \$5,000 plus the cost of an associated technical advice report (up to \$500) for the application received from R Townsend at 66B Ivory Street.
- (d) **Approves** from The Heritage Fund \$13,175.75 plus the cost of an associated technical advice report (up to \$500) for the application received from A and K Bolin at 29 George Street.
- (e) **Approves** a six month extension on the funding granted to 1164 Oxford Road Springbank totalling \$13,550.08.
- (f) **Authorises** the Planning Manager to extend any approved Heritage Funding grant, by up to six months, where delays have been caused by an inability to access appropriate materials or contractors to complete the funded work.
- (g) **Notes** the balance of the Heritage fund will be \$13,434.59, should the Committee support the applications within this report.

CARRIED

Councillor Cairns stated there was a large amount of work put into these applications and it was nice to see the importance of the buildings. It would be great to see an open day for the George Street property.

Councillor Goldsworthy commented he enjoyed seeing the proactive approach to protecting the districts history.

Councillor Williams questioned if there were any criteria regarding things like insulation. I Carstens replied that the funding was for maintenance and repair not insulation. There had been previous requests for double glazing and pink batts in the past but those did not meet the criteria.

Councillor Blackie questioned if the property would meet the building code or a certificate of compliance if there was no insulation. W Taylor confirmed if it was an existing building there was no concern, however if they did want to install insulation they would have to apply for consent.

Councillor Redmond commented he knew the owner of 29 George Street and the building was definitely worthy of reservation. He wondered if in the result of application letter, it could be included that the Committee were in support of an open day.

6 CORRESPONDENCE

Nil.

7 PORTFOLIO UPDATES**7.1 District Planning - Councillor Tim Fulton**

- District plan review process was continuing although it was delayed for approximately six months due to the Resource Management (Enabling Housing Supply and Other Matters) Act. Would be writing to the Minister of Environment shortly regarding an extension to the two year time frame in order to complete the district plan. Staff were confident the request would be supported.
- Planning Unit was busy working with the Chair of the Hearings panel for the Proposed District Plan.
- There would be a full update on the District Plan Review process.

7.2 Civil Defence and Regulation – Councillor Jason Goldsworthy

- Were in discussions regarding the in house benefits verse contracting benefits of the food safety regime.
- Knowledge of staff was second to none however there were gaps with staffing issues.
- Checking up on pools with regards to meeting regulations.

7.3 Business, Promotion and Town Centres – Councillor Brent Cairns

- New District Business Strategy would be brought to Council in the New Year.
- Oxford Community Trust were arranging a Christmas Wonderland at the GP hall that would run from 17 December 2022 to 24 December 2022.
- Memorandum of Understanding – most were signed in 2018 and there would be an update to those in regards to funding.
- Police were holding a Crime Prevention seminar to assist businesses with the current ram raids happening across the country.

8 QUESTIONS UNDER STANDING ORDERS**9 URGENT GENERAL BUSINESS****NEXT MEETING**

The dates for the meetings of the District Planning and Regulation Committee will be confirmed at the 6 December 2022 Council Meeting.

THERE BEING NO FURTHER BUSINESS THE MEETING CONCLUDED AT 1.15pm.

Confirmed

 Date

Workshop – 1.18pm – 1.28

- *District Planning and Regulation Question and Answer Session – Tracy Tierney (General Manager Planning and Regulation and Environment) – 30mins*

Briefing – 1.28 – 1.50

- *District Planning and Regulation Question and Answer Session – Tracy Tierney (General Manager Planning and Regulation and Environment) – 30mins*

UNCONFIRMED

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: DDS-08-04/ 230202013982

REPORT TO: DISTRICT PLANNING AND REGULATION COMMITTEE

DATE OF MEETING: 21 February 2023

AUTHOR(S): Gina Maxwell, Policy Technician
Ian Carstens, Team Leader Resource Consents

SUBJECT: Reallocation of Funding for 1164 Oxford Road - Recommendations of Staff

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



Department Manager



Chief Executive

1. SUMMARY

- 1.1. The purpose of this report is to have the District Planning and Regulation Committee consider and support how the funding provided by The Heritage Fund to 1164 Oxford Road in December 2021 is allocated. The applicant is not seeking any further funding.
- 1.2. The applicant was granted \$13,550.08 in 2021 for repairs and painting to the heritage listed building at 1164 Oxford Road.
- 1.3. The Heritage Fund is a contestable fund that is provided for owners of sites listed in the District Plan to protect and preserve the heritage values of the district.

Attachments:

- i. Record for former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank Site: H100 (211014166323)
- ii. North Canterbury News Article 26 Jan 2023 Edition 1164 Oxford Road Shed Article (230202013974)

2. RECOMMENDATION

THAT the District Planning and Regulation Committee:

- (a) **Receives** Report No. 230202013982
- (b) **Notes** the accumulated amount available in The Heritage Fund is currently \$13,434.59.
- (c) **Approves** the reallocation of how the approved funds provided to 1164 Oxford Road (H100) are applied to the restoration of the heritage building on this site.

3. BACKGROUND

- 3.1. The Heritage Fund is a contestable fund that is provided for owners of sites listed in the District Plan to protect and preserve the heritage values of the district.
- 3.2. In December 2021 funding was granted to 1164 Oxford Road in Springbank for exterior painting and the repair of rail doors on the former Moeraki Downs/Springbank Railway Station storage shed (District Plan Site H100), totalling \$13,550.08. Due to restricted and delayed access to the appropriate building supplies and contractors, this work has just been undertaken after a 6-month extension was approved by DP&R in December 2022.

- 3.3. As it happens, repair of the rail door in preparation for painting, and the other urgent maintenance became a much bigger job than the builder expected, and the original quote provided for in November 2021 (from \$5,209.50 quoted to \$9,269.00 actual cost).
- 3.4. As such, the applicant is requesting a reallocation of how the \$13,550.08 that was granted in 2021 is spent. This would result in \$7604.75 being assigned to the repairs and \$5945.33 towards the painting. With the help of volunteer groups and individuals in our community like the Lions and the Fire Brigade to do the painting on the ground, the applicant advises they can paint shed close to the balance leftover.
- 3.5. Heritage Consultancy Services has advised that if the colour remains the same and the painting is completed by volunteers from the community, they are not concerned and believe there is no merit in providing a further report for this project.

4. ISSUES AND OPTIONS

- 4.1. In making the recommendations set out in this report, staff considered the aim of the Heritage Fund.
- 4.2. The Heritage Fund has a current balance of approximately \$13,434.59. The Council adds \$15,500 per annum to this fund. All successful applicants are required to sign an accountability agreement, and funds are paid on successful and receipted completion of the work. The funding agreement enables staff to monitor or inspect the works if required.

Implications for Community Wellbeing

There are specific implications on the local community wellbeing by the issues and options that are the subject matter of this report.

The retention of the district's heritage resources contributes to the maintaining of the District's culture and character for future generations.

- 4.3. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. Groups and Organisations

There are two groups the Lions and the Fire Brigade who have taken a special interest in this building and have volunteered to assist in the painting. All owners of listed heritage sites were advised of the opening of the Heritage Fund in 2019. The fund is not planned to be re-advertised due to the limited funds available.

5.3. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report that is greater than a general desire to protect the districts remaining heritage resources.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

The Heritage Fund current has a balance of \$13,434.59 The Heritage Fund will be increased by a further \$15,500 at the beginning of the 2023/24 financial year in July.

The recommendations in this report do not require further spend from the Heritage account. This report is simply seeking approval for already approved funding to be applied to the identified project differently from originally anticipated.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 Risk Management

There are no risks arising from the fund allocation.

6.3 Health and Safety

The recommendations in this report do not have and Health and safety impacts.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. Authorising Legislation

Allocations for heritage grants are made under the provision for discretionary grants provided for in the Local Government Act 2002.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report, as follows:

- The community's cultures, arts and heritage are conserved and celebrated
- There is a strong sense of community within our District
- The community's cultures, arts and heritage are conserved, developed, and celebrated
- There is a safe environment for all

7.4. Authorising Delegations

The District Planning and Regulation Committee has delegation under S-DM 1026 to assess The Heritage Fund applications.

HISTORY

The Rangiora to Oxford branch line opened as far as Cust on 7 December 1874; the flag station at Moeraki Downs having opened on 1 December of the same year. At the time, it was reported that the station site accommodated a house for the stationmaster, a ticket office and waiting room as well as a 'galvanized iron covered storage shed 44 x 44ft [13.4m square] in area' (*Globe* 2 December 1874, p. 2). According to the *Cyclopedia of New Zealand*, published in 1903, the flag station was built to serve the Springbank estate. At the turn of the 20th century the local post office (est. 1875) was operated by the postmistress Mrs Julia Hubbard from the railway cottage close by the station. The three-room building that had been built as the parcel room and ticket office had earlier been blown off its foundations and destroyed (September 1889). Stockyards were erected at the station in early 1899. In 1912 the station was renamed Springbank to fall in to line with the local post office and avoid any confusion with Moeraki in North Otago. The station closed to passengers on 9 February 1931 and closed entirely on 19 April 1959; the line has since been removed. In 2001 the Waimakariri District Council reinstated the locality sign for the Springbank Railway Station in front of the former storage shed, as part of a programme to mark the Rangiora-Oxford branch line.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have historical significance for their association with the Rangiora and Oxford branch railway line and, more generally, the development of Canterbury's railways infrastructure since the early 1870s. The shed may be one of the oldest railway buildings remaining on its original site in New Zealand and dates from the Vogel era of railway construction in New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have cultural value as a demonstration of the way of life of past station staff and patrons on the Rangiora-Oxford branch line.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as industrial vernacular structures designed to be fit for purpose and conforming to the standard models devised by the NZ Railways Department. The storage shed is an example of the five major historic railway building types, the others being station buildings, signal boxes, engine sheds and railway houses.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have technological and craftsmanship value for their Victorian construction methods and materials. EG Wright and Joseph Taylor were the contractors for the Rangiora-Oxford railway. The builder of the stockyards is unknown at this time.

CONTEXTUAL SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as an inter-related group of historic features on the Rangiora-Oxford road and for their relationship with the same railway structures that survive at Fernside.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the structures pre-date 1900 their site has potential archaeological significance relating to the 19th century development of the station precinct.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have overall heritage significance to Springbank and to Waimakariri district as a whole. The structures have historical and social significance for their association with the development of the Rangiora-Oxford branch railway line and cultural value for their association with the way of life of the station's early staff and patrons. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have architectural value as Vogel-era industrial vernacular structures and technological and craftsmanship value for the methods and materials used in their construction. The former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank have contextual significance as a group of historic features on the Oxford-Rangiora road and their site has potential archaeological significance in view of its development since the mid-1870s.

HERITAGE CATEGORY

B

REFERENCES

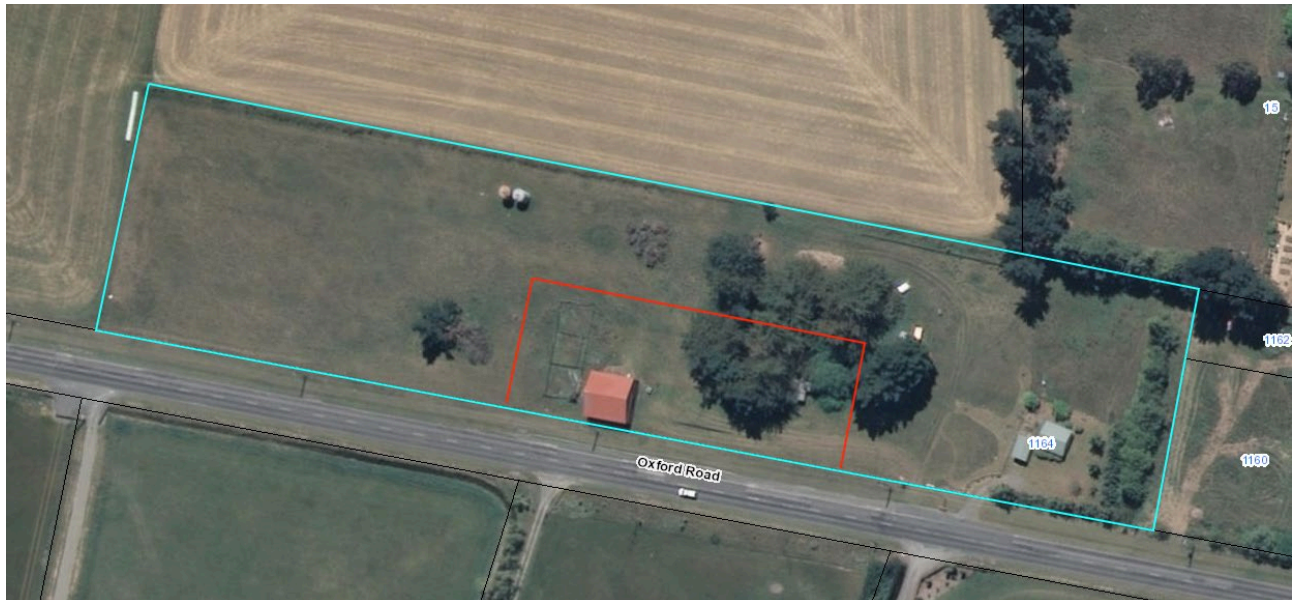
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REPORT COMPLETED

21 February 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, limited to immediate setting of former Moeraki Downs/Springbank Railway Station storage shed, stockyards & loading bank, and including the railway cottage remains, 1164 Oxford Road, Springbank.



Aerial view of above, 1965-69. WDC.

Restoration of railway goods shed

16

By JOHN COSGROVE

After standing for almost 150 years, one of the last remaining buildings from the historic Oxford Branch railway line is being repaired.

Contractors were recently on site of the big red goods shed sitting beside Oxford Road at Springbank, fixing the walls and eaves, roofing and doors undertaking repair work on the structure, aiming to make it both bird and water proof.

Builder Mike Benson said his team worked to tidy the building up as there was quite a bit of woodwork restoration needed.

The old goods sheds role in the development of the region's transport history is almost forgotten now, but Springbank couple Sonya and Phil Smith want to preserve the historic, former railway shed and nearby sidings sitting on their property.

"We want to make it usable for school visits to discover its history, we are quite excited the first stage has been started and it will be good to get it all done," Mrs Smith said.

She says they received a grant from "The Heritage, Biodiversity and Ecological Fund" through the Waimakariri District Council.

"Its purpose is to go towards rail door repairs and painting of the exterior.

"We are extremely grateful for the grant as we found the building was in a worse state than we thought and further repairs are required before the shed will be ready for painting and for it to be accessible by the public."

Historian Bernard Kingsbury detailed in his book *The Rangiora - Oxford Railway Line* By B S Kingsbury, March 2005, about the shed originally being built in 1874 as part of the development of the Oxford Branch line needed to move logs from Oxford which at that time had one of the biggest stands of millable timber in Canterbury in the 1860s.



New life . . . Work continues on the almost 150-year-old former railway goods shed at Springbank.

PHOTO: JOHN COSGROVE

Work on the Oxford Branch, a dedicated single track railway was started in 1872. By December 1, 1874 the line had opened to Cust, and on June 21, 1875, the section to Oxford was opened.

Eventually, with extensions to Sheffield in 1884, it had 12 stops and two stations as it ran for 52kms between Sheffield and Rangiora where it connected to the Main North Line.

It stopped at Bells, Fernside, Stoke, Springbank, Cust, Bennetts Junction, Carleton, Oxford East and West stations, View Hill, Bexley, then it went across the Waimakariri River gorge via a combined road/rail bridge before it joined the Midland Line at Sheffield.

The goods shed at Springbank was enlarged in 1927 to help farmers during the harvest season with a raised timber floor to keep grain and goods off the ground.

The line from Sheffield to Oxford closed in 1930 and economic pressures from burgeoning road transport operations forced the closure of the main goods-only line from Oxford to Rangiora in 1959. Loading banks still exist at the sites of Bennetts Junction and Carleton stations.

At Fernside and Springbank both still have their goods sheds, loading banks, and stockyards, while replica station signs can be found at a few sites.