

6. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 18 JULY 2006

General Manager responsible:	Peter Mitchell
Officer responsible:	Liz Carter, Community Board Principal Adviser
Author:	Wendy Graham, Committee Secretary

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Design and Appearance Advisory Committee meeting held on Tuesday, 18 July 2006.

The meeting was attended by Committee members Winston McKean John Davey, Victoria Andrews, Lynda Wallace and Tony Ussher (from 10:10 am after Item 5.3). Also in attendance was Jo Bain, Heritage Adviser from the N.Z. Historic Places Trust and Kent Wilson, Planning Officer (from 10:25 am who was not in attendance for Items 1 to 5 and earlier discussions on Item 7.1)

Mr Paul and Ms Vanetia Bingham applicants for the Black Cat Group attended the meeting to represent and speak to the proposed plan to extend the Black Cat Group's building on the Akaroa Wharf.

1. APPOINTMENT OF ACTING CHAIRMAN

Members **agreed** that Winston McKean be Acting Chairman for this meeting.

2. APOLOGIES

An apology from Kent Wilson for lateness was received.

3. MINUTES OF MEETING HELD ON 20 JUNE 2006

Members **resolved** that the report of the meeting held on 20 June 2006 be confirmed as a correct record of the proceedings subject to a question raised on whether the chiller was currently being used by the local fisherman, being recorded.

4. CORRESPONDENCE

The correspondence as circulated was received.

5. MATTERS ARISING

5.1 BLACK CAT GROUP - BUILDING ON WHARF

Ms Bain reported that Ecan had not received a current resource consent application for the proposed structure to the Akaroa Wharf. She said she had also advised Ecan that the Historic Places Trust should be considered an affected party, along with Christchurch City Council.

5.2 AKAROA AREA SCHOOL GYMNASIUM - COLOUR SCHEME

Ms Bain said she had nothing to report at this time. As the gymnasium was situated on crown land it was not subject to the requirements of the Design Guidelines, however Ms Bain said the Historic Places Trust would take up this issue with the Education Board regarding issues within the Historic Area.

5.3 SIGNAGE - AKAROA CINEMA

Once in attendance the Planning Officer reiterated that the light supports had not been part of the resource consent and that this issue was being dealt with through appropriate staff.

Tony Ussher now entered the meeting - 10:10 a.m.

Item 6 was held over until later in the meeting when the Planning Officer would be in attendance. Item 7.1 was discussed at this stage of the meeting.

7. OTHER BUSINESS

7.1 CHECK LIST

Ms Andrews said this was just a working document in order that all members could bring their comments to the table.

Ms Bain felt it should cover all issues in the Design Guidelines. In reply to a question on whether the "impact on other businesses" should be a point for discussion, members were informed this was not an issue for the committee to comment on. It was also suggested that the heading "Streetscape, building façade" could be altered to Site Planning.

Mr Ussher questioned bullet point three under Streetscape regarding living spaces facing setback space. Ms Andrews said she felt this should be deleted or reworded.

It was suggested that a staff member in the planning department could construct a bullet point list from the Design Guidelines.

It was agreed that this item be placed on the next agenda for further discussion.

6. PLANS TO CONSIDER

6.1 BLACK CAT GROUP - BUILDING ON AKAROA WHARF

The applicants re-presented the proposed plan for the building on the Akaroa Wharf, with Mr Bingham giving a short summary on how this proposal had initiated. He said it was originally intended to extend the current Black Cat building back towards the foreshore but this had not eventuated and it was now proposed to incorporate the chiller, which his company had just acquired, into the design. He said he was aware that a resource consent through Ecan was required.

Mr Bingham tabled the represented plans for members to view. He said, taking into account the comments of the committee the following changes had taken place:

- additional jetty from south side of wharf has been removed
- roofline and spouting line of addition raised
- slot windows from front of Dolphin Experience removed and clad with rough sawn posts with horizontal timber between
- seating for public in front proposed
- a negative joint between the existing building and the addition has been created
- gabled porch removed from the addition to create a more pragmatic, simple form.
- addition to be clad in a light coloured corrugated iron to relate to the existing freezer building and to create a distinctive break in the length.

Two proposed colour schemes were also tabled for members' comments. Members agreed the lighter colours presented were preferred. Mr Bingham also confirmed that the public access from the jetty on the south side of the wharf would be retained. He informed the committee that he had heard Council was intending to build a further landing down the end of the wharf.

Mr Davey said he had no concerns with the changes proposed. The Planning Officer suggested that the applicant investigate further with Council regarding the proposed new landing.

Mr Bingham also spoke on the discussions he had held with the Historic Places Trust's Heritage Adviser, and that obviously a misunderstanding had occurred when it was indicated to him that the Trust approved of the proposal.

The applicants then left the meeting -11:00 a.m.

7.1 CHECK LIST - CONTINUED

At this point of proceedings the Chairman informed the Planning Officer on the discussions held under Item 7.1, which had been discussed earlier in the meeting prior to his attendance. The Chairman said it had been suggested that a staff member from the Planning section could create a bullet point list from the Design Guidelines. At this point members also agreed that the Design Guidelines now incorporated into the District Plan be circulated to members. The Planning Officer agreed to action the suggestions of the committee regarding this item.

6.1 BLACK CAT GROUP - BUILDING ON AKAROA WHARF - CONTINUED

Members agreed that the Black Cat Group had taken on board comments made by the committee at its previous meeting however the façade of the south side of the building was still of concern to some members along with the footprint of the existing structure.

The committee still had reservations regarding two of the bullet points raised in the letter to the applicant's architect.

It was agreed that the applicants be thanked for taking on board many of the comments made by the committee and for providing further information but wished it to be noted that two points in the letter have yet to be addressed. Those points being:

- The appropriateness of expanding the footprint of the existing structure
- The legibility of public open space on the south side of the wharf and the way in which the design convey this.

The Planning Officer was asked to convey the committee's comments through a letter to the applicants and that the committee would welcome any further discussions on this matter at a future meeting if they so wished. Members said it was important that the applicants understood that appropriate development within the Historic Area was undertaken from a design and appearance point of view. The Planning Officer said he would also inform the applicants of issues that may arise through submissions from affected parties to their resource consent application to Ecan.

The Planning Officer said he would also write to the Property Department setting out the concerns of the committee.

Members agreed that the alterations made to the northern elevation were an improvement on the original design.

7. OTHER BUSINESS

7.1 CHECK LIST

This item had been discussed earlier in the meeting.

7.2 PARKING AND TRAFFIC SURVEY REPORT

7.3 WALKING AND CYCLING REPORT

Members agreed that the above reports had a huge impact on the Akaroa Historic area and that early consultation with the Akaroa Design and Appearance Advisory Committee regarding these reports was important. It was felt that the implementation of the Strategic Plan for Akaroa was imperative before any of these reports were adopted.

Members **resolved** that the Akaroa/Wairewa Community Board be advised of the committee's concerns regarding the Urban Transportation and Parking Strategy Study being implemented prior to a Strategic Plan for Akaroa being developed.

The committee felt that the Strategic Plan must be the over-arching and guiding document for the town within which plans, such as the traffic study and the walking and cycling study, can be considered.

Ms Bain said she would attend a meeting of the Akaroa/Wairewa Community Board on behalf of the Historic Places Trust to express the Trust's concerns on this matter.

The Planning Officer undertook to advise managers of relevant Council departments on this discussion.

7.4 ISSUES AND OPTIONS DOCUMENT - AKAROA HISTORIC AREA

Following general discussion members received the document. It was noted that individuals would be making submissions to the recommendations as stated in the report.

7.5 AKAROA DESIGN GUIDELINE BROCHURE

Ms Andrews had brought this to the attention of the committee as she said this had been developed over a period of 5 - 6 years and that there had been a sum of \$10,000 set aside prior to the abolishment of the Banks Peninsula District Council, in order that a brochure would be produced. She asked that the Akaroa/Wairewa Community Board be informed of this.

Members agreed that the brochure needed to be visually attractive and easy to read. It was also possible that this could be undertaken through the expertise of Christchurch City Council staff.

The Chairman said he would report to the Community Board to request that action be taken on this matter.

7.6 DONALD PATERSON - SCULPTURE

Members discussed the proposal of Mr Paterson who wished to erect a sculpture in Akaroa township. It was generally felt that another sculpture for Akaroa was not needed. It was felt that it was important not to have a degree of clutter in the open spaces and that the addition of another one would not contribute to Akaroa as a unique place.

Members agreed that any decision by the Akaroa/Wairewa Community Board should be suspended until a Strategic Plan for Akaroa was implemented. The Chairman said this message would be relayed to the Community Board through its agenda process.

7.7 LETTER TO THE EDITOR

Ms Wallace informed members that as the Museum Director she would be replying to a letter to the editor that was in the Akaroa Mail recently regarding colours of historic buildings.

The meeting closed at 12:22 p.m.

Next meeting - Tuesday 15 August 2006 if required.

STAFF RECOMMENDATION

That the Board receive this report.