

## 7. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 20 JUNE 2006

<b>General Manager responsible:</b>	Peter Mitchell
<b>Officer responsible:</b>	Liz Carter, Community Board Principal Adviser
<b>Author:</b>	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, 20 June 2006.

The meeting was attended by Committee members Winston McKean John Davey, Victoria Andrews, and Lynda Wallace. Also in attendance was Jo Bain, Heritage Adviser from the N.Z. Historic Places Trust and Kent Wilson, Planning Officer (from 10:35 a.m. who was not present until Item 5 of this report).

Stewart Ross, Duncan Cartwright, Architects for the applicant and Vanetia Bingham representing the Black Cat Group attended the meeting to speak to the proposed plan to extend the Black Cat Group's building on the Akaroa Wharf.

### 1. APPOINTMENT OF ACTING CHAIRMAN

As the Guidelines for the Akaroa Design and Appearance advisory Committee will be amended at the next Akaroa-Wairewa Community Board meeting to reflect the changes due to abolition of the Banks Peninsula District Council and a Chairman will be appointed by the Community Board at that time also, an Acting Chairman for this meeting was appointed.

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

### 2. APOLOGIES

An apology for the Planning Officer for lateness was received.

### 3. MINUTES OF MEETING HELD ON 17 JANUARY 2006

Ms Andrews and Ms Wallace who were in attendance at the meeting held on 17 January 2006 confirmed that the minutes were a correct record of the proceedings subject to the following alteration:

Page 3, Bullet point number 4 delete "(4536 metres)" and insert "(4.536 metres)".

### 4. MATTERS ARISING

#### 4.1 SIGNAGE - AKAROA SCHOOL AND COMMUNITY LIBRARY

Ms Andrews spoke on the signage that had been replaced at the Akaroa Library by Christchurch City Council. She said the replacement sign was not consistent with other signage, but understood that a resource consent would be sought by Christchurch City Council and that this would be brought to the attention of the Advisory Committee for discussion.

#### 4.2 AKAROA AREA SCHOOL GYMNASIUM - COLOUR SCHEME

Ms Andrews informed the committee that as the gymnasium was situated on crown land the process to present a colour scheme to the Design and Appearance Advisory Committee did not apply.

The Planning Officer confirmed this was correct later in the meeting and that education land did not have to seek comments from the Advisory Committee on colour schemes.

Ms Bain said she would pursue this matter independently and report back to the committee.

#### **4.3 SIGNAGE - AKAROA CINEMA**

Ms Wallace questioned whether the light levels on the Akaroa Cinema complied with levels set in the consent. She also questioned if the arms or supports for the lights on which flags were also hanging were part of the original consent. The Planning Officer, once in attendance at the meeting, informed members that the supports were not part of the consent and said he would look into this matter.

#### **4.4 MATTERS ARISING REGISTER**

The Acting Chairman requested that a register showing decisions or information outstanding and the appropriate staff member's name dealing with the item, be attached to future agendas.

#### **4.5 PARKING AND TRAFFIC SURVEY AND WALKING AND CYCLING SURVEY REPORTS**

It was agreed that these reports be circulated to members and be placed on the next agenda for discussion.

### **5. PLANS TO CONSIDER**

#### **5.1 BLACK CAT GROUP - BUILDING ON AKAROA WHARF**

Stewart Ross and Duncan Cartwright, Architects for the applicant spoke to the Committee and tabled plans regarding the Black Cat company's proposal to extend its building on the Akaroa Wharf. Mr Ross said the Black Cat Group wished to extend the building westwards over the site currently occupied by a chiller. He also said the company had taken into account the concerns of the Council, DOC, the commercial use of public space and the historic importance of the area when preparing these plans. The proposal was required to allow the company to extend the current retail area and to include an audio visual area with an education aspect. The Company had obtained the chiller presently on the wharf so the proposal was not creating any extra buildings on the wharf, as it was this building that would be altered to accommodate the company's extension.

Members expressed their concerns regarding the new jetty proposed and were informed this was to allow access to the south side of the wharf and would be maintaining the existing facility.

Ms Andrews felt that at present the chiller had a set back but the proposal makes it look like a massive visual building. She questioned whether a slight set back would be possible. It was pointed out that the exterior would be of timber and metal cladding and be a different colour. It was also pointed out that the ridge line would be different on each building. Ms Andrews asked that the proposed colour scheme be presented to the committee.

The Planning Officer suggested that a more industrial, less residential building form could be appropriate for the space and that it would allow the history of the wharf to be understood more easily.

Members agreed that in an historic area it was important to keep continuity and that the chiller was the only remaining relic on the Akaroa Wharf providing a record of the fishing industry in that area.

Mr Davey felt there was an opportunity to distinguish between the two buildings in a more industrial way than proposed.

Mr Ross, Mr Cartwright and Ms Bingham were thanked for attending the meeting and left at 11.10 am.

Ms Bain informed the committee that although Mr Bingham had stated to the Akaroa-Wairewa Community Board that the Historic Places Trust had approved the plans, this was incorrect and should be brought to the attention of the Board.

Ms Andrews tabled the Banks Peninsula District Council's submission to a previous resource consent and asked that this be circulated to the Akaroa-Wairewa Community Board members as it pointed out the feelings of the Council at that time.

Ms Bain said the extension of the footprint of the building was a concern to her. She said Council as the lessor of the building should take this into account regarding the visual aspect of the wharf.

The Committee **agreed** that the following points be relayed to the applicant, through the Planning Officer, regarding the proposal by the Black Cat Group on the Akaroa Wharf.

Members concerns were:

- the appropriateness of expanding the footprint of the existing structure
- the appropriateness of creating a new jetty on the south side of the existing wharf
- the desirability of a more industrial form on both sides of the proposed alteration
- the desirability for the applicant to make reference to historic photographs
- that a more detailed and accurate rendering of the proposed structure and materials and colours to be used be re-presented to the committee
- public space must appear to be so and the design must convey this, not the opposite.

## **6. OTHER BUSINESS**

### **6.1 AKAROA HISTORIC AREA ORIENTATION DAY**

Ms Bain commented on the orientation day held recently and wished to compliment those that had organised it. She said it was a very informative day.

Although it had been suggested that consultants on the Advisory Committee should be architects only, members agreed that the present composition of the committee was vital in order to obtain different opinions and views for buildings within the Historic area.

It was suggested that a point list for viewing plans submitted could assist members when discussing a proposal. Ms Andrews said she would undertake to have a draft form ready for the July meeting of the committee.

### **6.2 ISSUES AND OPTIONS DOCUMENT - AKAROA HISTORIC AREA**

It was suggested that the Issues and Options Document prepared by Janette Dovey relating to the Akaroa Historic Area and the rules applying within and adjacent to it within the District Plan be circulated to the following for comment:

- Alun Wilkie
- John Wilson
- the Heritage Team at CCC
- Advisory Committee members

### **6.3 SALT WATER BATH PROPOSAL - AKAROA WATERFRONT**

Ms Andrews tabled an application received by Ecan for a salt water bath on the Akaroa Waterfront. She said that she felt that this proposal should be put to the Akaroa Design and Appearance Advisory Committee, however because it was situated in the harbour Christchurch City Council, along with the Akaroa Design and Appearance Advisory Committee had no control in this matter.

The Planning Officer said that he hoped Ecan would identify Christchurch City Council and the Historic Places Trust as a potential party and they could therefore submit submissions to the proposal. However, Ms Andrews pointed out that this did not seem to be the case stated in the application.

Ms Bain said she would contact the appropriate staff member at Ecan to bring this matter to their attention as it was a proposal within the Akaroa Historic Area.

Ms Andrews also asked that the Akaroa-Wairewa Community Board be made aware of the committee's concerns regarding this application to Ecan.

Meeting closed at 12 noon

Next meeting - Tuesday 18 July 2006

### **STAFF RECOMMENDATION**

That the Board receive this report.