

1. VARIATION - AKAROA HISTORIC AREA

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Author
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PURPOSE OF REPORT

1. The purpose of this report is to seek Community Board approval to undertake further consultation with the community of Akaroa in order to identify planning development issues associated with retaining the historic character of the area and thereby informing the possible Variation.

EXECUTIVE SUMMARY

2. In 2004 the Banks Peninsula District Council was approached by the Civic Trust, New Zealand Historic Places Trust and others with concerns over the protection of the essential character of Akaroa as a whole and in particular the definition of the Akaroa Historic Area (AHA) and its emphasis in the plan.
3. The initial consultation identified concerns for the AHA and its surrounds specifically to do with protection of the character and the expansion of the AHA to include already listed historic buildings. A further consultation is required to provide further detail about the issues, identify whether the issues are of concern to the wider public and to look at controls that would be suitable to protect the AHA.

FINANCIAL IMPLICATIONS

4. Within City Plan budget.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

5. The costs of consultation are able to be covered by existing unit budgets.

LEGAL CONSIDERATIONS

6. No particular legal issues arise other than the standard RMA process for a plan variation.

Have you considered the legal implications of the issue under consideration?

7. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. Aligned with City Plan Activity Management Plan. Supports the LTCCP City Plan measure that 10 variations or plan changes be prepared and notified annually.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

9. As above.

ALIGNMENT WITH STRATEGIES

10. N/A

Do the recommendations align with the Council's strategies?

11. Yes

STAFF RECOMMENDATION

It is recommended that the Community Board recommend to the Council that officers proceed with public consultation on the issues and prepare a document for a Variation on Akaroa Historic Area to present to the Council.

BOARD RECOMMENDATION

That Council officers proceed with public consultation on the issues, and prepare a document for a Variation on the Akaroa Historic Area for the Proposed Banks Peninsula Plan, for presentation to the Council.

BACKGROUND (THE ISSUES)

12. In April 2004, the Akaroa Civic Trust attended a meeting of the Banks Peninsula District Council and expressed concerns relating to the Akaroa Historic Area (AHA). The Civic Trust considered that the importance of the AHA was not well emphasised in the Proposed District Plan, advised that New Zealand Historic Places Trust (NZHPT) affected party status was not clear and questioned whether the Plan was achieving what was intended. The Council agreed to further investigate the issues raised.
13. The Council requested that initial consultation on the issues be undertaken with the Civic Trust, S Thompson (Peninsula Projects) and NZHPT. Meetings with these parties were held in November and December 2004. Extensive comments were made on the issues, however the overriding concern was that the AHA has not been successfully incorporated into the Plan.
14. Further issues were:
 - There is a lack of cross-referencing to the AHA throughout the Plan
 - The rules applicable to sites within the AHA and Town Centre/Residential Conservation Zones need to be reviewed.
 - There is a lack of rules applicable to the interface between the AHA and adjoining properties.
 - Expansion of the size of the AHA is required.
 - The list of notable buildings is incomplete and the rules to protect them, particularly from demolition, are inadequate.
 - Concerns regarding matters outside of the Plan, i.e. heritage incentives/endowment funds/grants.
15. Early in 2005, the Council prioritised the list of proposed Variations to the Plan and nominated the potential AHA Variation as a high priority. The consultation document will further clarify the issues for the Council and assist in defining the scope of the Variation.

THE OBJECTIVES

16. The purpose of this consultation is to bring clarity to the issues raised by the initial consultation group of 2004. Once the further concerns of the community have been agreed then, as determined through the consultancy, further work can begin on a long term plan to provide future provisions for the protection of Akaroa Historic Area and Akaroa as a whole.

THE OPTIONS

Option 1

17. To carry out further consultation to ascertain the concerns of the community in order to appropriately prepare a Variation for the protection of Akaroa Historic Area or Akaroa as a whole, dependant on community response.

Option 2

18. To proceed with the Variation without a more in depth consultation process and therefore possibly prepare a Variation that is not responsive to the Akaroa communities requirements.

Option 3

19. Leave the provisions in the Banks Peninsula Plan as they are and therefore not introduce further provision for the protection the protection of Akaroa character as a whole.

PREFERRED OPTION

Option 1

20. Carry out further consultation to clarify assumptions that have been made about the importance the community place on the protection of the Akaroa Historic Area. This will also provide an opportunity to raise public awareness of the heritage issues in Akaroa and will raise the profile and value that the consultation process has on the preparation of the Variation.