



Christchurch City Council

AKAROA/WAIREWA COMMUNITY BOARD AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE AGENDA

MONDAY 12 MAY 2008

10.00 AM

**AT THE AKAROA SERVICE CENTRE
78 RUE LAVAUD, AKAROA**

Committee: Eric Ryder - Akaroa/Wairewa Community Board representative
John Davey - Council appointed Architect
Victoria Andrews - Akaroa Civic Trust representative
Lynda Wallace - Consultant jointly agreed between Council and Civic Trust
Stewart Miller - Chairman Akaroa/Wairewa Community Board - ex-officio

Community Board Adviser
Liz Carter
Phone 941 5682 DDI
Email: liz.carter@ccc.govt.nz

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1. APOLOGIES

2. APPOINTMENT OF CHAIRMAN

The Committee needs to appoint a Chairman for this meeting.

When the membership of the Committee is confirmed by the Community Board, the Board will appoint a Chairman and Deputy Chairman for the Committee.

The Committee may wish to make a recommendation to the Community Board on this issue under Clause 4.1 of the meeting.

3. ADOPTION OF SCHEDULE OF MEETINGS

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Democracy Services Manager
Author:	Liz Carter, Community Board Adviser

PURPOSE OF REPORT

1. The purpose of the report is to seek a recommendation from the Committee for a schedule of meetings, setting out the proposed times and dates of ordinary Committee meetings.

EXECUTIVE SUMMARY

2. In order that the business of the Committee can be conducted in an orderly manner, and to allow public notification of meetings to be given in compliance with the Local Government Official Information and Meetings Act 1987, it is necessary for the Committee to adopt a schedule of meetings. Meetings will be held in the Akaroa Service Centre.
3. The terms of reference for the Akaroa Design & Appearance Advisory Committee state “A schedule of monthly Committee meetings will be adopted annually and convened as the need arises.”

FINANCIAL IMPLICATIONS

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

4. Provision is made in the 2006-16 LTCCP on page 115 for elected member representation and governance. There are no other costs associated with meetings of the Committee.

LEGAL CONSIDERATIONS

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

5. Clause 30 of Schedule 7 of the Local Government Act 2002 provides that Community Boards may appoint committees that it considers appropriate.
6. The terms of reference for the Akaroa Design & Appearance Advisory Committee do not specifically refer to the Committee setting its own meeting dates, so therefore the adoption of a schedule of meetings needs to be a recommendation to the Community Board.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

7. Page 111 of the LTCCP level of service under democracy and governance.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council’s strategies?

8. Not applicable.

CONSULTATION FULFILMENT

9. Not applicable

12.05. 2008

STAFF RECOMMENDATION

It is recommended that the Committee recommend to the Akaroa-Wairewa Community Board that its schedule of meetings for 2008 be as follows:

Monday 12 May 2008	Akaroa Service Centre	10.00am
Monday 9 June 2008	Akaroa Service Centre	10.00am
Monday 7 July 2008	Akaroa Service Centre	10.00am
Monday 11 August 2008	Akaroa Service Centre	10.00am
Monday 8 September 2008	Akaroa Service Centre	10.00am
Monday 13 October 2008	Akaroa Service Centre	10.00am
Monday 10 November 2008	Akaroa Service Centre	10.00am
Monday 8 December 2008	Akaroa Service Centre	10.00am

4. COMMUNITY BOARD ADVISER'S UPDATE

4.1 MEMBERSHIP OF THE COMMITTEE

The Local Government Act 2002 (Schedule 7, Clause 30 (7) states:

A committee, subcommittee, or other subordinate decision-making body is, unless the local authority resolves otherwise, deemed to be discharged on the coming into office of the members of the local authority elected or appointed at, or following, the triennial general election of members next after the appointment of the committee, subcommittee, or other subordinate decision-making body.

The Community Board has re-confirmed the Terms of Reference for the Committee which specify:

Composition of Committee

- One Akaroa-Wairewa Community Board member
- An Akaroa-Wairewa Community Board nominee
- An Akaroa Civic Trust nominee
- Two Consultants jointly agreed between the Akaroa Civic Trust and the Akaroa-Wairewa Community Board
- The Chairman of the Akaroa-Wairewa Community Board shall be an ex-officio member of the Committee.

NB: *Appointments of consultants to the Committee will be made on the basis of proven professional ability to assess development proposals in terms of the design and appearance criteria contained in the Banks Peninsula District Plan.*

Term of Committee

The representatives on the Committee will be determined by resolution of the Akaroa-Wairewa Community Board as soon as practicable following the triennial local authority elections. Comment will be received from the Akaroa Civic Trust prior to the appointments being made.

The Community Board reviewed the membership of its Committees at its meeting on 20 March 2008 following the filling of the extraordinary Board vacancy. The Board appointed Mr Eric Ryder to the Board member position on the Committee.

Therefore the current membership of the Committee is as follows:

One Akaroa-Wairewa Community Board member	Eric Ryder
An Akaroa-Wairewa Community Board nominee	John Davey
An Akaroa Civic Trust nominee	Victoria Andrews
Two Consultants	Lynda Wallace
Vacancy	
Chairman of the Akaroa-Wairewa Community Board (Current Chairman)	Stewart Miller

Enquiries are currently taking place in an effort to fill the vacancy on the Committee. It is anticipated that this may be able to be concluded within the next few weeks and a report on the membership of the Committee will then be put to the June meeting of the Community Board. Comment on all the appointments will be sought from the Akaroa Civic Trust prior to the report being submitted to the Community Board.

The Terms of Reference will also be re-submitted to the Community Board for two amendments regarding mileage reimbursement and an honorarium for the consultants on the Committee.

4.2 STANDING ORDERS - RELEVANCE TO THE COMMITTEE

A verbal update will be given to the Committee on this matter.

5. PLANS TO CONSIDER

5.1 Extension to Dwelling - B and K Gemmell, 16 William Street

Attached is documentation on the proposed extension to 16 William Street, Akaroa.

	RESOURCE MANAGEMENT ACT 1991 – FORM 9 Christchurch City Council Application for Resource Consent	Resource Consent No. 92010269 92010269
	(Land Use)	

This form is to be used for an application as required under Section 88 of the Resource Management Act 1991 and must be accompanied by the fee listed on the reverse, together with plans and other supporting information.

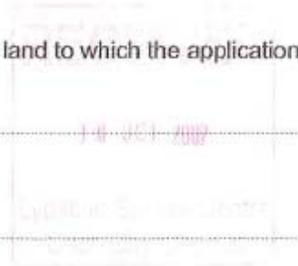
We Bruce & Kim Gemmell.
(full name of applicant)

apply for a land use consent for the activity described over the page.

The names and addresses of any owner and occupier (other than the applicant) of the land to which the application relates are as follows:

The location of the proposed activity is as follows:

16 William Street Akaroa.
(street address and/or legal description of application site)



Have you applied for, or are you required to apply for, any other resource consents for this project, either from the Christchurch City Council or Environment Canterbury, and if so, what type?

		Has been applied for	Is required to be applied for	Has been obtained
Christchurch City Council	Subdivision Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other Land Use Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Canterbury	Water Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coastal Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project? If so, what is the project number? 10079984

Postal address of applicant:

27 Wroxton Terrace Fendalton
Christchurch

Telephone: _____

Facsimile: _____

E-mail: _____

Representative and address for service (if different):

Michael Nilsson
Nilsson Design Studio
P.O. Box 116 Duvauchelle

Telephone: 03 304 5041

Facsimile: 03 304 5046

E-mail: rdg@inet.net.nz

[Signature] _____
 Signature of applicant or person authorised to sign on behalf of applicant Date 23/10/07

NOTE: The Applicant is responsible to the Council for all costs associated with this application.

For Office Use Only: Received in the Planning Office on <u>30/10/07</u> Person ID <u>3201168/3201169</u>	Deposit paid <u>\$800.00</u> Property ID <u>884843</u>	Receipt No <u>C25395</u>
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Accepted Methods of Payment: CASH – EFTPOS – CHEQUE

Please turn page ➡

9 2 0 1 0 2 6 9

Describe what is proposed to be carried out on the site, including a list of the ways it does not comply with the Christchurch City Plan or the Banks Peninsula District Plan

The project **does not comply** with the Banks Peninsula District Plan on the following matters:

Zoning: Residential Conservation Zone of the Banks Peninsula Proposed District Plan.

1. Proposal is within the Akaroa Historic Precinct and the Residential Conservation Zone, therefore, Resource Consent is required in terms of design and appearance for external alterations.
2. Proposal exceeds the maximum site coverage permitted for the Residential Conservation Zone in Akaroa of 35%.

(Please note in the original PIM 10079984 there was a recession plane intrusion. This no longer applies as the intrusion has been removed.)

Assessment of any effects on the environment in accordance with the Fourth Schedule of the Resource Management Act 1991.

Item 1

Proposal is within the Akaroa Historic Precinct and the Residential Conservation Zone, therefore, Resource Consent is required in terms of design and appearance for external alterations.

The existing house (50 years+) is weather-boarded with a combination of gabled and hipped corrugated roofs (22.5 degree) and an existing garage (newer) with a gabled roof (10 degree). The new addition has similar cladding (hardies linea board) and a gable roof (10 degree) but does not match the pitch of the existing house.

The proposed addition occurs at the rear of the property which is barely visible from the street.

It is considered that the different roof pitch does not adversely affect the appearance of the building from the street or from neighbouring properties, therefore the affects are minor and the impact on the Akaroa Historic Precinct and the Residential Conservation Zone is considered negligible.

(Although not applicable with the regards to the zoning these other issues have been taken into account.

A higher pitch would intrude a recession plane on a neighbouring property (155 rue Jolie) and also for "neighbourhood impact" as it would obscure another neighbour's view (14 William Street) if the pitch matched the main house.)

Item 2

92010269

Proposal exceeds the maximum site coverage permitted for the Residential Conservation Zone in Akaroa of 35%.

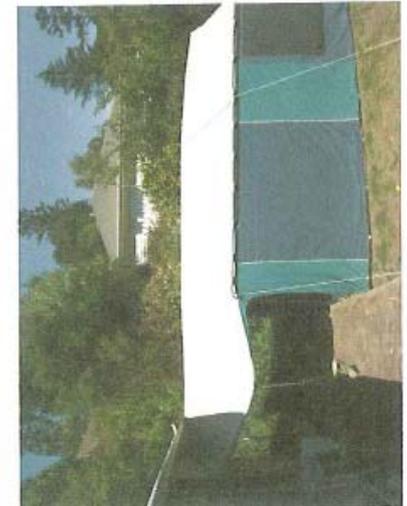
The proposed site coverage is **37.2%**. This is a combination of bulk buildings **32.61%** and decks **4.61%** (higher than 1.0m out of the ground).

The non-compliance is created by the decks which have little impact on the outdoor space as they are effectively part of it.

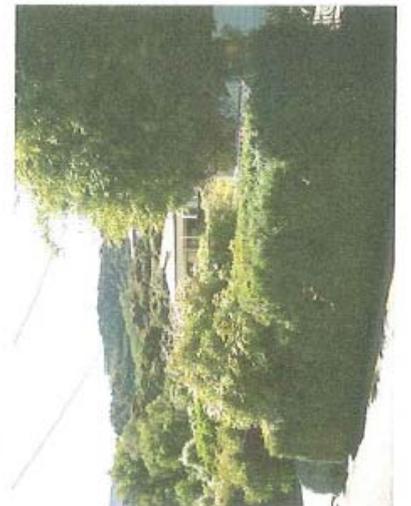
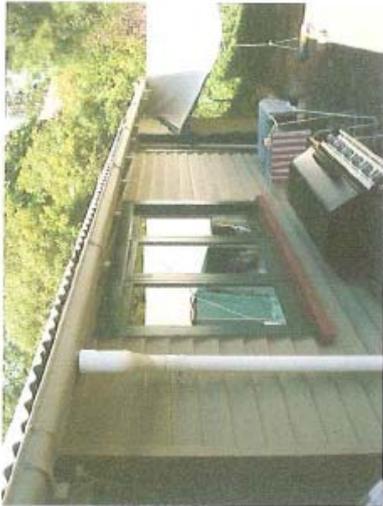
As of right (if the decks were excluded) a further 12.15 sqm (**2.31%**) of bulk building could be built creating far more impact on the outdoor space than the minor site coverage intrusion by the decks.

It is therefore considered that no affected parties approvals are necessary and the affects of exceeding the 35% maximum site coverage are negligible.

Gemmill



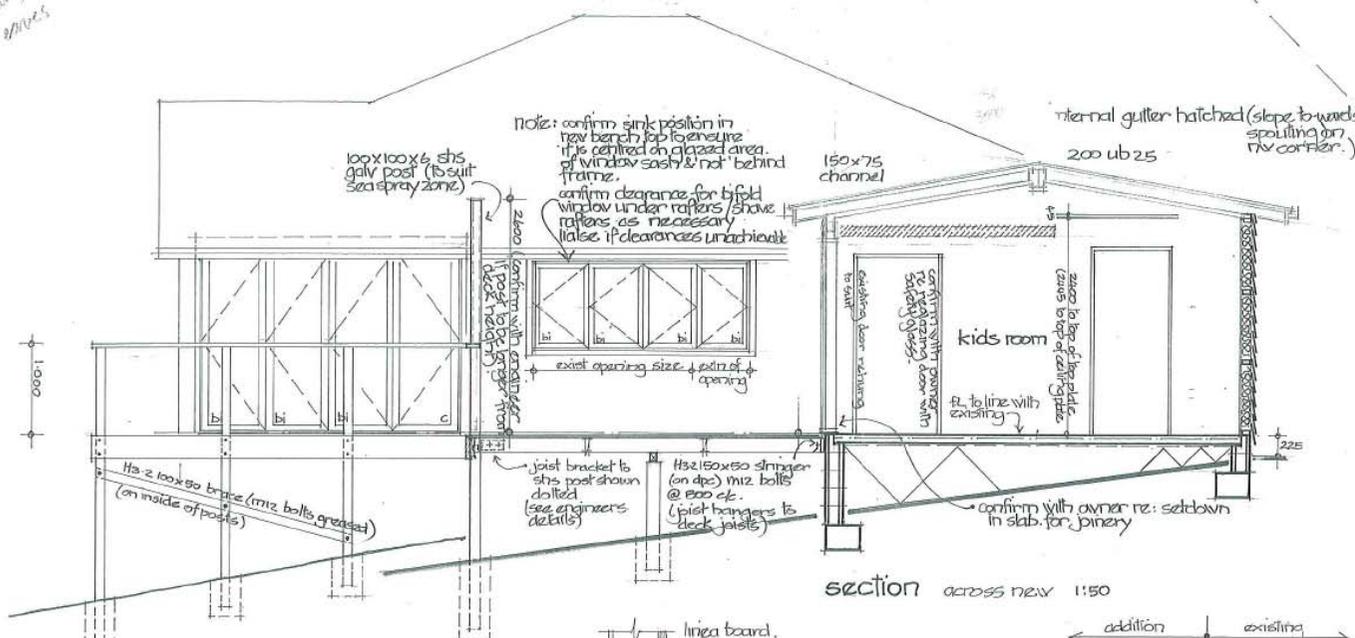
12.05. 2008



main contractor shall verify all dimensions & levels on site before & during construction

all construction shall comply with NZS 3604 1993 & NZBC 1992 & all amendments to both

addl. framing @ 200cs



section across new 1:50

Note: new spouting to existing house. (and new) to be ezura coloursteel.

coloursteel ezura roofing, corrugated profile (colour by owner) self supporting building paper H1.2 70 x 45 purlins @ 750 c/c. H1.2 90 x 45 rafters @ 600 c/c

handgroove soffit (or 4.5 hardiflex). H3.1 grooved fascia or coloursteel fascia system spouting to match existing (all exist spouting to be replaced) 70 x 45 battens to ceiling @ 600 c/c 13 mm gfb board to ceiling / 10mm to walls R3.2 batts min to ceiling (ultra batts 94mm) R2.2 batts min to walls. H1.2 90 x 45 framing @ 600 c/c building paper hardies linat (135) board (direct fix)

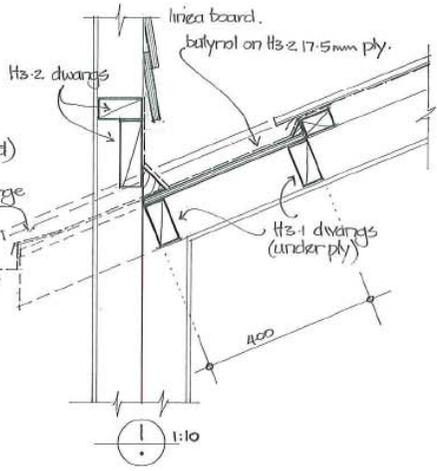
100 mm conc slab / 665 mesh

moistop vapour barrier min 150 mm compacted hardfill black foundations by engineer.

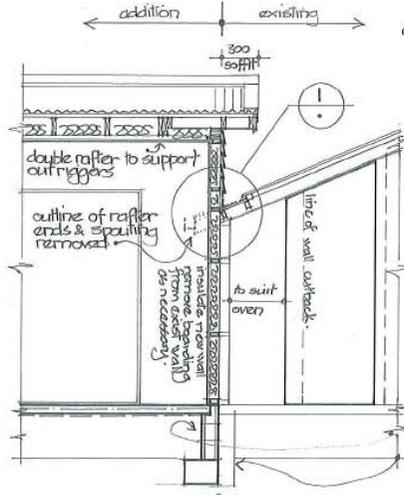
natural anodised alum joinery with H3.1 pine reveals (confirm with owner re: architraves)

confirm with owner re: subslab insulation (between slab & vapour barrier)

deck (see details for deck & barrier)
 H3.2 300 x 50 perimeter joist (250 x 50 interior joist)
 hardwood decking or H3.2 pine decking
 H3.2 150 x 50 joists @ 400 c/c (H4 where close to ground)
 H1.5 100 x 100 posts/piles (run thru to form barrier posts)
 conc post holes. (450 Ø).
 H3.2 100 x 75 bearer
 H1.5 140 Ø piles @ 1300 c/c.
 100 x 100 x 6 SHS galv post (for shade sail) see engineers details for foundation & joist bracket.
 * note to manufacturers of sail provide proprietary fixings @ post & wall. At walls ensure fixings are in line with end walls (corners) & fix directly into framing.
 existing deck: run new joists etc to new posts etc from existing deck, ensure existing deck beam can support new joists, confirm with owner re: new decking to existing
 * all bolts/fixings to be hot dipped galv



1:10



section thru new & exist 1:50

92010269

nilsson design studio
 c: 021 773 177
 p/f 03 304 8792
 po box 116 cluvauchelle
 banks peninsula canterbury
 new zealand

5. PLANS TO CONSIDER - continued

5.2 Signage - Black Cat Group Limited, 61 Beach Road

Attached is documentation on the resource consent application for signage at 61 Beach Road, Akaroa

12.05. 2008

9 2 0 1 0 3 2 0

AnthonyHarper | Lawyers

Anthony Harper Building
47 Cathedral Square, P O Box 2646
Christchurch 8140, New Zealand
Tel +64 3 379 0920 fax +64 3 366 9277
www.anthonyparker.co.nz

23 November 2007

Christchurch City Council
PO Box 237
CHRISTCHURCH

Attention: Debbie Laffey

92010325
D19131



Dear Ms Laffey

RESOURCE CONSENT APPLICATION FOR SIGNAGE

Please find **enclosed** an application for resource consent for signage at 61 Beach Road, Akaroa.

The application fee of \$800 is **enclosed**.

If you have any queries please do not hesitate to telephone.

Yours faithfully
ANTHONY HARPER

A handwritten signature in purple ink, appearing to read "Peter Anderson".

Peter Anderson
Senior Solicitor

Contact: Peter Anderson (03) 964-5850 peter.anderson@ah.co.nz

Partner Responsible: Paul Rogers

12.05. 2008

92010525

IN THE MATTER Section 88 of the Resource Management Act 1991

AND

IN THE MATTER of an application for land use consent by **BLACK CAT GROUP LIMITED** to erect signage at 61 Beach Road, Akaroa

**RESOURCE CONSENT APPLICATION TO ERECT SIGNAGE AT
61 BEACH ROAD, AKAROA**

AND

**RESOURCE MANAGEMENT REPORT INCORPORATING
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

CHRISTCHURCH CITY COUNCIL
Res. Cons. RMA
APPROVED PLANS
Signed
Date

AnthonyHarper | Lawyers

Anthony Harper Building
47 Cathedral Square, P O Box 2646
Christchurch 8015, New Zealand
Tel +64 3 379 0920 Fax +64 3 366 9277
www.anthonyparker.co.nz

92010525

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A – LOCATION MAP

B – CERTIFICATE OF TITLE

C – PHOTOGRAPHS OF SITE BEFORE PROPOSED SIGNAGE

D – PHOTOGRAPHS OF SITE WITH PROPOSED SIGNAGE

12.05. 2008

CONSENT APPLICATION TO ERECT SIGNAGE

TO: Christchurch City Council
PO Box 237
Christchurch

The applicant, Black Cat Group Limited ("the applicant"), applies for the resource consent described below:

- 1 The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:
 - 1.1 The owner of the application site is Beach Road Properties (Akaroa) Limited and the site is occupied by Back Cat Group Limited.
- 2 The location to which this application relates is:
 - 2.1 61 Beach Road, Akaroa, legally described as CB21K/1042 being Lot 1 DP43452.
- 3 The type of resource consent is:
 - 3.1 Land use consent to erect signage in the Town Centre Zone.
- 4 A description of the activity to which the application relates is:
 - 4.1 Erect signage at 61 Beach Road, Akaroa.
- 5 An assessment of any effects that the proposed activity may have on the environment in accordance with section 88 and the Fourth Schedule to the Act is included in the attached Report prepared in support of this application.
- 6 Other information required to be included in the application by the proposed district plan is included in the abovementioned Report.

Signed: 
P D Anderson, solicitor, being the duly appointed representative of the applicant

Date: 25 November 2007

The address for service is at the offices of Anthony Harper, Lawyers, 5th Floor, Anthony Harper Building, 47 Cathedral Square, Christchurch, Attention Peter Anderson.

Documents for service on the above-named applicants may be left at that address for service or may be:

- a Posted to the solicitor at PO Box 2646, Christchurch; or
- b Transmitted to the solicitor by facsimile to (03) 366 9277.

Annexures:

- 1 Resource Management Report prepared in support of this application.

**RESOURCE MANAGEMENT REPORT INCORPORATING
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

1 INTRODUCTION

- 1.1 This report is prepared in accordance with the requirements of s88 and the Fourth Schedule of the Resource Management Act 1991 ("the RMA") to accompany the application for land use consent.

2 PROPERTY DETAILS

- 2.1 Location: 61 Beach Road, Akaroa, Banks Peninsula (refer location plan at **Appendix A**).
- 2.2 Legal Description: Lot 1 DP43452 (Canterbury registry) CB21K/1042 (refer title in **Appendix B**) containing 845m² more or less.
- 2.3 Registered owner: Beach Road Property (Akaroa) Limited.

3 RESOURCE CONSENT SOUGHT

- 3.1 Land use consent is sought to erect signage at 61 Beach Road, Akaroa.

4 SITE DESCRIPTION AND CURRENT USE

- 4.1 The site is located on the Akaroa water front in the commercial area near the main wharf and is surrounded by commercial buildings including real estate agents and tourism operations.
- 4.2 The building on the site is set approximately 5m back from the footpath. The building is currently used as offices by Dolphin Experience, Akaroa Jet Adventures and George Anderson Real Estate. Dolphin Experience occupy the middle two of the downstairs offices. A photograph of the site before the proposed signage is included in **Appendix C**.
- 4.3 The building has two storeys. The ground floor has four large windows. The second floor has a veranda with a fascia in front of two large windows. The rest of the site is painted a light brown.
- 4.4 The existing signage onsite comprises window signage in all the downstairs windows. Akaroa Jet Adventures also have a sign on the second floor veranda fascia. A strip of advertising runs below the second floor veranda fascia. There is also a Hector's dolphin on top of a pole directly outside the Dolphin Experience office.

5 PLAN PROVISIONS

- 5.1 The activity is governed by Proposed Banks Peninsula District Plan (the Plan).
- 5.2 The property is zoned Town Centre.
- 5.3 The erection of signage requires consent pursuant to Rule 4 of the Plan as a restricted discretionary activity. The proposed signage breaches the following zone standards set out in Rule 3.2 of Chapter 4.
- (a) Rule 3.2 provides the signage area for all types per site (excluding window displays) is a maximum of 5m² before consent is required as a restricted discretionary activity. The proposed signage has a total area of 7.05m².
- (b) Rule 3.2 also provides that the maximum area of a free standing sign is 2m². The proposed signage includes a freestanding sign of 2.25m².

6 THE PROPOSED SIGNAGE

- 6.1 The applicant proposes to erect signage advertising Akaroa Harbour Cruises on the property at 61 Beach Rd as follows.
- (a) Three signs will be erected on the second floor veranda fascia above the offices of Akaroa Harbour Cruises and George Anderson Real Estate. Each of these signs will be 1.6 m² to make a total of 4.8 m².
 - (b) A sign is proposed to replace the dolphin on the pole. This freestanding sign will be 1.5 m x 1.5 m and will have an area of 2.25 m². One each side of the sign a fibreglass Hector's dolphin will be mounted. Each of these dolphins will have dimensions of approximately 1 m x 0.4 m and will be removed at the end of each day.
- 6.2 Visuals of the proposed signage are attached as **Appendix D**.
- 6.3 The total signage proposed by the applicant on-site is 7.05 m².
- 6.4 Signage totalling 5.2 m² is also proposed in the two windows of the Akaroa Harbour Cruises office.
- 6.5 Window signage is excluded from the calculation of total signage (see page 295 of the Plan).
- 6.6 The signage will be complemented by landscaping comprising planting and two macrocarpa benches. The proposed landscaping is three strips of planting *Astelia* 'silver spear', flax and tussock. One of these strips will be at the base of the freestanding sign. One macrocarpa bench will be installed on each side of the freestanding sign. The remaining two strips of planting will be located on the side of each bench furthest from the freestanding sign.

7 ASSESSMENT CRITERIA

- 7.1 The assessment criteria are set out in Section 9 of Chapter 34 as follows.
- (a) The objectives and policies set out in Chapter 34;
 - (b) The objectives and policies for the relevant Zone;
 - (c) Any other objectives and policies of the Plan which are relevant to consideration of the application;
 - (d) Any relevant criteria set out in Chapter 30 (Resource Consent Procedures);
 - (e) The Guidelines in Appendix XII.

8 OBJECTIVES AND POLICIES OF CHAPTER 34 - SIGNS

- 8.1 Signs are considered in Chapter 34 of the Plan. The relevant issues, objectives and policies are set out below:

Issue 1 *Signs can have an adverse effect on the visual amenity of the District and in particular the heritage value of buildings and sites.*

Objective 1 *To provide for signs in a manner that does not have an adverse effect on the visual amenity of an area and in particular the heritage value of buildings.*

Policies

kan Site.

1A *The size and number of signs should be consistent with the maintenance of the character and amenity values that currently exist within the zones.*

✓ **1B** *Signs located on Protected and Notable Buildings, objects and sites should not compromise their heritage value.*

Issue 2 *Signs on or near roads, other than those for the purpose of traffic safety, can have adverse effects on the safe and efficient functioning of the road network.*

✓ **Objective 2** *To provide for signs in a manner that avoids or mitigates adverse effects on traffic and pedestrian safety.*

Policies

✓ **2A** *Signs shall not cause confusion, distraction or obstruct the visibility necessary for motorists and pedestrians.*

✓ **2B** *The erecting by the roading authorities of appropriate signs essential for traffic safety and motorist information shall be facilitated throughout the district.*

✓ **2C** *To encourage the contents of signs to contain minimal wording and symbols.*

✓ **2D** *The location and number of signs on footpaths and pedestrian accessways shall not cause unnecessary obstruction or hazard to pedestrians.*

8.2 It is considered that the activity is consistent with these objectives and policies.

9 OBJECTIVES AND POLICIES OF CHAPTER 26 – TOWN CENTRE ZONE

9.1 The Town Centre zone is considered in Chapter 26 of the Plan. The relevant issues, objectives and policies are set out below:

Issue 1 *Increasing intensity of development may reduce the amenity of the Town Centre Zone.*

Objective 1 *To ensure the level of amenity in the Town Centre Zone is maintained.*

Policies

ek

1B *The scale and siting of buildings and structures shall be such that they do not reduce the level of amenity of public open spaces or dominate the streetscape in which they are located.*

...

✓ **1I** *To maintain and encourage the establishment of retail business activities along the ground floor of level of Beach Road, Akaroa.*

Issue 2 *The existing streetscape and character of central Lyttelton and Akaroa can be comprised by buildings and structures of inappropriate design, colour and scale.*

Objective 2 *To conserve the existing streetscape and building form of the Lyttelton and Akaroa Town Centres.*

Policies

reck

2A *Changes to existing buildings should be carried out to a design and in a manner which does not detract from the architectural character of the area.*

heck

2B *Additions and modifications to buildings and other structures should be positioned and designed so that they complement the architectural character of the existing building and do not detract from adjacent buildings or structures.*

9.2 It is considered that the activity is consistent with these objectives and policies.

OBJECTIVES, POLICIES AND RELEVANT CRITERIA IN CHAPTER 30

9.3 The Plan requires consideration of other objectives and policies and the relevant criteria in Chapter 30.

9.4 It is not considered that there are any other relevant policies or objectives or relevant criteria in Chapter 30.

10 APPENDIX XII

10.1 Appendix XII provides guidelines for new signs as follows:

"1. Signs should be clear, simple and of an appropriate scale. Signs located with or fixed to buildings should be of a size which does not dominate those buildings.

**2. The number of signs should be kept to a minimum.*

check

3. New signs should complement existing buildings and adjacent signs.

4. The lettering styles of signs in the Town Centre and Residential Conservation Zones should complement and be sympathetic to the "colonial" image of those areas. The use of the 'Belwe' typeface is recommended in Akaroa to enhance the conformity of signage.

5. Colours to be used for signage in the Town Centre and Residential Conservation be those in the pastel, light and earthy tones. Bright, strong, clashing and contrasting colours should be avoided.

6. Support structures are to be, as far as practicable, obscured from view so as not to detract from the appearance of any building or the streetscape.

7. Signage should not obscure any significant architectural features of a building façade.

8. Signage should not obscure any decorative patterns, which are a feature of a building façade."

10.2 It is considered that the proposed signage is consistent with these guidelines.

10.3 In relation to Guideline 4 it is noted that the proposed font is "Trajan" rather than "Belwe". The Trajan font is a classical and historical font dating from Roman times. It is not materially different and equally as fitting for the location.

10.4 The reasons that the Trajan font was favoured over the Belwe font are as follows.

- The Trajan font is more appropriate for the proposed signage.
- The use of Trajan font is considered equivalent to the Belwe font because it provides a similar classical and traditional style.

- The Belwe font is not fashionable today.

11 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

- 11.1 It is considered that the key areas of consideration for potential adverse effects arising from this activity are on amenity values.

Amenity values

- 11.2 It is considered that the proposed signage will not have any adverse effects on the environment and will in fact result in an improvement in amenity values in the area.
- 11.3 The signage will be set back from the road and will not be a distraction for passing vehicles. It will be in muted colours and will not be out of place.
- 11.4 At the current time the signage on 61 Beach Rd is dated and tired and in need of updating. The proposed signage is modern and professionally designed and provides a significant improvement on the existing environment.
- 11.5 The beneficial effects of the activity include that it will benefit a tourism operation which will materially contribute to the Akaroa community and its wellbeing.

12 OTHER MATTERS

- 12.1 The permitted baseline for the site is total signage of 5m² and a maximum freestanding sign area of 2m².
- 12.2 The proposed signage is not significantly greater than the permitted baseline.

13 PART II MATTERS

- 13.1 The proposal is of a minor nature and will result in an improvement in amenity on Beach Road.
- 13.2 The effects of the activity are minor and are considered to be consistent with the objectives and policies of the Plan and in accord with the purpose and principles of the Resource Management Act 1991. The matter should be treated on a non-notified basis with no affected parties.





92010523





5. PLANS TO CONSIDER - continued

5.3 Akaroa Wharf - Black Cat Group Limited - Proposed Extension

Attached is documentation for the proposed extension to the Black Cat Group building on the Akaroa Wharf.

12.05. 2008

Thursday, 8 May 2008

Stewart Miller
Chair
Akaroa Design and Appearance Committee
C/o Liz Carter/Wendy Graham
Christchurch City Council
Rue Lavaud
Akaroa

Re Proposal for Main Wharf building

Dear Stewart,

Thanks for the opportunity to meet with you and the Design and Appearance committee in March regarding the above proposal. We note your comments from the day and also the comments from the subsequent discussion after we left the meeting.

We have been working on the design since the meeting and have now finalised the plan, a copy of which is attached for your information. We hope the committee will now be in a position to approve these plans and that you will be able to report favourably to the CCC.

Whilst viewing the comments of the committee it is important to place this proposal in context. This proposal is in no way related to the proposal of 2004 which sought a major change in length of the Akaroa wharf buildings. That has been withdrawn and the two should not be mixed up. The current proposal intends to remove the fishing chiller built in the 1970s and replace it with something far more tasteful and visually appealing.

From the meeting and the minutes we noted the committee agreed the critical element that was needed for the proposal is to create a “**visual separation between the new extension and the existing wharf buildings, both in distance and in appearance**”. We have changed the design to achieve this as follows:

- As requested we have maintained the gap between the proposed building and the neighbouring (westward) building at the same scale as presently exists.
- As requested we have inserted a plan view step into the replacement building of 50cm to create effects such as shadow lines. We have not extended the building towards the sea because that will create issues with berthing vessels on the South side of the wharf.
- We have included a new illustration and visual representation of the replacement building and also the proposed colours for the replacement building which are to as closely as possible match the existing colour of the chiller. We note the committee’s comments on the existing retail and changing building colour (reflex blue) and will take those comments into account when that building is next to be painted.

12.05. 2008

In summary, the following elements have been used by the architect to create and retain the effect that the replacement building is different to the existing structures and not just an extension of them. This creates visual separation.

1. Different colour, it will be similar to the chiller colour.
2. Different roof height to create the effect of a different building.
3. A negative void to emphasise different buildings.
4. Retaining the gap between from the replacement building to the existing Blue Pearl building.
5. Different cladding including use of colour steel and cedar rusticated weatherboards along with separate doors.
6. Different style windows. Note the architect felt that in order to create the impact of visual separation it was important to have different style windows so we have retained the horizontal windows in contrast to the rest of the buildings on the wharf.
7. Step in building to replicate as much as possible the existing set back creating shadows etc when the light is right.
8. In addition the look and the style of the building is in line with the early 19th century fishing shed which was the first structure on the main wharf. The committee provided photographs and the building is very much in keeping with that historic structure.

Together these aspects of the replacement building will ensure a structure that is in keeping with the character and history of the wharf but does not appear as an out of scale extension to the existing buildings.

I believe that Black Cat Group has gone to advanced lengths in order to take into account the comments from the committee (both in our most recent meetings and the others prior to that in 2006) in designing this building.

We feel that the outcome is a fair reflection of our discussions and will improve the look of the Akaroa foreshore.

We thank you for your input.

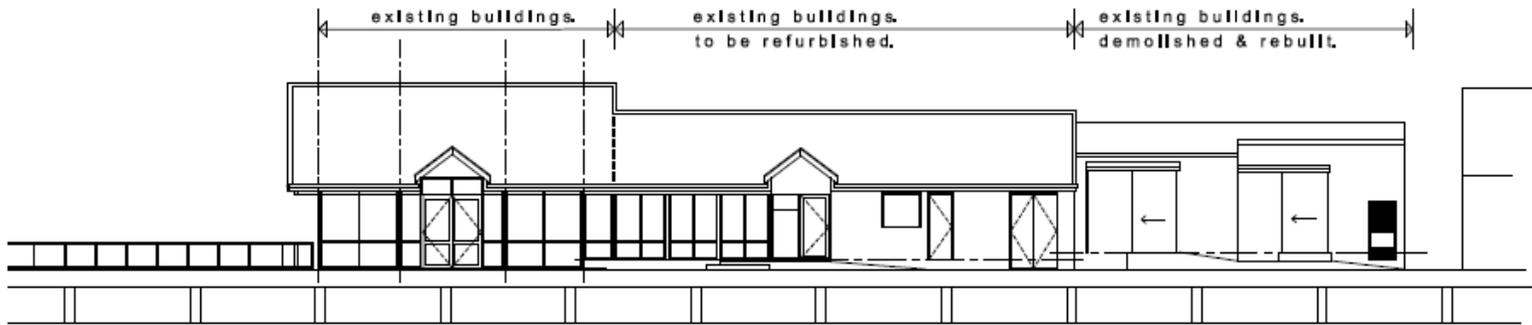
Yours sincerely,



Paul Bingham
MANAGING DIRECTOR

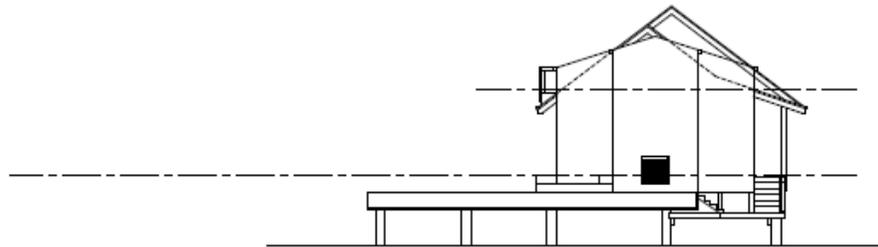
12.05. 2008

Revisions		
Rev.	Date	Details

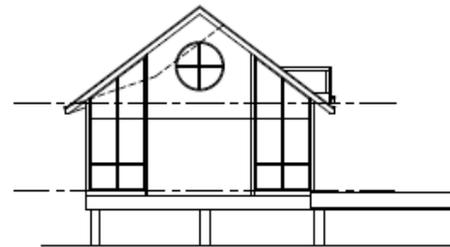


NORTH ELEVATION.

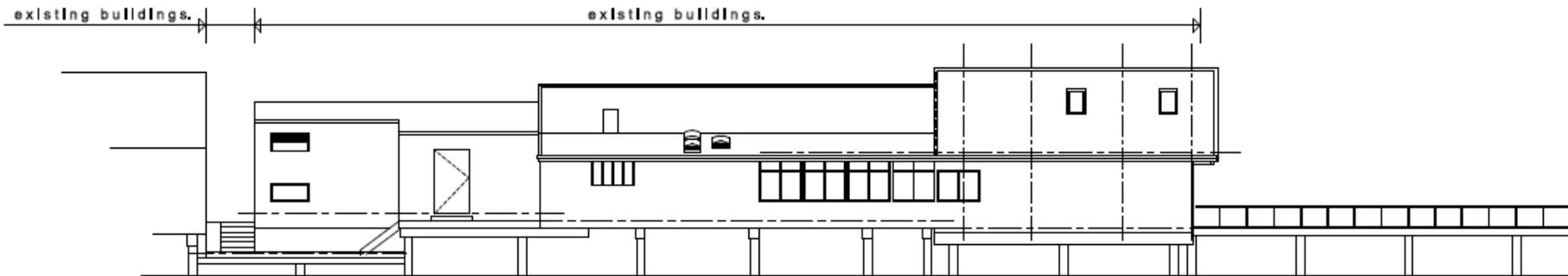
NOTE: PILE LOCATIONS ARE INDICATED AT THE EDGE OF THE WHARF ONLY. PILES WITH IN THE WHARF STRUCTURE ARE NOT DRAWN.



WEST ELEVATION.



EAST ELEVATION.



SOUTH ELEVATION.

NOTE: PILE LOCATIONS ARE INDICATED AT THE EDGE OF THE WHARF ONLY. PILES WITH IN THE WHARF STRUCTURE ARE NOT DRAWN.

STEWART ROSS

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The Contractor shall verify all dimensions on site before work is commenced.

Project #1:
PROPOSED ADDITIONS TO BUILDINGS ON THE MAIN WHARF, AKAROA FOR THE BLACK CAT GROUP.

Drawing Title:
EXISTING ELEVATIONS.

Scale:
1:100 A2

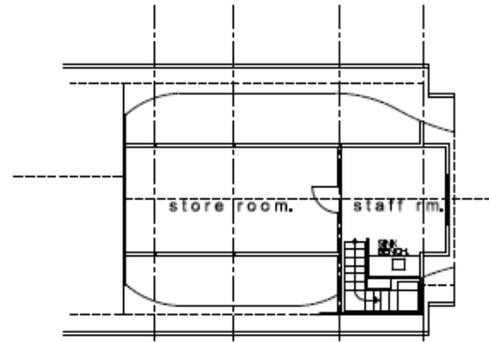
Drawn by: DFC
Date: APRIL 2008

Issue:
PLANNING CONSENT

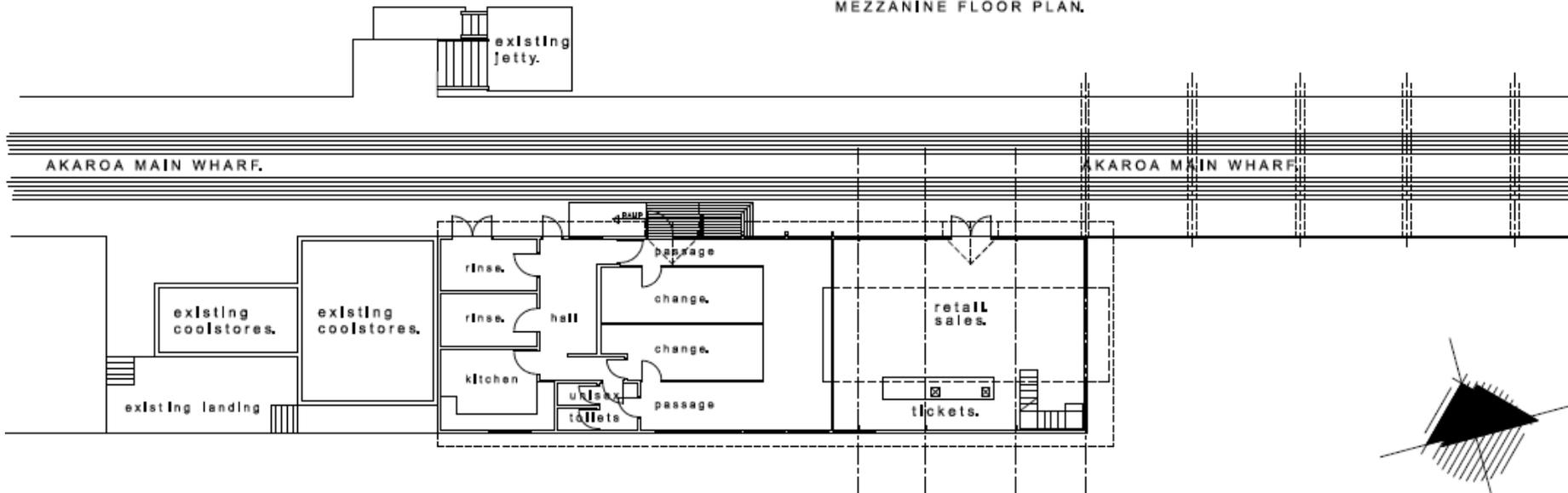
Date:	Sheet No.
Drawn by:	EX2,1
BLACK CAT GROUP 3/14/08	Rev.
Project No.	
5149	

12.05. 2008

Revisions		
Rev.	Date	Details



MEZZANINE FLOOR PLAN.



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Project No.
PROPOSED ADDITIONS TO BUILDINGS ON THE MAIN WHARF, AKAROA FOR THE BLACK CAT GROUP.

Drawing Title
EXISTING FLOOR PLAN.

Scale
1:100 A2

Drawn by: DFC
Date: APRIL 2008

Checked:
Date:

Issue
PLANNING CONSENT

Date:

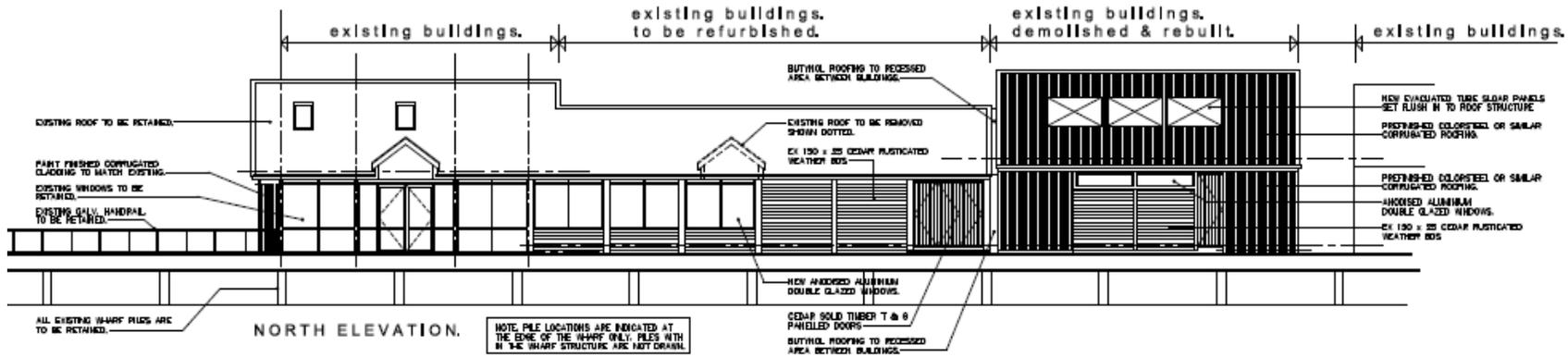
Client No.
BLACK CAT GROUP 5149

Sheet No.
EX1.1

Project No.
5149

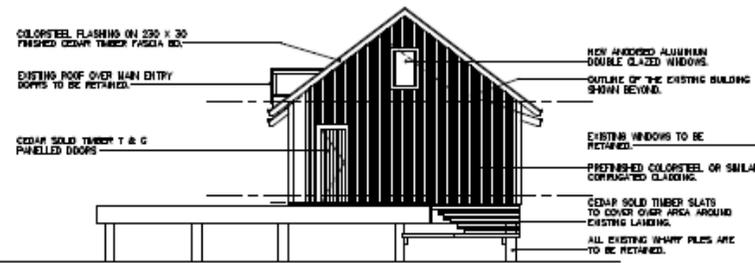
12.05. 2008

Revisions		
No.	Date	Details

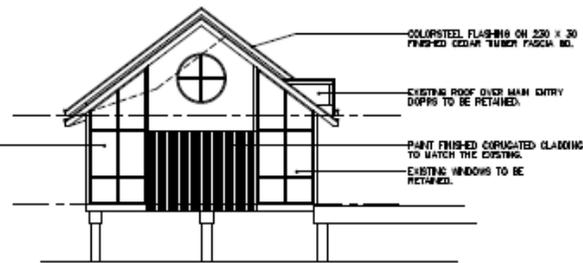


NORTH ELEVATION.

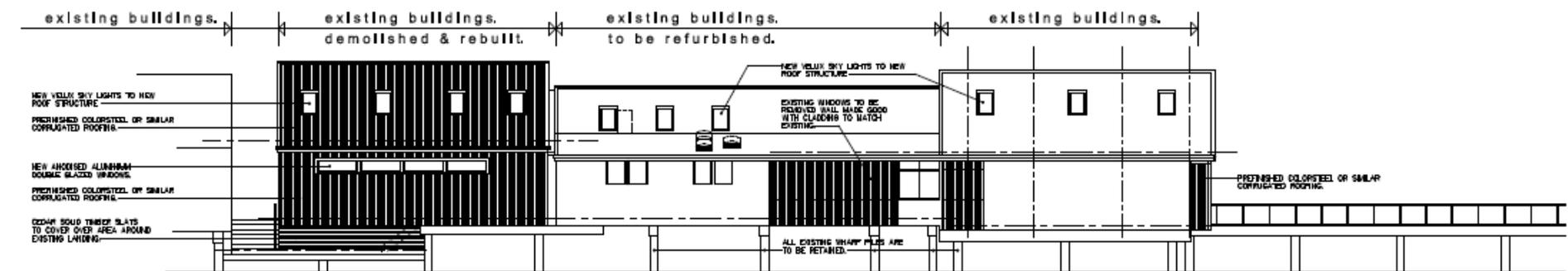
NOTE: PILE LOCATIONS ARE INDICATED AT THE EDGE OF THE WHARF ONLY. PILES WITH IN THE WHARF STRUCTURE ARE NOT DRAWN.



WEST ELEVATION.



EAST ELEVATION.



SOUTH ELEVATION.

NOTE: PILE LOCATIONS ARE INDICATED AT THE EDGE OF THE WHARF ONLY. PILES WITH IN THE WHARF STRUCTURE ARE NOT DRAWN.

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Project No: **PROPOSED ADDITIONS TO BUILDINGS ON THE MAIN WHARF, AKAROA FOR THE BLACK CAT GROUP.**

Drawing Title: **PROPOSED ELEVATIONS.** Scale: **1:100 A2**
Drawn by: **DPL** Checked: **DPL**
Date: **APRIL 2008** Date:

Issue: **PLANNING CONSENT**
Date: Sheet No: **SKD - E.**
Case No: **BLACK CAT GROUP 5149** A2.1
Project No: **5149** Rev:

12.05. 2008



Existing External roof & wall colour
Resena 'Process Blue'

Proposed External Cladding & trim to new & existing buildings
Western Red Cedar

New Vertical Columns to existing building
Resene 'Monkey'

Aluminium Windows to new building
Silver Anodized' Aluminium

Proposed External Cladding to new building
Colorsteel Maxx 'Foam'

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6. COMMITTEE MEMBERS' EXCHANGE OF INFORMATION