



Christchurch City Council

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

MONDAY 8 SEPTEMBER 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
Peter Beaven - 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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1.0 APOLOGIES

2.0 CONFIRMATION OF MINUTES - 12 MAY 2008

The minutes of the Committee's meeting held on 12 May 2008 are **attached**.

These minutes were presented to the Akaroa Wairewa Community Board's Ordinary Meeting on 19 June 2008 and were dealt with as follows:

*The Board **resolved** to receive the report of the Akaroa Design & Appearance Advisory Committee meeting held on 12 May 2008, and to ratify the recommended schedule of meetings for the Committee, as follows:*

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

The Board shared the Committee's concerns about the proliferation of non-compliant signage around Akaroa and noted that the new bylaws should make it easier for staff to control these illegal activities.

*The Board **decided** to ask for a report from staff on the extent of the illegal signage in the Board area and the means by which the problem could be addressed.*

STAFF RECOMMENDATION

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 12 May 2008 be confirmed.

AKAROA DESIGN & APPEARANCE ADVISORY COMMITTEE

General Manager responsible:	Peter Mitchell, Regulation & Democracy Services
Officer responsible:	Kent Wilson, Planner, Environmental Policy and Approvals Unit
Author:	Liz Carter, Community Board Adviser

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Design & Appearance Advisory Committee meeting held on Monday 12 May 2008.

The meeting was attended by Committee members:

Stewart Miller	- Chairman Akaroa-Wairewa Community Board
Eric Ryder	- Akaroa-Wairewa Community Board member
Victoria Andrews	- Akaroa Civic Trust
Lynda Wallace	- Akaroa-Wairewa Community Board nominee
John Davey	- Consultant (Architect)

Also in attendance were:

Kent Wilson	- Planner, Environmental Policy & Approvals Unit
Nathan O'Connell	- Planner, Environmental Policy & Approvals Unit
David Margetts	- Historic Places Trust
Jenny Hughey	- Community Board Adviser

1. APOLOGIES

An apology for lateness was received and accepted from John Davey.

2. APPOINTMENT OF CHAIRMAN

Stewart Millar was appointed chairman for this meeting.

3. REPORT OF PREVIOUS MEETING

The Committee **received** the report of the meeting held on 18 September 2007, subject to the following amendment:

Page 1, Item 3.1 – Delete the words “or voted on the resolution relating to the plans”

It was noted that both Ms Andrews and Ms Wallace had an interest in this matter, as members of the Akaroa Museum Board, and Ms Wallace also as the Akaroa Museum Director. Neither took part in the analysis of the plans presented ~~or voted on the resolution relating to the plans.~~

Page 2, Item 3.1 – Delete “approved” Insert “supported”

The Committee resolved that the Akaroa Museum plan be ~~approved~~ supported, but that the applicants be asked to consider the points noted by the Committee.....

4. ADOPTION OF SCHEDULE OF MEETINGS

The Committee **resolved** to 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

8.09. 2008

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

5. COMMUNITY BOARD ADVISER'S UPDATE

The matters of Committee membership and the Standing Orders that apply to the Committee, were deferred until the June meeting.

6. PLANS TO CONSIDER

6.1 Extension to Dwelling – B & K Gemmell, 16 William Street

Mrs Gemmell addressed the meeting. She spoke to the plans and pointed out some specific elements relating to the proposed extension, including:

- Main aim of the extension is to provide extra space for the family
- The extension design is in keeping with the existing structure of the house
- Double glazing has been included to keep noise down
- The front of the house is to be painted and the gutter replaced.
- Windows will remain the same
- Landscaping of the front yard will include tar sealing the existing parking area

The Committee agreed that the following matters need to be checked and considered in relation to the design:

- A change in the roof line by including a valley gutter would mean that the roof line fits in more with the existing house structure
- The degree to which the proposed extension results in the building exceeding the allowable percentage of the section coverage, should be checked by staff. This is important in relation to altering the character of an area, which can result if houses are allowed to exceed the planned level of site coverage.
- The height level of the proposed extension should be checked by staff.
- Preference to have a colour scheme in line with neutral colours in keeping with heritage of local area.
- Landscaping of the front parking area with tar seal may mean loss of amenity in that area.

The Committee **resolved** to advise the applicant:

- (a) That the roof line be altered to make it fit in better with the existing roof line.
- (b) That consideration be given to a colour scheme based on heritage colours related to the age of the house, in keeping with the heritage of the local area.
- (c) That consideration be given to the local street amenity when landscaping at the front of the property for car parking.

6.2 Signage – Black Cat Group Limited – Proposed Extension – 61 Beach Road

Mr Paul Bingham, Director of the Black Cat Group Limited, addressed the meeting. He spoke on the application for signage approval and pointed out the intentions of his business in constructing the signage in the manner shown in the attached photographs, including;

- There is only one garden around the fibreglass Hectors dolphins mounted in front of the shop rather than two as shown in the photos because two blocked foot traffic to the shop.
- The new signs are a vast visual improvement on the previous ones and that was one of the intentions behind the new signs.

- The signs were erected prior to Christmas 2007 followed by this present retrospective application lodged with Council.
- A willingness to adjust the sign and window dressing in light of the Committee comments

Staff and committee members raised several matters regarding the signs, as follows:

- This is a retrospective consent and it therefore does not mean that the Council approves of the signs in their present form.
- The amount of signage exceeds the allowable standard.
- The signs dominate the buildings and this goes against the intent of the plan.
- The signs must be assessed on their merits on a case by case basis
- There are rules to protect Akaroa and large signs do not fit in with these rules.
- Signs need to be viewed in the spirit of the registered historic area.
- The cumulative effect of the signs on the building and the surrounding area is the crux of the matter which must be balanced.
- The dolphins in front of the business generally enhanced the building and the space in front of it.

Staff apologised to the applicant that his company had not been notified earlier that Council staff had concerns about the nature of the signage proposed. Staff advised the applicant that the views of this Committee would be referred for professional consideration, to the planner preparing the resource consent report.

Staff advised the Committee that under the RMA, Council must consider the effect of the matter under consideration and that in their view, in this instance the cumulative effect of the signs is more than a minor effect. The signs exceed the standard which results in an unsettling balance; the signs are too dominant for the size of the building. Further, this is a prominent building on the waterfront which sets a tone that is different from other buildings on the waterfront because of the proposed signage. The signage would appear to be inconsistent with that part of the Akaroa Design Guidelines relating to signage.

The Committee **resolved** to suggest to the applicant that the sign proposal be revisited with a view to achieving the following outcomes:

- (a) The sign on the building should comply with the requirements under the district plan.
- (b) The red band across the adjacent business premises should be removed.
- (c) Consideration be given to reducing the size of the window display.

6.3 Akaroa Wharf – Black Cat Group Limited - Proposed Extension

Mr Paul Bingham Director of the Black Cat Group Limited, addressed the meeting. He spoke to the proposed extension, highlighting the following features which his company has addressed following the previous suggestions made by this Committee.

- The colour scheme had been changed from the architects original design
- The roof line has been altered
- That the designer considers the windows should remain as horizontal
- With regard to the set backs his view is that will make little difference to the visual effect of the overall building

The Committee made the following comments:

- Expressed appreciation and congratulations to the Black Cat Group Limited on the efforts taken to address the Committees previous concerns.
- One committee member expressed ongoing concerns about the visual effect of the set back of the building and the fact that the wharf is an important structure in the townscape, whilst another member expressed the view that the set back idea would have negligible impact on the overall visual effect of the building

8.09. 2008

- The view was expressed that with the business expanding up the wharf, the wharf area would become a little less friendly to visitors, but that what has been achieved with the changes so far, has been worthwhile.
- Treatment of front elevation of the building with the cedar panels provides a pleasing balance to the visual effect of the building.

The Committee could not reach a consensus on this application, but asked that staff write to the applicant outlining the following points:

- (a) There is still some concern about the visual effect to the wharf, due to the lack of set back with the proposed extension.
- (b) That the Black Cat Group be commended for the measures taken to meet the previous considerations raised by the committee, in particular the pleasing effect that the front elevation has achieved with the proposed cedar panels and the change in the colour scheme.

7. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

7.1 Signs

Victoria Andrews raised the matter of the general condition of signs. She circulated photographs showing signs around the area. The photographs showed examples of signs encroaching around corners, glass barriers containing business logos, and a proliferation of signage all over Akaroa. She spoke of the need to ensure that all signs complied with the district plan and other Council requirements. She expressed the view that sign guidelines should be distributed to all businesses in Akaroa and the benefits that could be gained by conducting a general education programme. She tabled photographs of the signs in Arrowtown, as an example of how visually enhancing signage could be achieved.

The Committee **resolved** to recommend to the Akaroa-Wairewa Community Board that it request a report from staff regarding signage in Akaroa, in particular focusing on which signs are non-compliant

The meeting closed at 12.25 pm.

3.0 COMMUNITY BOARD ADVISER'S UPDATE

3.1 Standing Orders

3.2 Signage in Akaroa

The Community Board Adviser will speak to these two issues.

4.0 PLANS TO CONSIDER

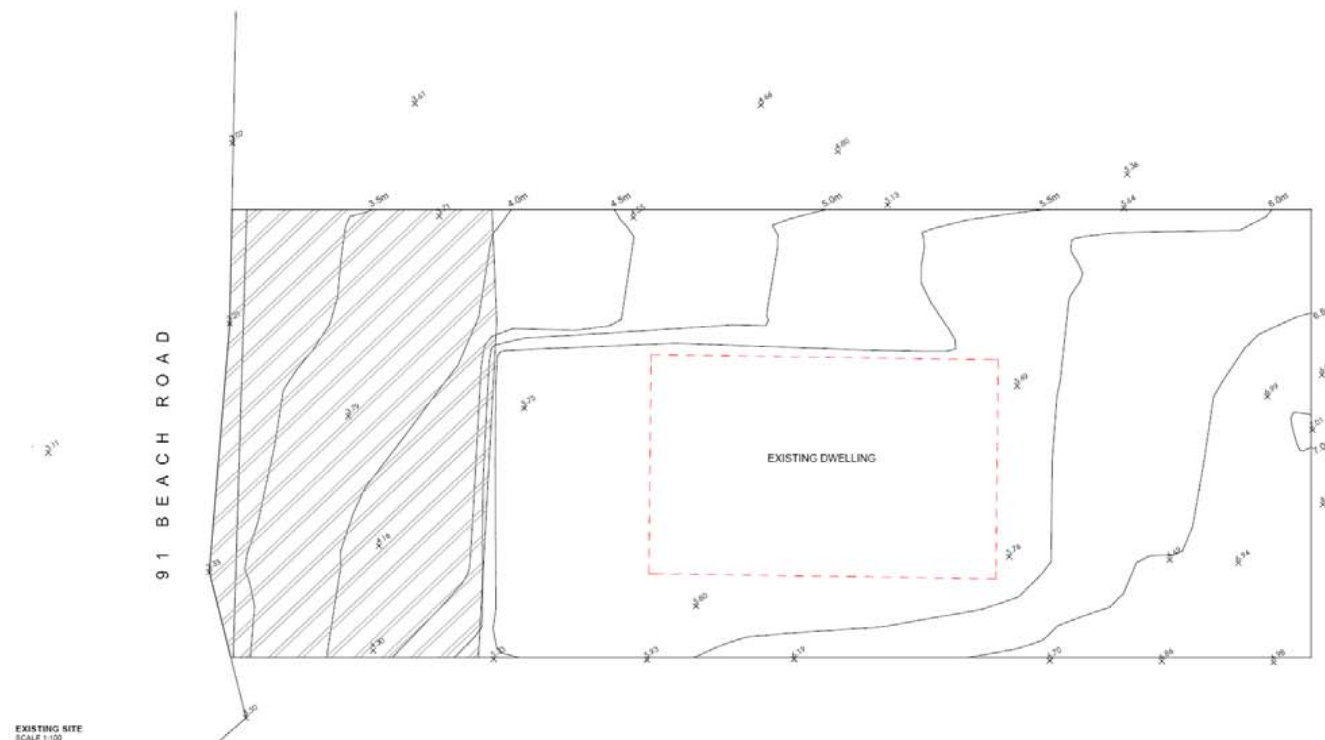
4.1 New Dwelling - Mr and Mrs J. Ryder - 91 Beach Road

Attached is documentation on the proposed new dwelling at 91 Beach Road, Akaroa.

Mr Kerry Mason, Architect for the applicants will be in attendance at the meeting.

J & J RYDER

91 BEACH ROAD
AKAROA

CONSULTANTS
STRUCTURAL ENGINEERS

ISSUED FOR PROJECT INFORMATION MEMORANDUM

15-08-08 PROJECT INFORMATION MEMORANDUM

REVISIONS

EXISTING SITE PLAN

SCALE : 1:100 @ A2

DATE : 20/08/2008

PROJECT No: 8028

REVISION

A1.01

Modern Architecture Partners Ltd

122 Victoria Street

PO Box 28533

Dunedin, New Zealand

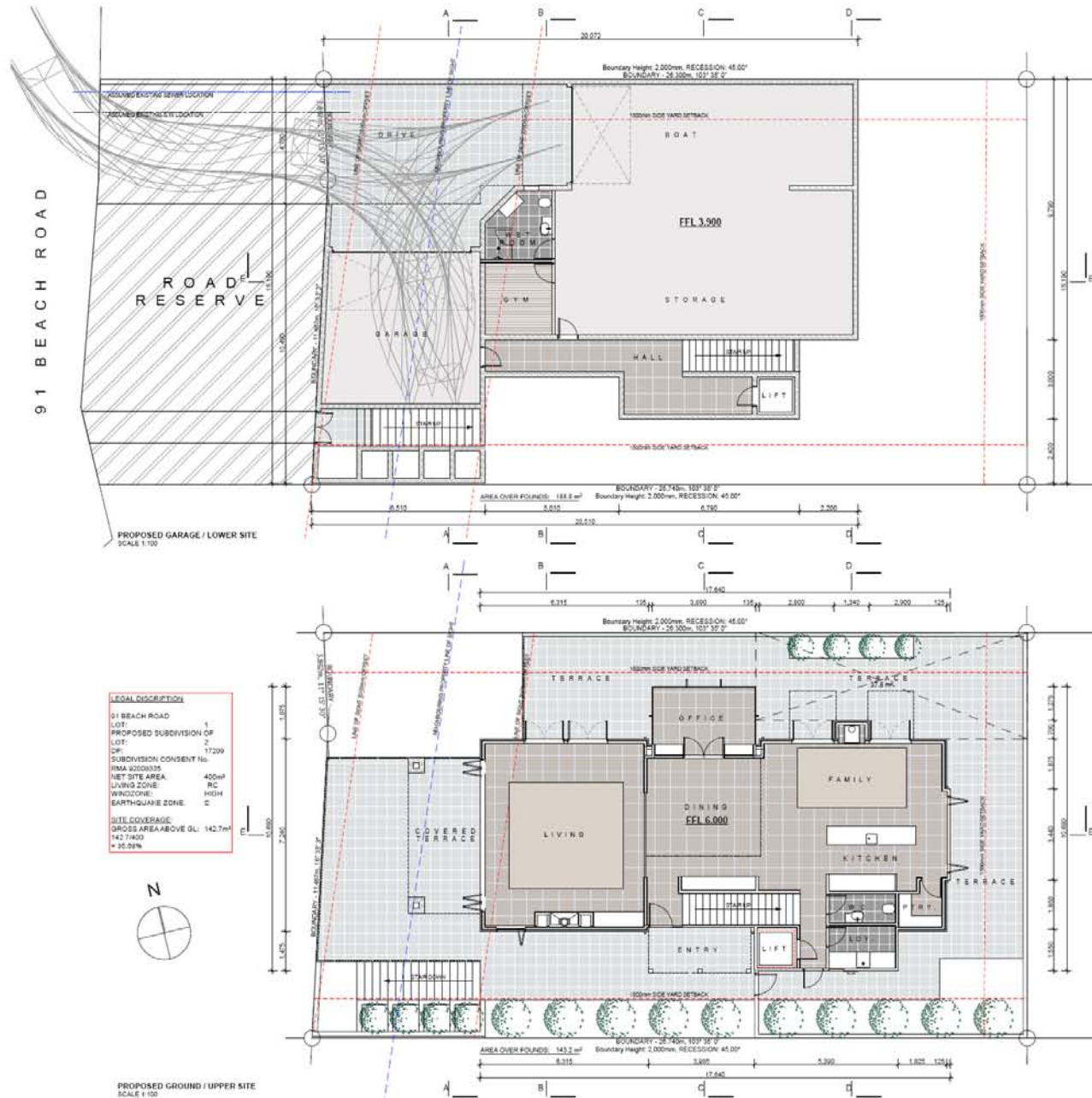
• 843 962 6550 Office
• 843 962 6551 Fax

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CONTRACTOR TO VERIFY ALL EXTENSIONS
PRIOR TO COMMENCING WORK

8.09. 2008



J & J RYDER

91 BEACH ROAD
 AKAROA

CONSULTANTS
 STRUCTURAL ENGINEERS

ISSUES
 15-08-08 PROJECT INFORMATION MEMORANDUM

REVISIONS

ISSUED FOR PROJECT INFORMATION MEMORANDUM

FLOOR PLANS

SCALE : 1:100 @ A2

DATE : 20/08/2008

PROJECT No: 8028

REVISION

A1.02

Modern Architecture Partners Ltd

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 PO Box 25333

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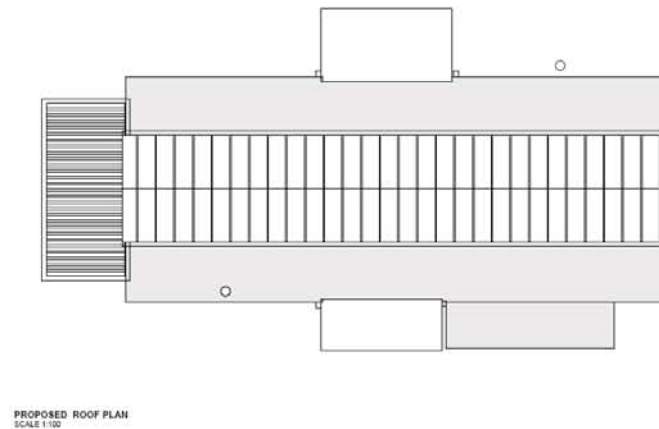
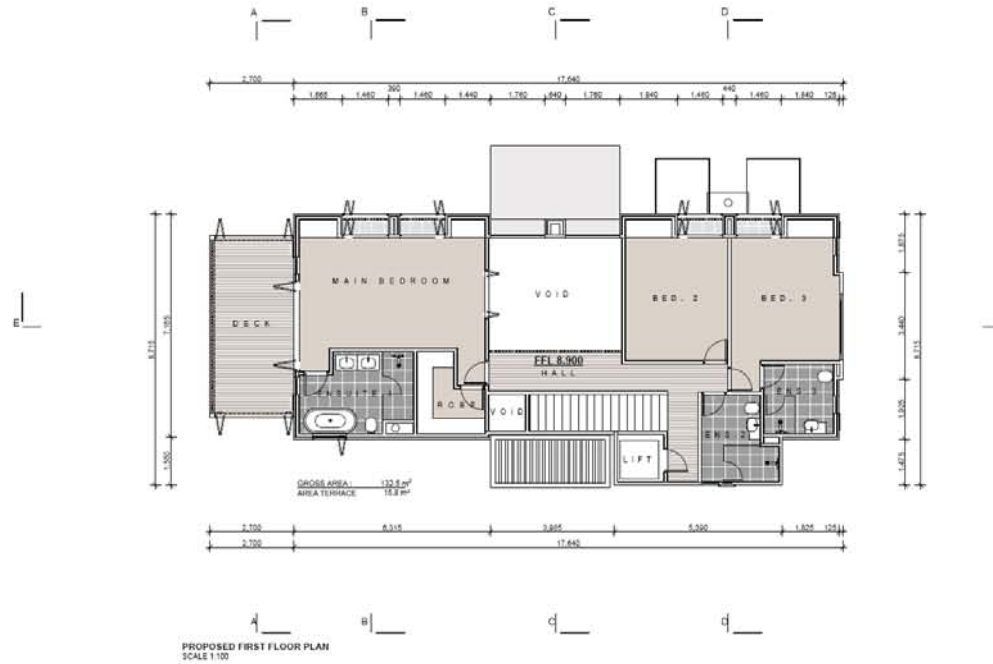
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info@modernpartners.co.nz

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8.09. 2008



J & J RYDER

91 BEACH ROAD
AKAROA

CONSULTANTS
STRUCTURAL ENGINEERING

ISSUED
15.08.08 PROJECT INFORMATION MEMORANDUM

REVISIONS

ISSUED FOR PROJECT INFORMATION MEMORANDUM

FLOOR PLANS

SCALE : 1:100 @ A2

DATE : 20/08/2008

PROJECT No: 8028

REVISION

A1.03

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8.09. 2008



MAP

J & J RYDER

91 BEACH ROAD
AKAROA

CONSULTANTS
STRUCTURAL ENGINEERING

ISSUED
19-08-08 PROJECT INFORMATION MEMORANDUM

REVISIONS

ISSUED FOR PROJECT INFORMATION MEMORANDUM

ELEVATIONS

SCALE : 1:100 @ A2
DATE : 20/08/2008
PROJECT No: 8020

REVISION

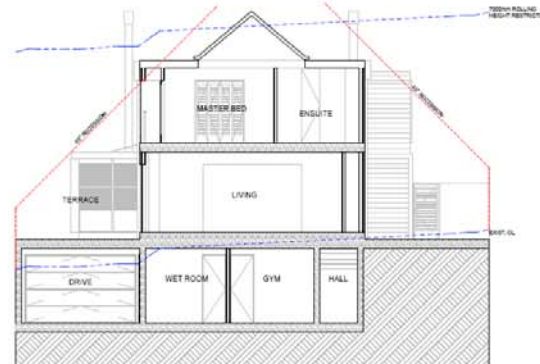
A2.01
Modern Architecture Partners Ltd
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+64 3 362 6500 Office
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office@modern.co.nz
www.modern.co.nz

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL DIMENSIONS
BEFORE ANY CONSTRUCTION WORK

8.09. 2008



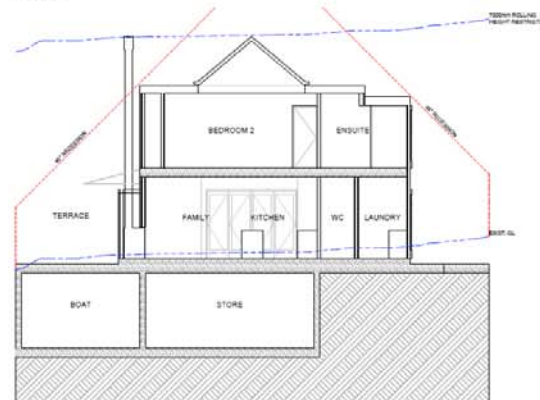
SECTION A
SCALE 1:100



SECTION B
SCALE 1:100



SECTION C
SCALE 1:100



SECTION D
SCALE 1:100



SECTION E
SCALE 1:100

- MAP

J & J RYDER

91 BEACH ROAD
AKAROA

CONSULTANTS
STRUCTURAL ENGINEERING

ISSUED FOR PROJECT INFORMATION MEMORANDUM

15-08-08 PROJECT INFORMATION MEMORANDUM

REVISIONS

CROSS SECTIONS

SCALE : 1:100 @ A2

DATE : 20/08/2008

PROJECT No. 8028

REVISION

A3.01

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8.09. 2008



8.09. 2008



4. PLANS TO CONSIDER - continued

4.2 Garage and Bridge - Westpark Estates Ltd. - Lot 2, 91 Beach Road

Attached is documentation on the proposed bridge and garage to be erected on Lot 2 of a subdivision of 91 Beach Road, Akaroa. The resource consent for the subdivision has been granted.

The Advisory Committee previously viewed these plans at its meeting held 18 September 2007. An extract from those minutes is attached for members information.

Please note that the garage plan shows a bridge, however that is for illustrative purposes only, the bridge design being applied for is in the separate plans.

The applicant, Mr Brian Gillman will be attending the meeting.

**EXTRACT FROM THE
AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE MEETING
18 SEPTEMBER 2007**

3.2 WESTPARK ESTATES LIMITED - 91 BEACH ROAD

Ms Cathy Begley of Davie, Lovell-Smith Ltd. was in attendance along with Mr Dan Ward, the architect for the project. They pointed out details relating to the proposal:

- Environment Canterbury have approved bridge structure crossing Aylmers Stream.
- Applicant needs garage and boatpark to house vehicles off-street.
- Proposed buildings are under the 35% site coverage criteria.
- Extensive landscaping is proposed for stream bank.
- Protected trees along Bruce Terrace will be retained.
- Boulders have already been placed on stream bank for structural safety.
- Design shows a tight recession plane to neighbours building.
- Building designed to parody past, not replicate it.
- Buildings will be located behind very dense plantings, making them barely visible from street.
- Bridge is over 1 metre above the stream bed so has to comply with building code.

The Committee had some questions and concerns regarding the proposal:

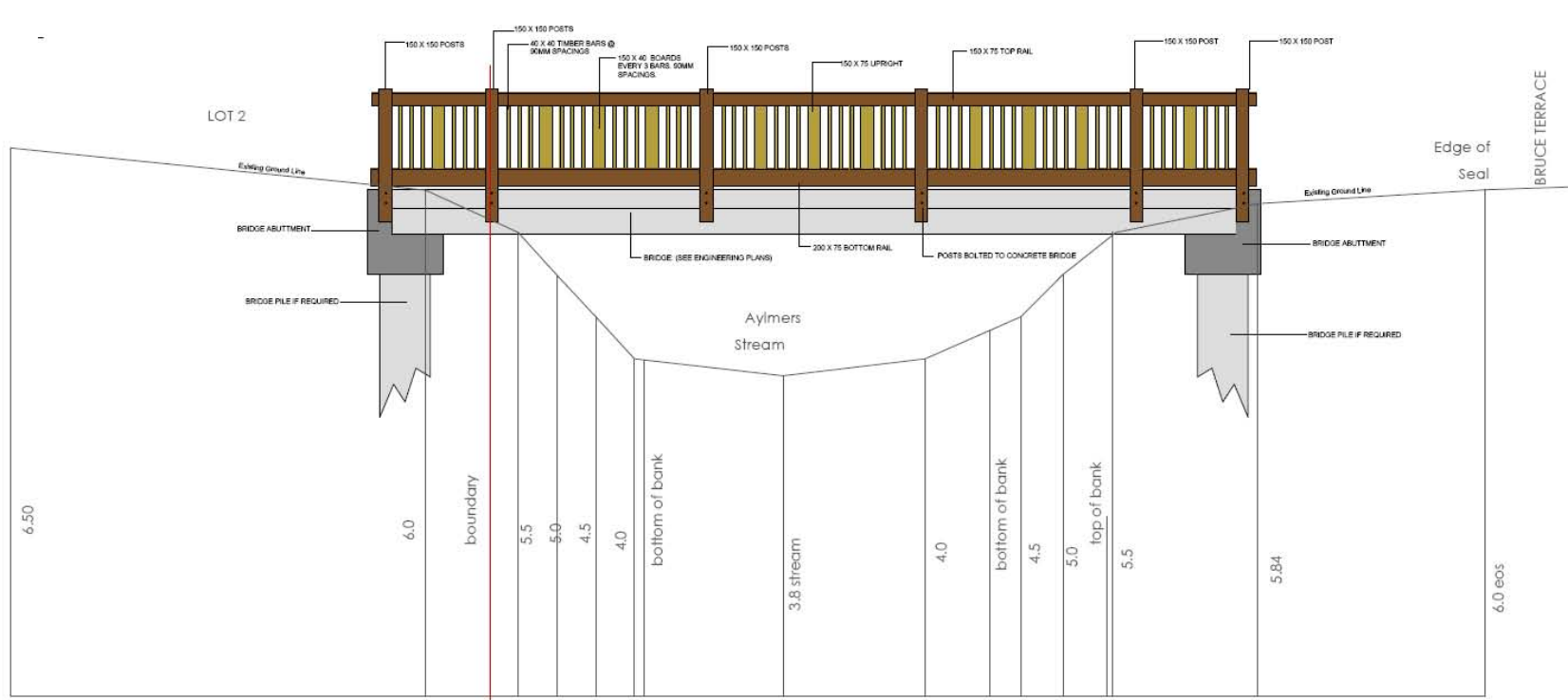
- Is there an intention to remove any trees?
- Bridge is most significant element of the proposal.
- Concern over stone columns on bridge – makes the structure look more substantial.
- Structures should be as informal as possible in what is an uncivilised area.
- Proposal uses public space for private purposes.
- Concern that proposal will affect the character and amenity values of the Akaroa Historic Area – Captain Bruce Cottage plus 2 other historic cottages in close proximity.
- Question need for bridge when access is available from Beach Road.
- Concern at affect on what is now a “pristine riparian corridor”.
- Akaroa Historic Area is not mentioned in assessment of effects in application.
 - Neighbouring bridge is important historical feature – recorded as number one bridge in Canterbury.
- Existing natural area would be changed to appear formal and private.
- Suggested two windows on garage would appear better than one.

It was noted by Mr Sharp that when considering the resource consent application, Council would have to consider whether a 20 metre esplanade strip would be required. If that were the case there would be limited space left in which to erect these buildings.

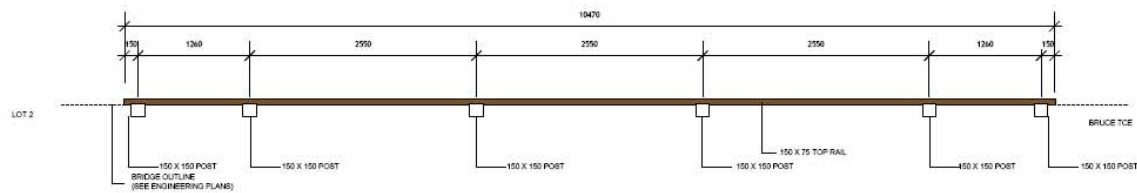
Generally the Committee accepted the design of the garage and boatpark, particularly if planting were carried out as indicated on the landscaping plan, however the Committee had serious concerns about the proposal for a bridge. Members did not accept the need for a bridge and were unhappy with the design presented. It was felt that the bridge as proposed would result in a major intrusion into an important historic precinct.

The Committee also expressed concern that Environment Canterbury had approved the resource consent application for the bridge without consulting the Council, which members felt should have been treated as an affected party in the consent process.

12.05. 2008



Bridge Elevation & Stream Section 1:50



Bridge Railing Plan 1:50

DATE :
11 August 2008

DRAWING TITLE :
Bridge Design

SCALE :
1:50 @ A3

PAGE :
Sheet 1

DESIGNER :
Chris Goom & Edwin Daore

DRAWN BY :
Edwin Daore

FILE PATH :
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FILES\Gillman Bridge
design3.mod

CONSULTANTS :

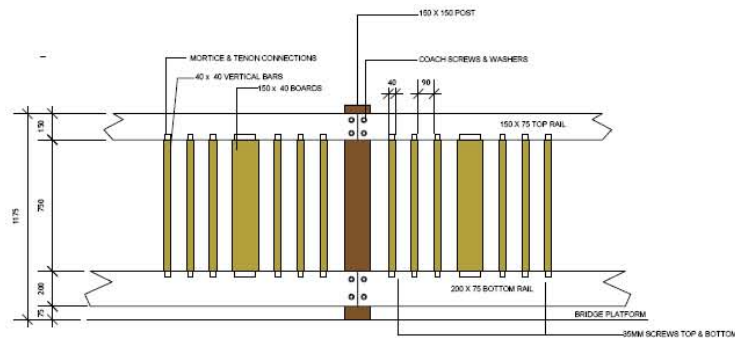
DISCLAIMER :
This drawing shall be read in
conjunction with the Engineer's
bridge design.

REVISIONS :

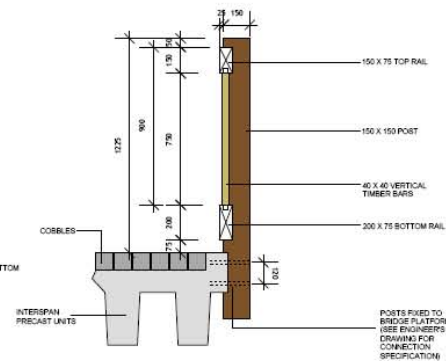

Goom
Landscapes

Bridge Design
Gillman House, Akaroa

Goom Landscapes Limited, 200 Fendallton Road, PO Box 29 422, Christchurch, New Zealand. Telephone : 03 351 6100 Facsimile : 03 351 6110 Email : info@goomlandscapes.co.nz www.goomlandscapes.co.nz



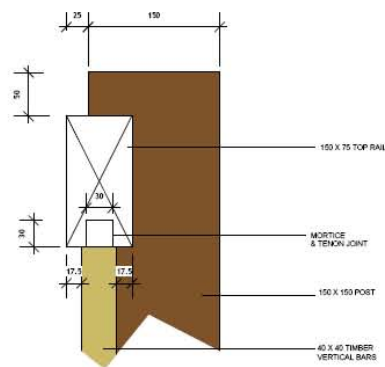
Bridge Internal Elevation 1:25



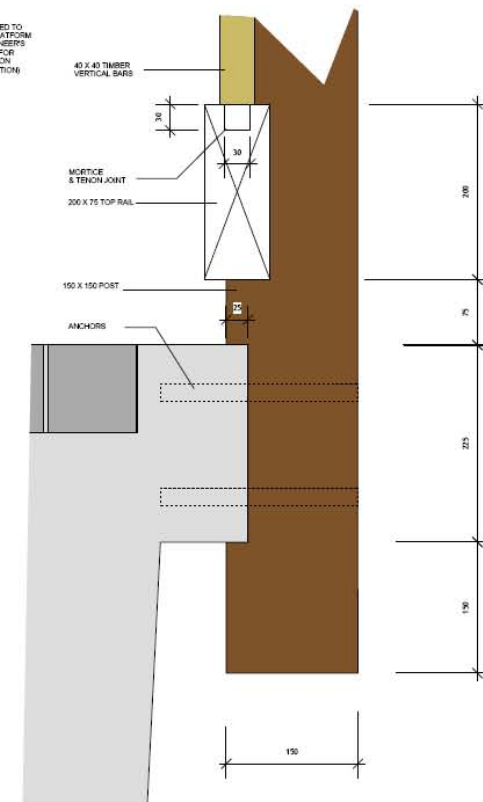
Bridge Side Elevation 1:25

Notes

1. All timber is Kwila hardwood.
2. All bolts, washers and fixings are marine grade stainless steel.
3. All joints to be glued for salt resistance.
4. Vertical bar and board connections are mortice and tenon, and skew nailed.



Detail of Bar Connection - Top 1:5



Detail of Bar Connection - Bottom 1:5

DATE :
11 August 2008

DRAWING TITLE :
Bridge Design

SCALE :
1:50 @ A3

PAGE :
Sheet 2

DESIGNER :
Chris Goom & Edwin Daore

DRAWN BY :
Edwin Daore

FILE PATH:
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FILES\Gillman Bridge
design3.mod

CONSULTANTS :

DISCLAIMER :
This drawing shall be read in
conjunction with the Engineer's
bridge design.

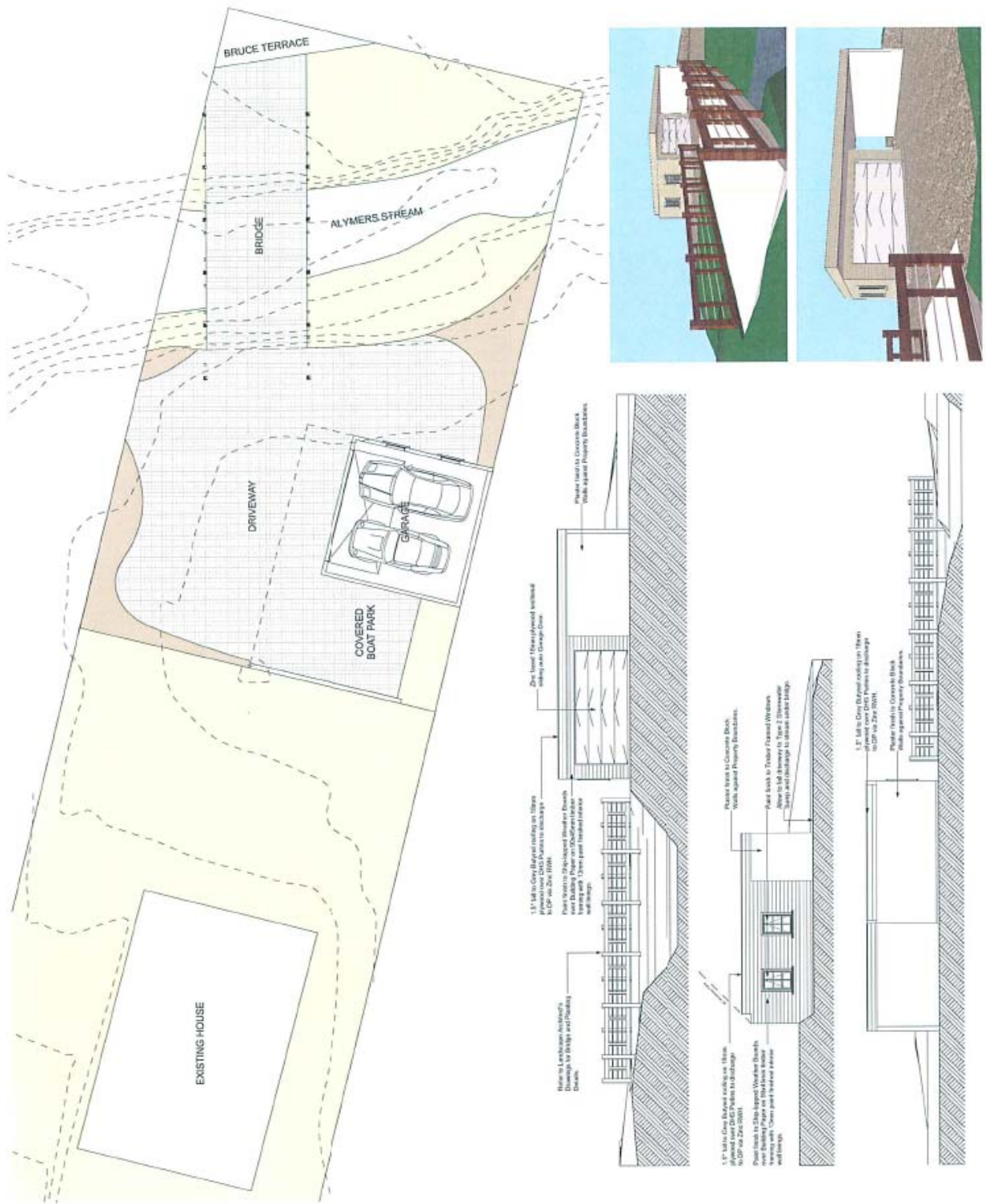
REVISIONS :



Bridge Design

Gillman House, Akaroa

Goom Landscapes Limited, 290 Federation Road, PO Box 29 422, Christchurch, New Zealand. Telephone - 03 351 6100 Facsimile - 03 351 6110 Email - info@goomlandscapes.co.nz www.goomlandscapes.co.nz



4. PLANS TO CONSIDER - continued

4.3 Alteration to Dwelling - Ms J. Martin - 70 Rue Balguerie

Attached is documentation for the proposed alterations to dwelling at 70 Rue Balguerie.

Ms Martin is overseas at the present time. Her architect Sir Miles Warren has been invited to attend to speak to this application.

R001

Application for a Resource Consent (land use)

Resource Management Act 1991 - Form 5

Send or deliver your application to: Christchurch City Council, Resource Management Team,
P O Box 237, Christchurch. For enquiries phone: (03) 941-8999

Land Use Application

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 (fee schedule attached), together with plans, a Certificate of Title and other supporting information.

The Site

Location of the proposed activity, (on a plan if possible)

70 Rue Balguerie Akaroa.

Legal description of application site

(state legal description (see the Certificate of Title) as at the date of application and, if subdivision is proposed included details of relevant lot numbers and subdivision consent)

Lot No: 1,2 DP No: 39628 53338.

The Proposal

Describe what is to be carried out on the site, including all of the way it does not comply with the Christchurch City Plan or the Canterbury Resource Management Act (use additional pages if necessary)

As attached.



CHRISTCHURCH

CITY COUNCIL • YOUR PEOPLE • YOUR CITY

Council Use Only:

Application Number

92012519

Proposal Fee (see fee schedule)

Receipt #: DJ1490

Property ID

885439

Phone No

3304446

The Applicant

R001

Name of Applicant (include full name as it appears on the Council's ratepayer records, not the applicant's)	
Sir Miles Warren	
Applicant's contact details	
Landline: 3299 852	Mobile:
Facsimile number:	Email:
Postal address of applicant	
Ohinetahi Governors Bay RD2 Lyttelton 8971	
Signature of Applicant (person or persons holding the title)	
Signature:	
Name:	
Date:	

The Owner/Occupier

Name of Owner/Occupier (include full name as it appears on the Council's ratepayer records, not the applicant's)	
Josanne Martin	
Owner/occupier (select one, other than the applicant)	
70 Rue Balgarene Akaroa	
Proof of ownership (attach the following):	
<input type="checkbox"/> Copy of certificate of title, (no more than 6 months old) and where applicable: <input type="checkbox"/> Agreement for sale and purchase	

Agent

Name of Agent (include full name as it appears on the Council's ratepayer records, not the applicant's)	
As above	
Postal address of Agent	
Agent's contact details	
Landline:	Mobile:
Facsimile number:	Email:

Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for the Environmental Policy & Approvals Unit to process your application. Under this Act this information has to be made available to members of the public, including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

Council use only	
Date Received:	Name of Officer:

Application for Resource Consent Under Section 88 of the Resource Management Act 1991

TO: The Christchurch City Council

Sir Miles Warren, Architect, 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:

Ms Josie Martin
70 Rue Balguerie
Akaroa
BANKS PENINSULA

2. **The location** to which this application relates is:

70 Rue Balguerie, Akaroa Banks Peninsula
Being Lot 1 DP 39628 and Lot 2 DP 53338

3. **The types of resource consent** being sought is a land use consent.

4. **A description of the activities** to which the application relates is:

To undertake alterations to a building listed in the Banks Peninsula District Scheme, Appendix IV Schedule of Protected Buildings, Objects and Sites which notes that the Buildings, Objects and Sites in this schedule are also subject to Registration by the New Zealand Historic Places Trust.

5. **Attached is an assessment of any actual or potential effects** that the activity may have on the environment.
6. **No additional resource consents** required in relation to this proposal:
7. **No other information** is required to be supplied by the district or regional plans or regulations.

DATED July 2008

J.M. Warren

Signature of Applicant (or Person authorised to sign on behalf)

OHINETAKI, COVERNOCK BAY WITHELTON RD1
14 Kinsey Terrace, Clifton Hill, Scarborough, Christchurch

Title and address for service of applicant and all Council fees:

C/- Sir Miles Warren
Ohinetahi
Governors Bay
Lyttelton
RD1
BANKS PENINSULA

Telephone: (03) 329 9852
Facsimile: (03) 329 9842

ANNEXURES

Annexure A Assessment of Effects on the Environment
(prepared by Heritage Management Services)

Annexure B Application Plans – Plan 1 and Plan 2
(Prepared by Sir Miles Warren Architect)

ANNEXURE A:

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. INTRODUCTION

Section 88(4)(b) of the Resource Management Act 1991 requires that any application for a resource consent should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated. Section (88)(6)(b) requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects and shall be prepared in accordance with the Fourth Schedule to the Resource Management Act 1991. This assessment is made in accordance with those requirements.

It is the view of the applicant that the effects will be not more than minor and in accordance with the assessment as follows.

2. HERITAGE - BACKGROUND INFORMATION

- 2.1 This Resource Consent application proposes to make alteration in the form of an addition to the rear of the dwelling Linton, 70 Rue Balguerie, Akaroa a building listed in the Banks Peninsula District Scheme, Appencix IV Schedule of Protected Buildings, Objects and Sites which notes that the Buildings, Objects and Sites in this schedule are also subject to Registration by the New Zealand Historic Places Trust.
- 2.2 The heritage item is registered by the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) as a Category II Historic Place under S.23 of the Historic Places Act. The applicant is aware that there may be some consideration of the HPA with respect to Archaeological matters maybe required as per Sections 9-19 *Archaeological Sites* of the Historic Places Act. The application is aware of the NZHPT Accidental Discovery Protocol.
- 2.3 The proposal has been discussed in principal at a pre-application stage with the Council's Senior Heritage Professional, Neil Carrie and with the NZHPT Conservation Adviser, Dave Margetts.
- 2.4 The activity is a restricted discretionary activity in accordance with Chapter 14, of the Banks Peninsula District Scheme:
3 a) Any activity, which involves alteration, addition or damage to any building, object or site identified in Appendix IV (Category 2 or Registered Area).
- 2.5 The specific clause relating to restricted discretionary activities is clause 3.1. Chapter 14

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In granting a resource consent the Council shall restrict the exercise of its discretion to conditions on the following:

- *Form, features and fabric of buildings and additions to buildings.*
- *Cladding of buildings.*
- *External colour of buildings.*
- *Location and size of buildings and structures on site.*

- 2.6 Linton was built 1881 to a design Christchurch Architect A W Simpson. The property was originally built for Arthur Westenra, the first BNZ Bank Manger in Akaroa. The house is named for the area 'Linton' from which the Westenras came. Linton remained in the family until 1962. Artist and horticulturalist Josie Martin, who has conserved and restored the house and developed a unique 'artists' garden, now owns the property. The garden is open to the public and is a noted Akaroa dwelling and site.
- 2.7 The dwelling, constructed entirely in timber, is built from Totara and Kauri milled on Banks Peninsula though the outstanding staircase in the entrance hall is of mahogany and was imported from France. While Linton is a large imposing dwelling, in design it is not untypical of two storeyed colonial houses of the 1880s. It incorporates classically inspired detailing with a north facing verandah and conservatory to the east. Internally it is formally planned with rooms of generous dimensions, with decorative plaster ceilings off the central Hall at ground floor level. The staircase divides at the landing level to encircle the upper floor.

*principal
façade
(north)*



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3. DESCRIPTION OF THE PROPERTY

- 3.1. The site is located at 70 Rue Balguerrie, Akaroa and occupies Lot 1 DP 39628 and Lot 2 DP 53338. The site is on the north face of the hillside of Rue Balguerrie and is set on levelled ground, the south face of the house backing into the hillside and garden rising above it.



south façade set back into the hillside

4. DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes to remove the existing lean to the south – this is a later addition c1950, and erect a two storey lean-to addition to contain a workshop, gallery space and garage. The lean-to addition will fit up under the existing cornice and will not impact on the existing roofline. The new sloped roof of the addition will be of corrugated zincalume.
- 4.2 The exterior finish of the addition will be in Harditex with battens as per the details on south elevation of submitted Plan 1. (It must be noted that the current weatherboards on the exterior are not the original and are in fact an iron finish shaped to replicate weatherboards.)
- 4.3 External window joinery will be aluminium.
- 4.4 The internal spaces of the gallery and workshop will be lined and will not cause the loss of any original fabric. The current workshop of c1950 is lined in pinex board of the period.



interior of workshop

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5. ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS

- 5.1 The building, as noted above, is listed in the Banks Peninsula District Scheme, Appendix IV Schedule of Protected Buildings, and is registered by the NZHPT as a Category II Historic Place. As such the building is deemed to be a place "...of historical or cultural heritage significance." (S.22 HPA)
- 5.2 Chapter 14. 8 notes: *The Assessment of applications for restricted discretionary activities in terms is limited to the form, design, siting, size and appearance of buildings and structures;*
- 5.3 **With respect to the matters outline in Chapter 14. clause 8:** the proposal will not have an adverse effect on the overall form of the listed item. The proposed addition is to the rear of the property and there is no visual or material effect on the reading of the principal façade or east and west façades of the dwelling.

The proposed addition replaces an existing lean-to, which is a later (c1950) addition of poor construction and is sited on the south side facing into the hillside garden area.



exterior (left) - interior of lean-to(right)

The size of the proposed addition does not add to the existing footprint but as it will occupy the same ground floor footprint of the existing concrete slab and extends to a first floor addition.

- 5.4. With respect to the specific clause relating to restricted discretionary activities, clause 3.1. Chapter 14

In granting a resource consent the Council shall restrict the exercise of its discretion to conditions on the following:

- *Cladding of buildings.*

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- *External colour of buildings.*

The external cladding of the lean-to is to be of Harditex with 90x18 battens over it. While it may be considered that weatherboards would have been a more appropriate material finish, the financial implications of using this fabric was considered excessive. It must also be noted that the original weatherboards were no longer in existence on the exterior of the upper section of the rear and the original fabric of the interior of the lean to has been replaced. As previously noted the lean to is of a c 1950 design. It must also be noted that lean-tos were, and are, very often constructed in a lesser or different material to the principal material of the building in order to identify that they were/are a utilitarian space. The addition will be painted to match the existing colour scheme of the dwelling.

5.5 It is considered that the proposal also meets the matters outlined in S.20 of the ICOMOS (NZ) Charter in terms of the continued viability and use of the building.

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved.

The design and form utilizes an existing footprint and does not detract from the cultural heritage value of the place by using a material that attempts to replicate the principal building fabric in form and profile thus further meeting matters outlined in S.20 of the ICOMOS (NZ) Charter.

Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

5.6. Chapter 14 S.9 of the District Scheme notes: *The environmental results are anticipated from the implementation of the objectives and policies relating to cultural heritage:*

- *Protection of the listed historic and notable buildings, sites, places and areas and archaeological sites*

The proposed activity will ensure the continued protection and ongoing viability of the listed building and does not contravene in anyway the policies and objectives of the District Scheme for the protection of historic heritage.

6. CONCLUSION:

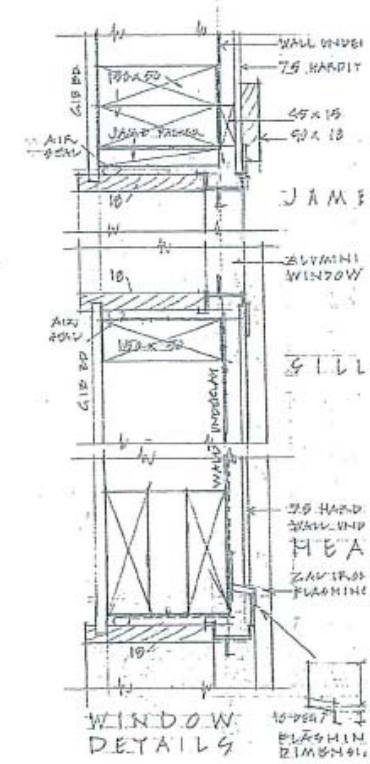
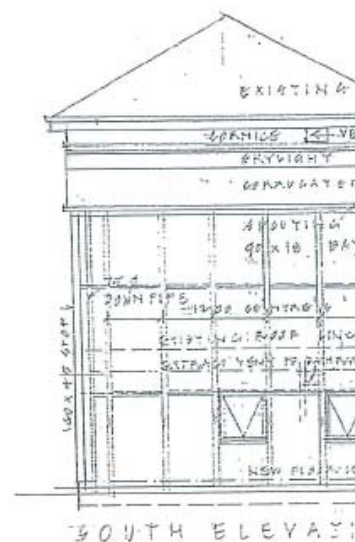
The environmental effects of the proposed activity to make an addition to the listed building Linton, are not or than minor. Every care has been undertaken to ensure the addition proposed is kept within the form and footprint of the existing lean-to, it does not detract or impact on the principal facade or east and west facades; it is to be constructed to the south of the dwelling and has been conceived to sit under the existing cornice and will not impact on the form building or its roofline.

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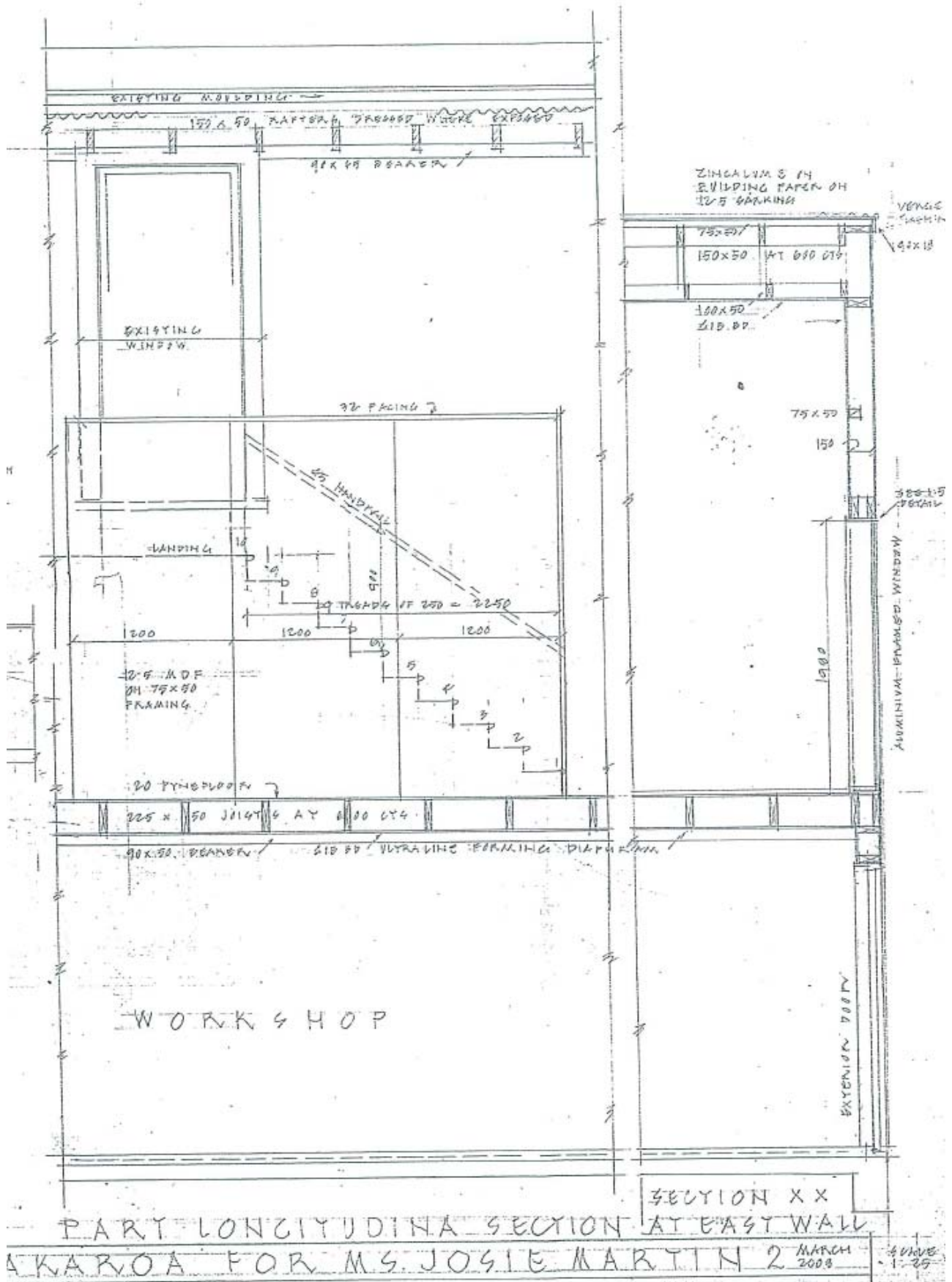
Annexure B

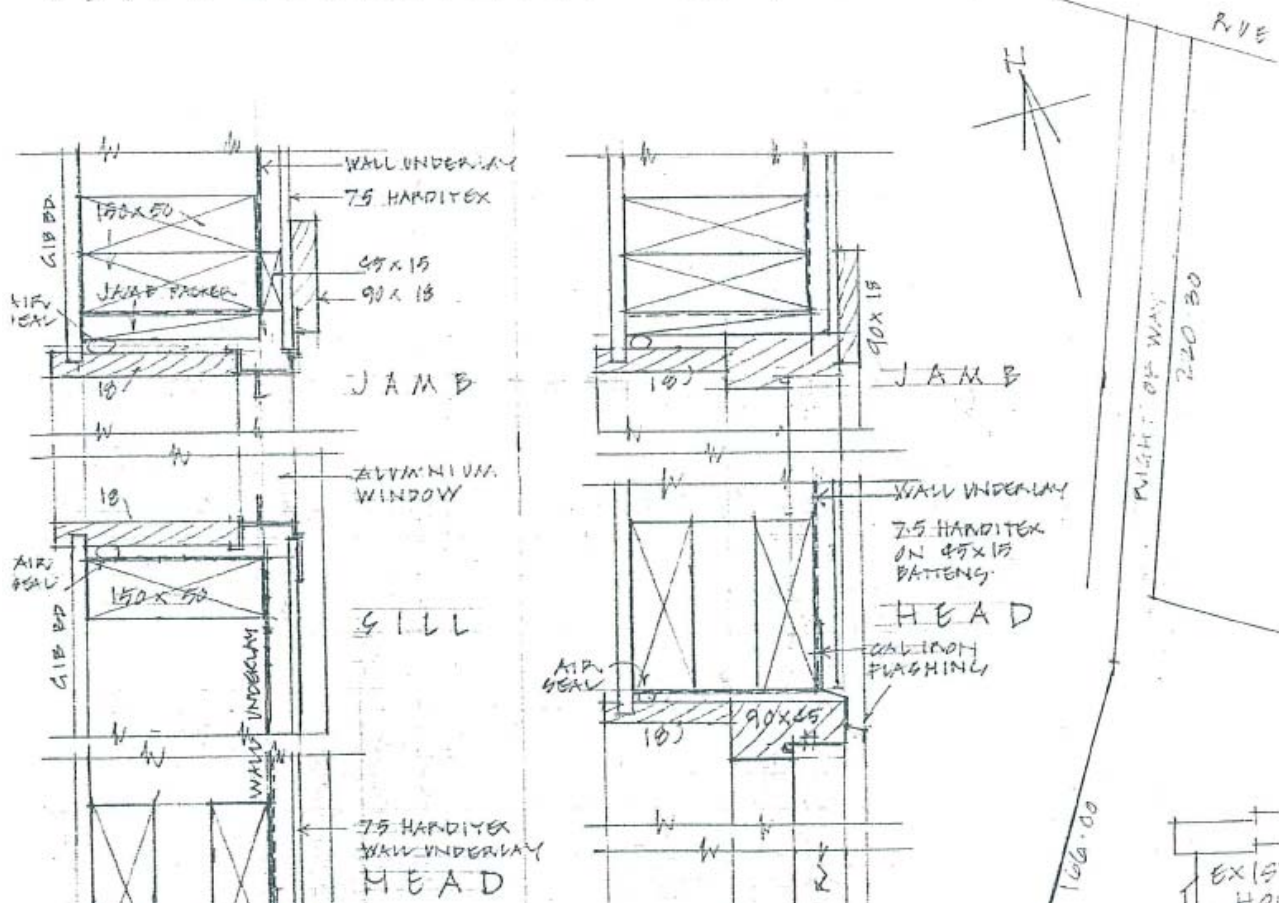
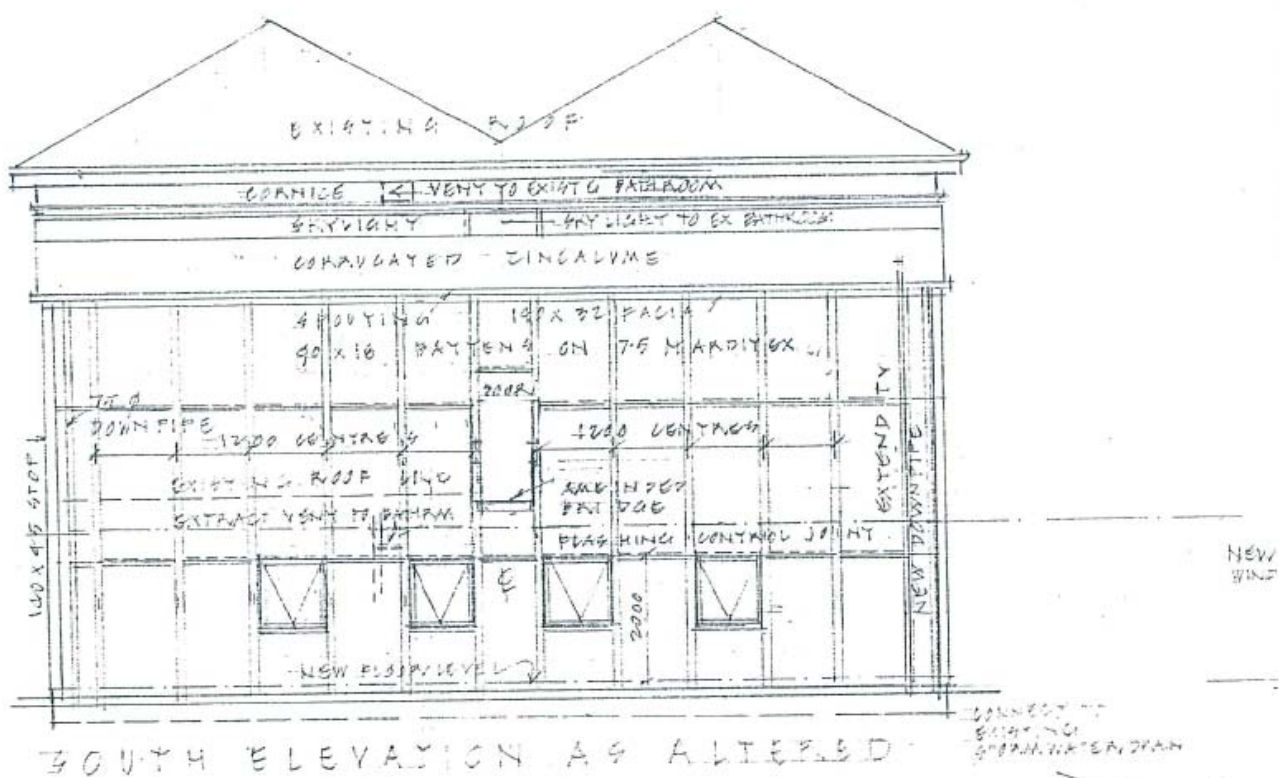
Application Plans



ADDITION TO HOUSE - RUE BALCUERI - 7







4. PLANS TO CONSIDER - continued

4.4 Alteration to Dwelling - Heartland Centre - 39 Rue Lavaud

Attached is documentation on the proposed alterations to the dwelling at 39 Rue Lavaud, Akaroa.

6 August 2008

Christchurch City Council
Lytelton Service Centre
PO Box 4
Lytelton 8841

Attention: Kent Wilson



Dear Kent

**RESOURCE CONSENT APPLICATION – MINOR BUILDING ALTERATION
HEARTLAND HOUSE**

Please find enclosed two copies of the resource consent application and supporting assessment of effects on the environment to undertake work associated with Heartland House, Akaroa.

The applicant is the Christchurch City Council. The payment of the resource consent application processing fee is to occur as an internal transfer within Christchurch City Council. Please contact Mr Darren Moses at Christchurch City Council (phone 9418948 or email darren.moses@ccc.govt.nz) regarding any fee or billing matters.

There is some urgency with respect to this project. The works proposed are very minor and result in de-minimus effects. Any assistance in ensuring that this is processed in a timely matter would be appreciated.

If there are any questions regarding the proposal please contact me.

Yours sincerely



Jane Whyte
DIRECTOR

Enc

92012576

DIRECTORS
Jane Whyte BA, MRP, MZFI
Jeff Page BSc, Dip. MRP, Dip. MZFI
Sean Elvins BSc(Hon), MZFI

 **ADVANCE WITH ATTITUDE**



RESPONSEPLANNING
CONSULTANTS LTD

111 Hereford Street, PO Box 2572
Christchurch, New Zealand
Phone: 03 366 1541
Email: info@responseplanning.co.nz
www.responseplanning.co.nz

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RESOURCE CONSENT APPLICATION TO Christchurch City Council

**LANDUSE CONSENT
HEARTLAND HOUSE
AKAROA**

AUGUST 2008

**APPLICATION FOR RESOURCE CONSENT
SECTION 88, RESOURCE MANAGEMENT ACT 1991**

**TO CHRISTCHURCH CITY COUNCIL
PO BOX 237
CHRISTCHURCH CITY COUNCIL**

CHRISTCHURCH CITY COUNCIL, (*please note different address for service*) apply for the following resource consent under section 9 of the Resource Management Act 1991:

**LANDUSE CONSENT TO UNDERTAKE MINOR ALTERATIONS ON AN
EXISTING BUILDING IN AKAROA**

Full details are contained in the "*Assessment Effects on the Environment*" and appendices attached to and forming part of this resource consent application, which corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

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

Presbyterian Church PPTY Trustees

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The location of the proposed activity is as follows:

**39 Rue Lavaud, Akaroa.
Legal Description Pt Res 138 Town of Akaroa**

No additional resource consents are needed for the proposed activity.



.....
Signature of applicant (or person authorized
to sign on behalf of applicant).

August 2008
Date

Address for service of applicant:
RESPONSEPLANNING CONSULTANTS LIMITED
PO Box 2572
CHRISTCHURCH
Telephone: (03) 366 1541
Mobile: 027 2595303
Email: jane@responseplanning.co.nz
Contact person: Jane Whyte, Director

Address for billing:
Christchurch City Council
PO Box 237
CHRISTCHURCH
Attention: Mr Darren Moses

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Introduction

1. This assessment of actual and potential effects on the environment (AEE) is provided in support of a land use consent proposal to undertake minor external alterations to an existing building in Akaroa.
2. The AEE has prepared in accordance with the Fourth Schedule of the Resource Management Act 1991.
3. The following appendices are attached in support of, and form part of, the application:
 - Appendix One – Plans of building alterations
 - Appendix Two – Photographs of the building to be altered

Description of the Proposal

4. Land use consent is sought to undertake minor external alterations to an existing building situated at 39 Rue Lavaud, Akaroa. The existing building is two storeys with gable features in the roof.
5. The building does not have any heritage qualities and is not listed as a heritage building. The alterations are to:
 - provide an accessible wooden ramp and new stairs to the ground floor of the existing building
 - provide new steel stairs on the west elevation to provide access to the first floor of the existing building
 - undertake minor changes in the external cladding.
6. The proposed ramp (includes new timber steps) will provide an accessible entrance to the ground floor of the building to be utilised as Heartland House. The new ramp will have a similar profile to the existing stairs and results in a minor extension to the existing verandah. The application plans show the minor nature of the structure and shows that much of the existing lawn and existing planting will remain.
7. The new steel steps will be located on the south elevation of the building. The stairs will be 1.8 m from the property boundary of the site. The stairs are steel to ensure that the proposal meets all specifications in the Building Code. Access to the stairs is from west of the property facing Rue Lavaud.
8. There are minor changes proposed to the existing cladding on the west elevation which will have new glazing provided. A small roof structure to provide shelter to the entrance at the top of the stairs is also proposed. Finally on the lower level two windows will be removed to meet building code requirements for fire.
9. The use of the building does not require resource consent as it is permitted by the Proposed District Plan (Banks Peninsula). The building will be used as a community facility and offices. The remainder of the site (Presbyterian Church) will not change as a result of this proposal. There are no effects of this proposal on the remainder of the site. It is only the external alterations to the building that are subject to resource consent. The use of the building and the remainder of the site are not relevant to this resource consent application and are not addressed further.
10. The site is located within the Town Centre area of Akaroa and is located within the registered Historic Area.

Statutory Assessment

Proposed Banks Peninsula District Plan

11. The Banks Peninsula District Plan is still at a proposed stage. However, the provisions relating to the Town Centre Zone in the Akaroa Township are beyond challenge. In accordance with Section 19 of the Resource Management Act it is not necessary for further consideration be given to the Transitional District Plan.

Rules

12. The site is zoned Town Centre and is located within the Akaroa Historic Area. This area has been established by the New Zealand Historic Places Trust pursuant to Section 31 of the Historic Places Act 1993.
13. Chapter 26 (Town Centre) Rule 4.2(a) states that External alterations or additions to, or demolition of existing buildings on a site (except where permitted under Rule 1) shall be restricted discretionary activities where the standards in Rules 5 and 6 are met. In this situation all standards in Rules 5 and 6 are met.
14. The external alterations are a restricted discretionary activity. Discretion is restricted to four matters being:
- Form and design of building and additions to buildings
 - Cladding of buildings
 - Location of buildings and structures on a site
 - Location of vehicle parking spaces.
15. The building is situated in the registered Historic Area. Rules relating to Cultural Heritage are addressed in Chapter 14. Rule 1(d) identifies that "The carrying out of minor works that would not modify the site or feature" is a permitted activity.
16. The specific building where the minor additions are occurring is not a heritage building in its own right. It is considered that the works proposed being the addition of a ramp, staircase and minor changes to the cladding (windows) on the first floor fit within the meaning of minor works that do not modify the site or feature and would be a permitted activity under Chapter 14.
17. The PIM received for the project identified that resource consent is needed as the building is in historic area. As identified in paragraph 15 this proposal is a permitted activity and does not require consent for this. However, if it is not accepted that this is minor works, in accordance with Rule 3(a) the activity would be a discretionary activity restricted. Discretion is restricted to:
- Form, features and fabric of buildings and additions to buildings
 - Cladding of buildings
 - External colour of buildings
 - Location of buildings and structures on a site.
18. Objectives, policies, and other provisions, including design guidelines are to be considered in the context of this restricted discretion.

Objectives, Policies and other provisions

19. An assessment of the relevant objectives, policies and other provisions of the Proposed Banks Peninsula District Plan has been undertaken.
20. The most relevant objectives and policies are identified in this section of the application. These are the objectives and policies relating to the character of central Akaroa, being Chapter 26 objective 2 and policies 2A and 2B.

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Objective 2

To conserve the existing streetscape and built form of the Lyttelton and Akaroa Town Centres.

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

2D 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 to not detract from adjacent buildings or structures.

21. The proposed alterations are very minor in nature and will not affect the character of the building, site, or surrounding area. The proposed alterations will not alter the scale, intensity or character of the existing building.
22. As identified it is considered that the proposed activity is a permitted activity with respect to the cultural heritage provisions. However, for completeness the relevant objectives and policies are considered. The relevant objective and policies are below:

Chapter 14 Objective 1

To identify and secure the protection of structures, buildings, places, sites and areas which have cultural heritage values.

Policies

1A To prevent inappropriate use or development of natural and physical resources which have the potential to adversely affect the heritage value of the scheduled items having archaeological, architectural, historical or cultural significance.

1B To protect the scheduled structures, buildings, places and sites which have archaeological, architectural, historical or cultural significance.

23. The proposed building subject to the alterations does not have heritage values in its own right. While the site is in the historic area, and there is a historic building on the site (church) the proposed alterations to the existing building are very minor and will not detract from any heritage values existing on the site or in the surrounding area. The proposed minor alterations do not offend this objective and policies.
24. Overall it is considered that the proposal is consistent with the objectives and policies of the District Plan.
25. The alterations are of a very minor nature and do not offend the matters in the Akaroa Design Guidelines.

Actual and Potential Effects on the Environment

Summary

26. Overall the assessment of effects shows that the actual or potential effects of this proposal are de-minimus.
27. The effects of the proposed alterations are such that it could fall within the consideration of having existing use rights in that the scale, intensity and character of the physical building are the same or similar to that which currently exists. In addition the changes to the building will not increase the non-compliance of the building with the District Plan.
28. The assessment of effects has primarily focussed on those matters that discretion is restricted to.

Character, Amenity and Heritage Values

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Form and Design of Building and Additions

29. Any external alteration requires resource consent so that the appropriateness of the changes can be considered.
30. The existing building to be altered does not possess any heritage or character qualities in its own right. Any changes due to the alterations will be barely discernible and will not adversely affect the existing building. The alterations proposed are very minor in nature and they will not alter the overall appearance or relationship of the existing building with its site, or surrounding environment.
31. The proposed changes will result in positive effects in that the building will be more accessible.
32. Overall, the nature of the alterations are very minor and are appropriate on the proposed building. The form and design of the alterations are appropriate and any effects are insignificant and can be considered de-minimus.

Cladding of Additions

33. Only minor changes to the cladding are proposed. This relates to the upper floor of the building adjacent to the new stairs and existing windows will be removed from the south elevation on the lower floor. Where windows are removed the new cladding will match the original. In the upper floor a small area of existing cladding will be changed and replaced with new glazing. This building does not exhibit any heritage values in its own right, and the changes will be consistent with the existing building cladding.
34. The changes will not alter the form and character of the building and the minor changes proposed are appropriate.
35. Any effects on the environment are insignificant and can be considered de-minimus.

Location of buildings and structures on the site

36. This assessment matter is more appropriate for new buildings. This proposal seeks to undertake minor alterations to an existing building. The building structure and its relationship with its site, and surrounding environment will not change.
37. Any effects on the environment are less than minor and can be considered de-minimus.

Location vehicle spaces on the site

38. This assessment matter is not relevant to this resource consent which is only required to address the minor external alterations to the building.
39. The provision of carparking has been addressed when considering the use of the building and this does not require consent.

External Colour of Building

40. This proposal does not alter the colour of the existing building. Any changes to the building will be finished to be consistent with the existing building. These matters are addressed in the specifications on the plans.
41. Any effects on the environment are less than minor and can be considered de-minimus.

Monitoring

42. There is no need for special monitoring of this proposal.

Part II

43. Part II of the Resource Management Act 1991 contains the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. Any adverse effects of the proposal are insignificant. The alterations will enable the existing physical resource of the building to be used in an efficient manner.
44. Section 7 of the Act sets out "other matters" that the consent authority is to have particular regard to in achieving the purpose of the Act. In the context of the present application the following matters are relevant:
 - a. the efficient use and development of natural and physical resources
 - b. maintenance and enhancement of amenity values
 - c. maintenance and enhancement of the quality of the environment.
45. The proposal addresses this section by undertaking a development which results in the efficient use and development of physical resources associated with the building and to meet community needs. It does not adversely affect the amenity values or the quality of the immediate or surrounding environment.
46. Based on the assessment of effects on the environment above, it is concluded that the proposal will meet the purpose and principles of the Act.

Conclusion

47. As discussed in the AEE above, the proposal will not result in any adverse effects which are more than minor. Any effects are considered insignificant and de-minimis.
48. As shown in the evaluation the proposal is consistent with the objectives, policies and relevant provisions of the Banks Peninsula District Plan.
49. The proposal is consistent with the purpose of the Resource Management Act 1991 and provides for the social and economic well-being of people and communities and provides for the efficient use and development of physical resources with no adverse effects on the environment.
50. On the basis of the above, there are sufficient and satisfactory grounds for the resource consent to be granted.

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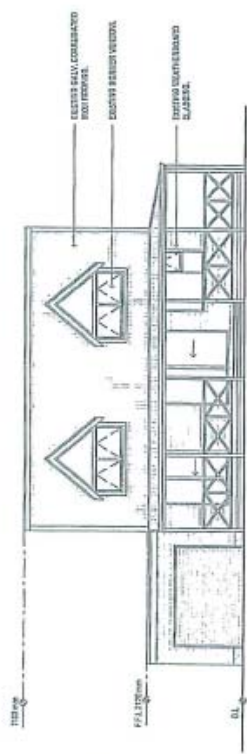
APPENDIX ONE

Alteration Plans



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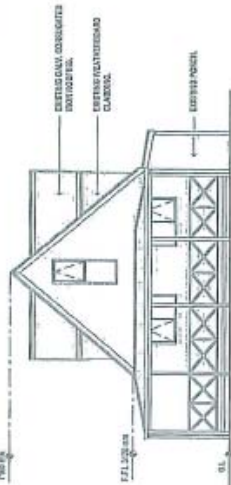
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SCALE 1:100



2 EXISTING EAST ELEVATION
SCALE 1:100



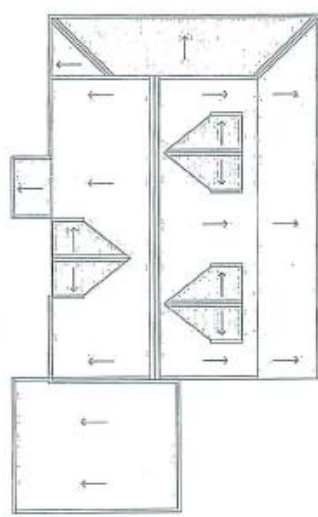
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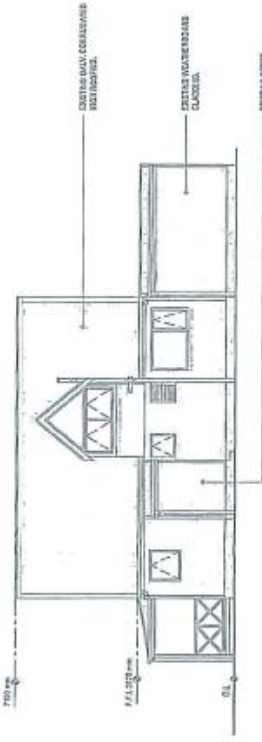
EXISTING FIRST FLOOR PLAN
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EXISTING ROOF PLAN
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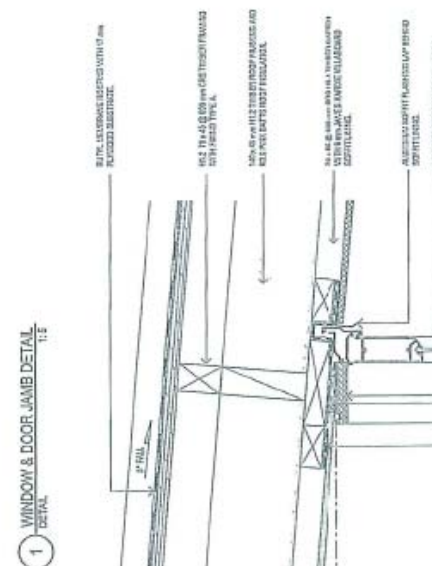
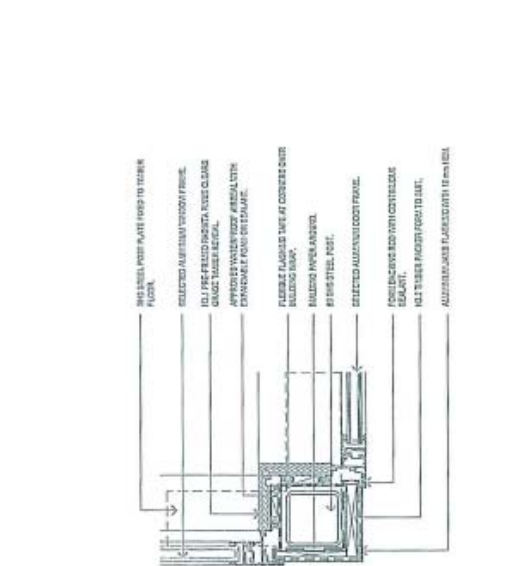
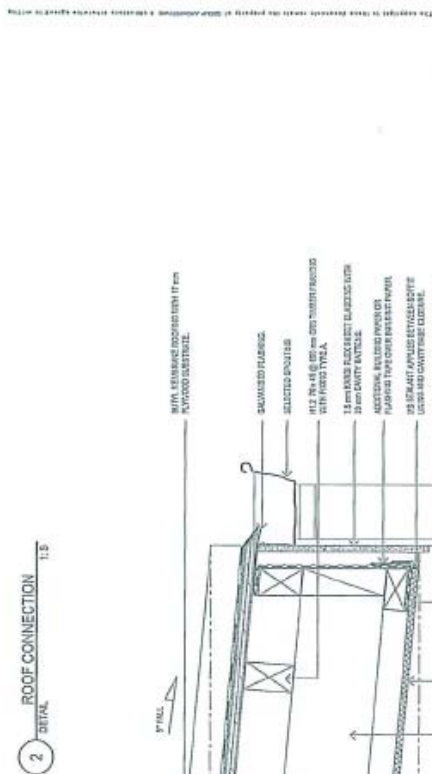
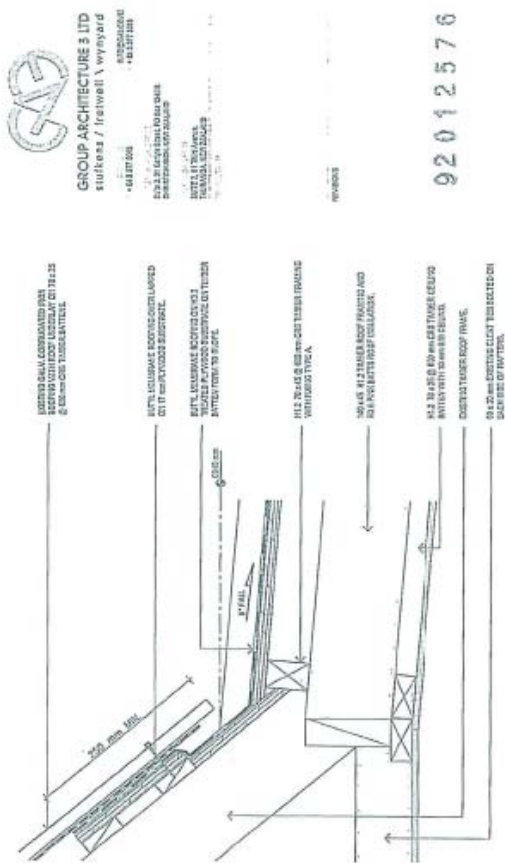


4 EXISTING SOUTH ELEVATION
SCALE 1:100





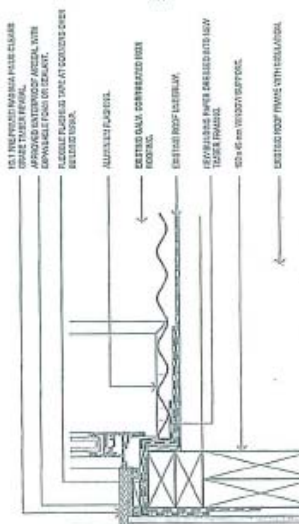
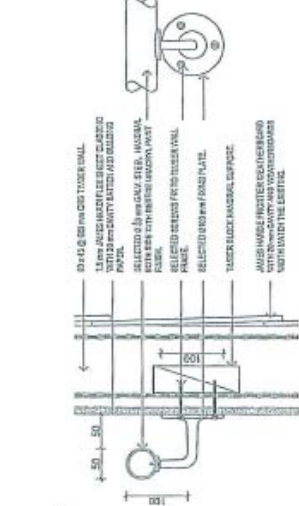
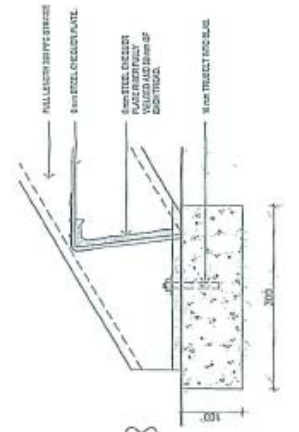






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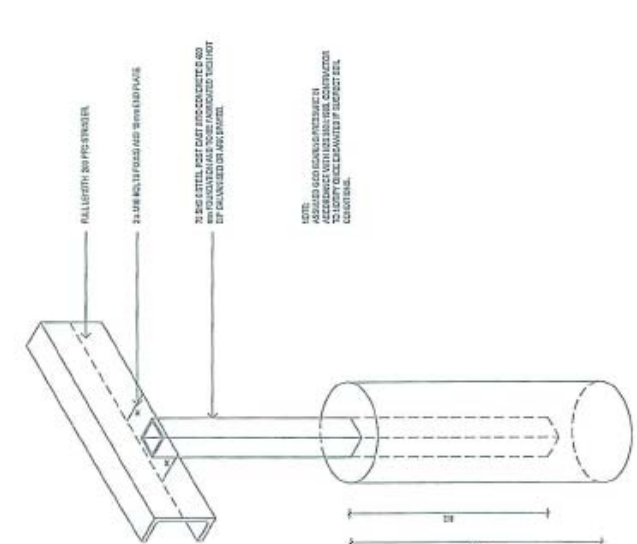
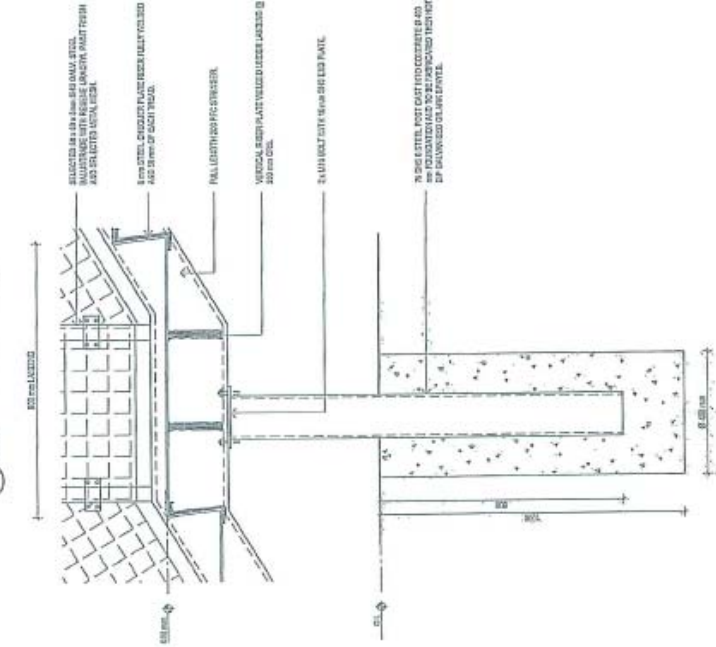
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1 WINDOW SILL DETAIL
 1:1

2 HANDRAIL FIXING DETAIL
 1:1

3 STRINGER FIXING DETAIL
 1:1



4 STAIR LANDING DETAIL
 1:10

5 STAIR LANDING SUPPORT ISOMETRIC VIEW
 1:10

FOR BUILDING CONSENT STAGE - 2

DETAILS

HEARTLAND HOUSE
 OFFICE RELOCATION

REVISIONS
 01/04/2008
 02/04/2008
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27 Ave. du Lac
Sures 108 2nd Century
Lac d'Amor
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15.00 m
27.00 m
27.00 m
27.00 m

REVISIONS			
Rev	Description	By	Date
1	Initial design	JL	12/09/02
2	Final design	JL	01/14/03
3	Final design	JL	01/14/03

BUILDING CONSENT
JULY 2009



CHRISTCHURCH

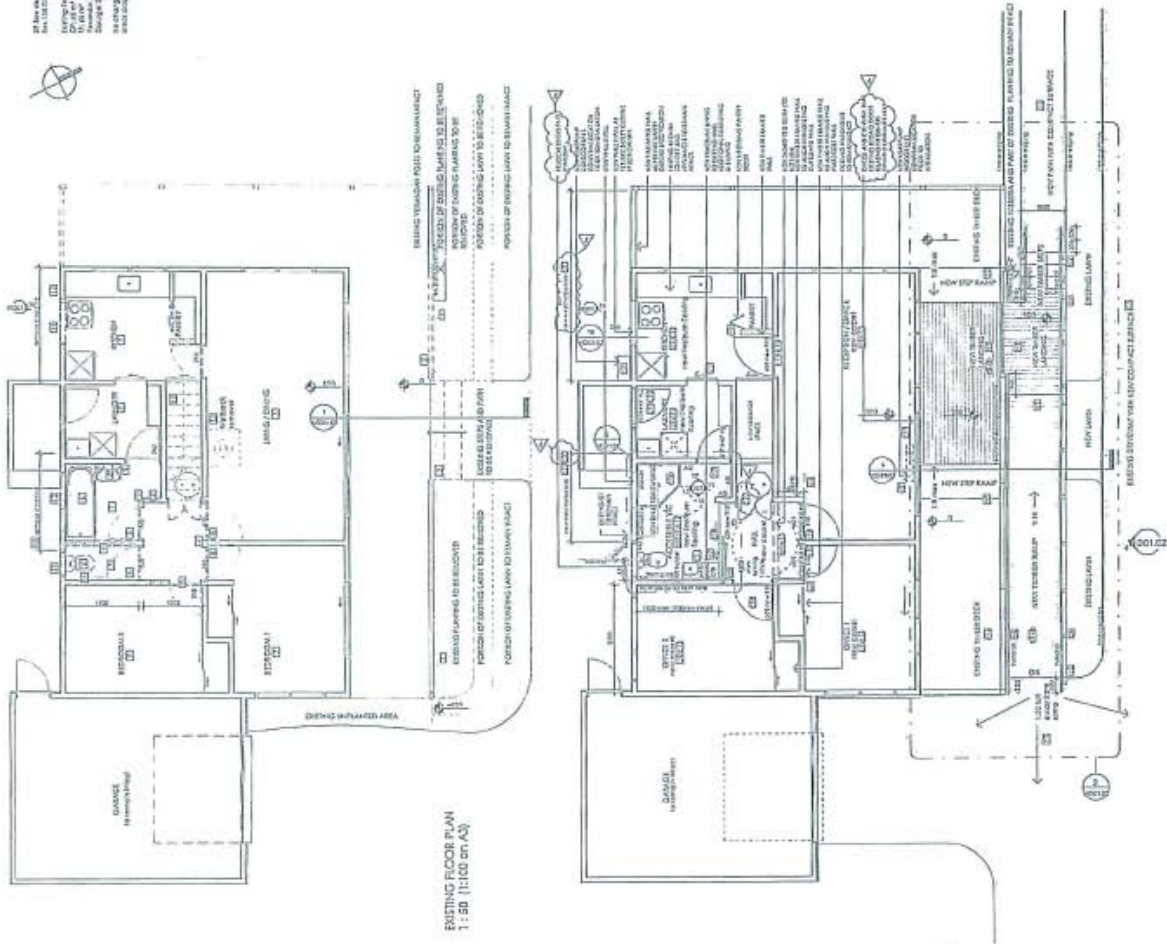


Heartland House Office
Relocation

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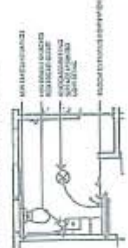
EXISTING AND PROPOSED PLANS

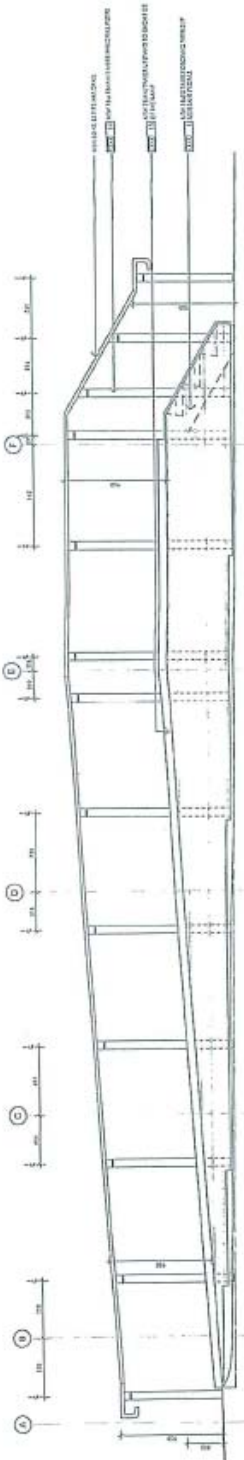
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 Student Name M0012 0131103
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PROPOSED FLOOR PLAN
: 50 (1:100 on A3)

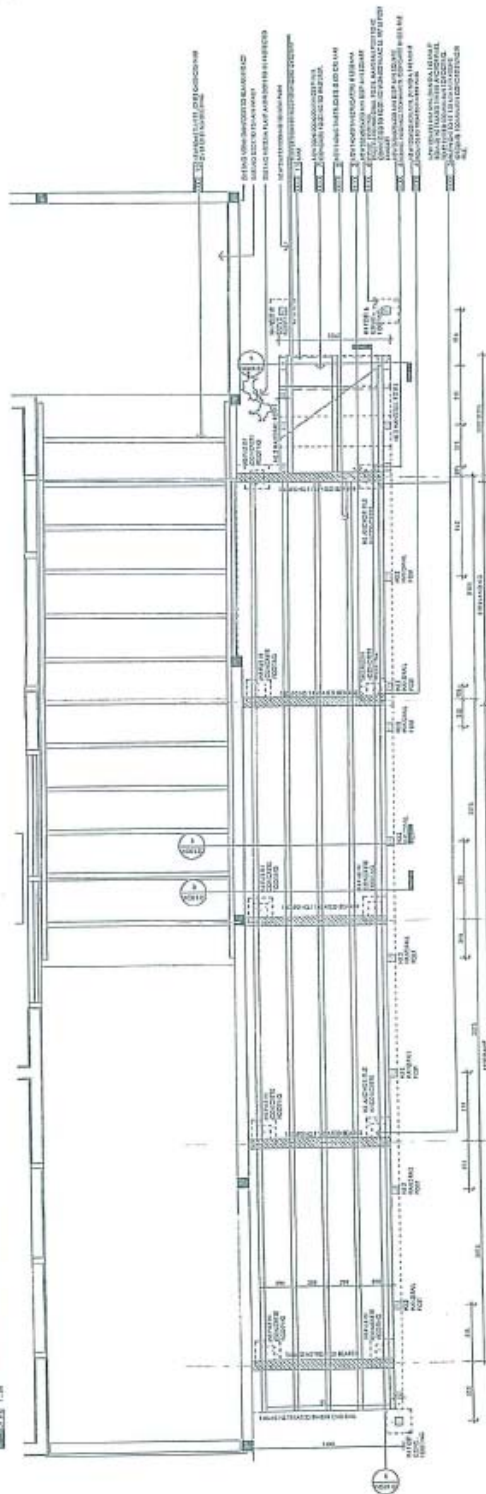
SITE PLAN
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- [illegible]

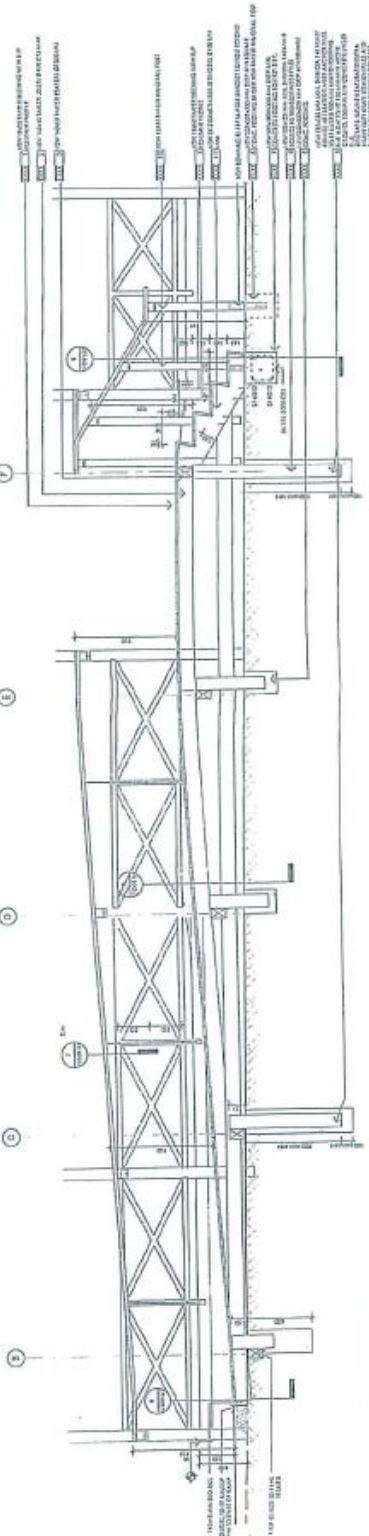




3 ACCESSIBLE RAMP & STAIRS ELEVATION



⑤ ACCESSIBLE PAMP PLAN



NOTICE: ACCESSIBLE RAMP & STAIRS (LONG SECTION)

[illegible]

TIMBER TREATMENT SCHEDULE

Division Legend			
F	Location	W	Date

BUILDING CONSENT
 JULY 2008

Heartland House Office
Relocation

project address	30 Rue De la Tour
project	10
phase	11/11/00
chg. check	01
chg. check	11/11/00

ACCESSIBLE RAMP PLAN, ELEVATION, SECTION	size as indicated	app. 4
	source	as noted
	project number	200312
		473.351.03
sheet		WD01.02

APPENDIX TWO

Photographs of existing Building





Existing Building to be Altered



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952
Limited as to Parcels

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **CB404/71**
Land Registration District **Canterbury**
Date Issued **22 February 1928**

Prior References
DI C3438

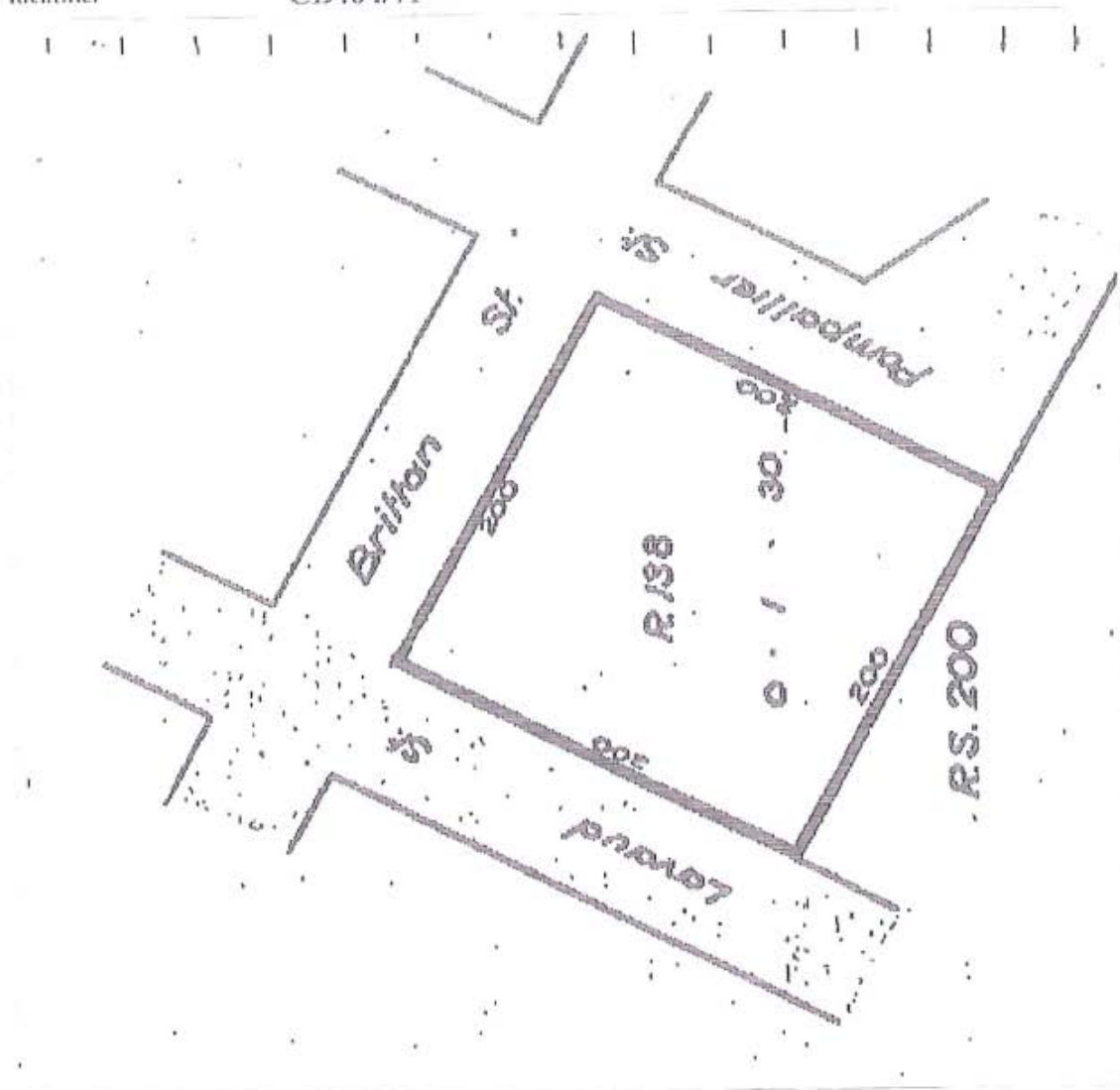
Estate	Fee Simple
Area	1770 square metres more or less
Legal Description	Reserve 138

Proprietors
The Presbyterian Church Property Trustees

Interests
437 Order in Council exempting Pompallier Street from the provisions of Section 117 of "The Public Works Act 1908" - 10.11.1913 at 10.00 am

Transaction Id 22360421
Client Reference chpublic1

Search Copy Dated 8/08/08 10:35 am, Page 1 of 2
Register Only



4.0 PLANS TO CONSIDER - continued

4.5 Proposed Bus Shelter for Place de la Poste

Attached is a proposal from Council staff for a bus shelter to be erected in Place de la Poste. Documentation on a design for the shelter is also attached.

Proposed Bus Shelter for Place de la Poste

The Akaroa Service Centre has a problem from time to time with people blocking and crowding the entrance foyer while they are waiting for the bus.

This also affects the Akaroa Information Centre.

There is a bus stop outside the Service Centre but no shelter for the people to wait in.

These people are restricting access to the building and if there was an emergency situation within the building they would be blocking the egress creating a health and safety issue.

Council staff have suggested that a bus shelter be built in Place de la Poste.

The present notice board would be removed completely.

The attached drawings and plans are a suggested design for the bus shelter.

The shelter would be 4.0m x 1.5m.

There are four suggested roof designs to choose from.

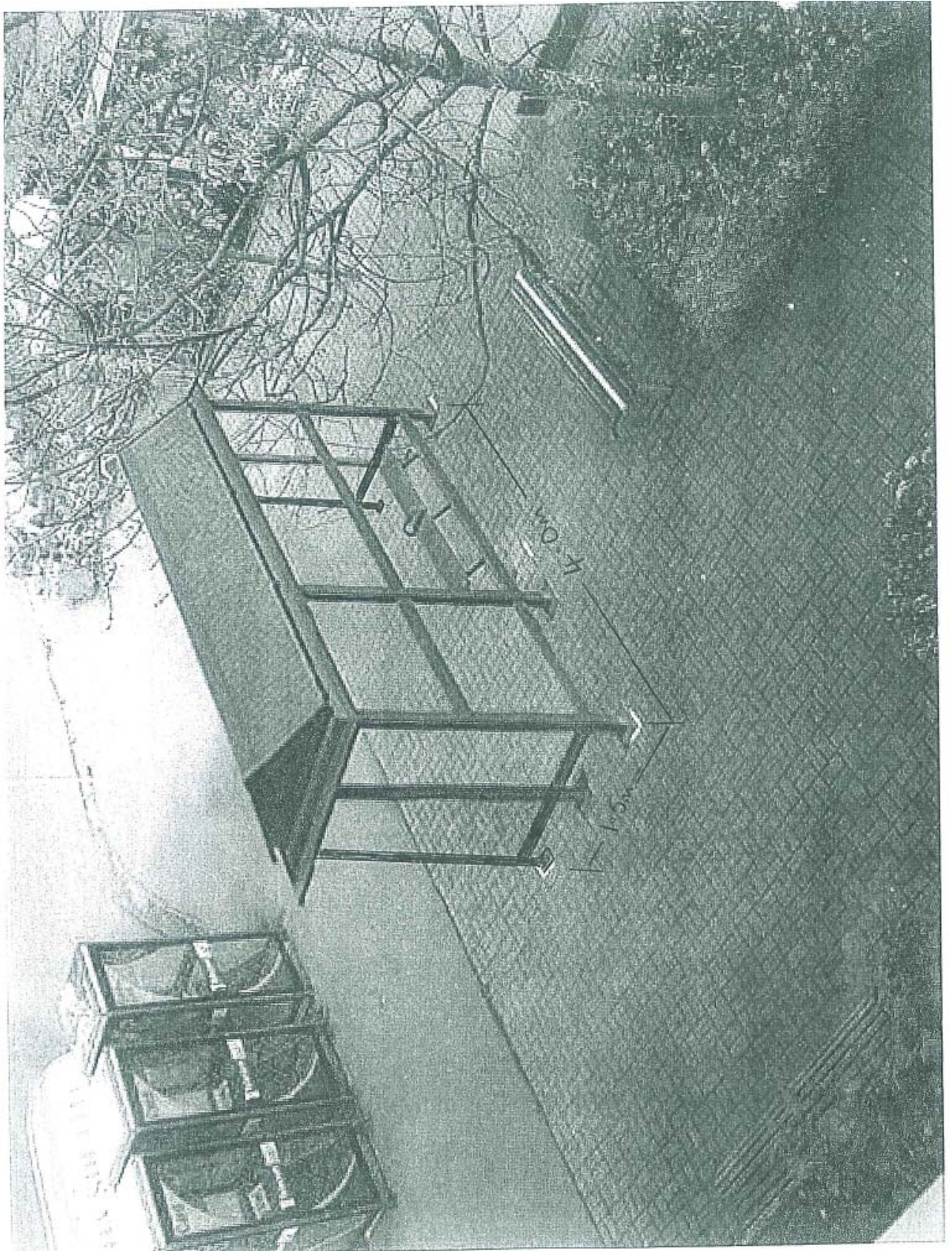
Designs are from Adshel Infrastructure Solutions who are Councils preferred supplier for bus shelters.

There is also a problem of advertising signs on the footpath outside the building. These signs are in contravention of the Public Spaces and Signs Bylaw and the owners will be asked to remove these signs in the very near future. As most of the advertisers are from remote locations this will have some effect on their various businesses.

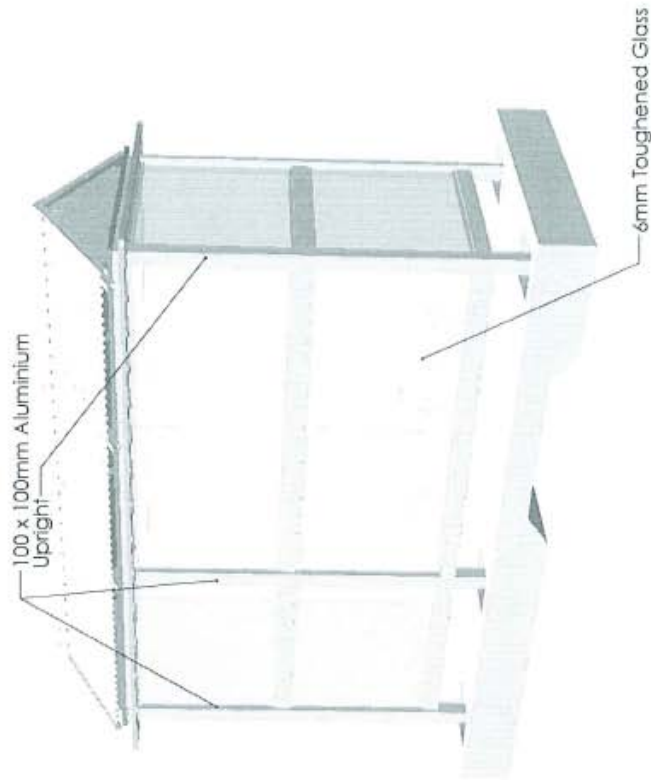
It has been suggested that limited advertising space be made available within the bus shelter as a compromise, whether it be small advertising posters or a township map showing where places of business are located.

This would give these local businesses an alternative to clogging up the footpaths with advertising signs.

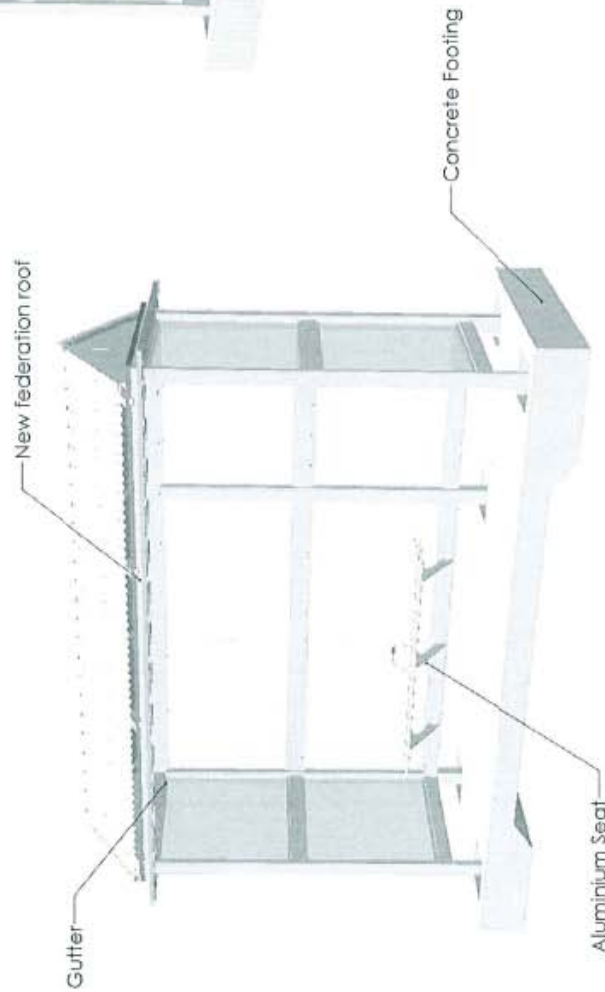
This is the first part of the consultation process and would appreciate your comments.



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REAR VIEW



FRONT VIEW

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN MILLIMETERS SPANNING AND JOINTS	TOLERANCES LINEAR: $\pm 0.5mm$ ANGULAR: $\pm 0.2^\circ$	DRAWN: JAV CHECKED: - ENG: 	DATE: 16/04/2007	DRAWING NO:		
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				TITLE:		
				New Federation Full Back Non Ad		
				- QUOTATION DRAWING -		
level 4, 437 st kilda road melbourne vic 3004 t: (+613) 9865 9600 f: (+613) 9865 9699				MATERIAL: Various	FINISH: Powdercoated	SHEET: 1
CAD GENERATED DRAWING DO NOT MANUALLY UPDATE DO NOT SCALE DRAWING				SCALE: 1:20		



5.0 COMMITTEE MEMBERS EXCHANGE OF INFORMATION