

10. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE – 2 SEPTEMBER 2010

General Manager responsible:	General Manager, Regulation & Democracy Services DDI 941-8462
Officer responsible:	Planner, Environmental Policy and Approvals Unit
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PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 2 September 2010.

The meeting was attended by Committee members Stewart Miller (Chairman, Akaroa/Wairewa Community Board), Victoria Andrews, John Davey, William Fulton and Lynda Wallace.

Also in attendance were Kent Wilson (Planner) (10.44am) and Philip Kennedy (Consultant).

The Committee adjourned at 10.37am and reconvened at 10.45am.

1. APOLOGIES

An apology was received and accepted from Dave Margetts (Historic Places Trust).

2. REPORT OF PREVIOUS MEETING

2.1 Ordinary Meeting – 3 June 2010

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 3 June 2010.

3. PLANS TO CONSIDER

3.1 Murray Kiely – Akaroa Main Wharf – Proposed Chiller

The proposed plan and supporting documents had been circulated with the agenda. Mr Kiely wished to receive comments from the committee prior to him processing the application further.

Mr Kiely informed the committee that the proposed building would consist of a structure 4.8 metres in length, 3 metres in width and 2.75 metres in height. The building would be constructed from 100 millimetres insulated white chiller panels and would contain a chiller unit and a retail outlet for the selling of fresh fish. It was also proposed that a fish barbeque would be installed inside the building.

Mr Kiely informed the committee that he was prepared to enter into an agreement with Council that the proposed building would never be extended or be used for any other purpose than what is intended as submitted to this committee. He said he wished to keep the concept simple.

Points of concern raised by the Committee were:

- Signage – a sign would be used only when the business was open for service.
- Colour scheme – it was agreed that blue was too dominate on the wharf and should be more of an industrial colour.
- Bi-folding doors – suggest style of door could be different – not necessary to have glazed doors.
- Roof line – a flat roof preferred over the whole building instead of a “box” design at the back.
- Building size – the building, as proposed, will encroach over the public space foot traffic area of the wharf. It was suggested that the building be more narrow and longer.

- Tables and Chairs - no tables and chairs to be situated around the building
- Awning – not to be a permanent structure but could be rolled back or taken down.
- The building should be relocatable to avoid the risk of it being used for other than a fishing industry related activity in the future, after the current applicant has finished his use of the building.

Members were also concerned that the proposal may set a precedent for other users of the wharf, and that the Council needed to ensure the “Licence to Occupy” lease conditions clearly set out that the use had to be directly linked to the fishing industry. The Committee was informed that a report to the Akaroa/Wairewa Community Board would be required before a lease was finalised.

Members asked that the design be revisited and that the plan be represented to the Committee, taking into account the following comments of the Committee:

- The building be constructed of insulated “Formalin” chiller panels and to be as industrial as possible in design and colour, preferably white.
- The roof be of a flat design over the whole of the building.
- The proposed bi-folding doors be more in keeping with an industrial building.
- A ‘roll away’ canopy be permitted at one end over the windows.
- The building be reduced to 2.4 metres in width but lengthened instead so the building does not encroach onto public space
- All retail components be carried out through the windows or doors.
- No tables or chairs be permitted around the building for public use.

Ms Andrews asked that it be recorded that she was very disappointed that staff had allowed the loss of the existing chiller building on the wharf, which should have been retained.

4. COMMUNITY BOARD ADVISER’S UPDATE

4.1 Beach Road Lighting

A verbal update was given to members regarding the installation of the new lighting proposed for Beach Road.

Members were informed that staff had agreed that one additional 70 watt light was acceptable. The style of the pole was also acceptable, however Connectic has been asked to explain why the lights have to be so high.

Members asked that staff seek information on the colour of the bulb and to keep them informed. It was felt the lighting should be of a soft nature and not too harsh.

4.2 Public Realm Guidelines

A verbal update was given to members regarding the Public Realm Guidelines. Members were informed that the document will be kept as simple as possible and would take into account submissions received.

Members **agreed** that an informal meeting be held on Tuesday 14 September 2010 at the Akaroa Service Centre commencing at 2.30pm in order that members can discuss the Draft Akaroa Places and Spaces Plan, of which the Public Realm Guidelines document is part of.

5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

5.1 Place de la Poste – Bus Shelter

Members agreed the bus shelter design, which had recently been erected in Place de la Poste, blended in well with the area.

The meeting closed at 11.30am.

STAFF RECOMMENDATION

That the Board receive the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 2 September 2010.