

Akaroa Design and Appearance Advisory Committee AGENDA

Notice of Meeting:

An ordinary meeting of the Akaroa Design and Appearance Advisory Committee will be held on:

Date: Wednesday 30 January 2019
Time: 2.30pm
Venue: Akaroa Boardroom, 78 Rue Lavaud, Akaroa

Membership

Chairperson	Pam Richardson - Banks Peninsula Community Board Representative
Members	Janis Haley - Banks Peninsula Community Board Representative
	Victoria Andrews - Akaroa Civic Trust Representative
	John Davey - Consultant
	William Fulton - Consultant
	Lynda Wallace - Community Representative

21 January 2019

Liz Carter
Community Board Advisor
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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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Strategic Framework

The Council's Vision – Christchurch is a city of opportunity for all.
Open to new ideas, new people and new ways of doing things – a city where anything is possible.

Whiria ngā whenu o ngā papa Honoa ki te maurua tāukiuki

Bind together the strands of each mat
And join together with the seams of respect
and reciprocity.

The partnership with Papatipu Rūnanga
reflects mutual understanding and respect,
and a goal of improving the economic,
cultural, environmental and social
wellbeing for all.

Overarching Principle

Partnership – Our
people are our taonga
– to be treasured and
encouraged. By working
together we can create
a city that uses their
skill and talent, where
we can all participate,
and be valued.

Supporting Principles

Accountability	Collaboration
Affordability	Prudent Financial Management
Agility	Stewardship
Equity	Wellbeing and resilience
Innovation	Trust

Community Outcomes

What we want to achieve together as our city evolves

Strong communities

Strong sense of
community
Active participation in
civic life
Safe and healthy
communities
Celebration of our
identity through arts,
culture, heritage and
sport
Valuing the voices of
children and young
people

Liveable city

Vibrant and thriving
central city, suburban
and rural centres
A well connected and
accessible city
Sufficient supply of, and
access to, a range of
housing
21st century garden city
we are proud to live in

Healthy environment

Healthy waterways
High quality drinking
water
Unique landscapes and
indigenous biodiversity
are valued
Sustainable use of
resources

Prosperous economy

Great place for people,
business and investment
An inclusive, equitable
economy with broad-
based prosperity for all
A productive, adaptive
and resilient economic
base
Modern and robust
city infrastructure and
community facilities

Strategic Priorities

Our focus for improvement over the next three years and beyond

Enabling active citizenship and connected
communities

Maximising opportunities to develop a vibrant,
prosperous and sustainable 21st century city

Climate change
leadership

Informed and proactive
approaches to natural
hazard risks

Increasing active, public
and shared transport
opportunities and use

Safe and sustainable
water supply and
improved waterways

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- Part A Matters Requiring a Council Decision
Part B Reports for Information
Part C Decisions Under Delegation
-

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1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Confirmation of Previous Minutes

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on [Wednesday, 3 October 2018](#) be confirmed (refer page 5).

4. Deputations by Appointment

There were no deputations by appointment at the time the agenda was prepared.

Akaroa Design and Appearance Advisory Committee OPEN MINUTES

Date: Wednesday 3 October 2018
Time: 2.30pm
Venue: Akaroa Service Centre Boardroom
78 Rue Lavaud, Akaroa

Present

Chairperson	Pam Richardson - Banks Peninsula Community Board Representative
Members	Janis Haley - Banks Peninsula Community Board Representative Victoria Andrews - Akaroa Civic Trust Representative William Fulton - Consultant
Staff	Lynda Wallace - Community Representative Penelope Goldstone – Community Governance Manager, Akaroa-Wairewa Kent Wilson – Senior Planner (via audio link) Liz Carter – Community Board Advisor Fi Smith – Support Officer

3 October 2018

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-
- Part A Matters Requiring a Council Decision**
Part B Reports for Information
Part C Decisions Under Delegation
-

The agenda was dealt with in the following order.

1. Apologies

Part C

That apologies for absence be accepted from Dave Margetts, John Davey and Boyd Barber.

2. Declarations of Interest

There were no declarations of interest.

3. Confirmation of Previous Minutes

Part C

Committee Decision

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday, 3 May 2018 be confirmed.

4. Deputations by Appointment

Part B

There were no deputations by appointment.

5. Changes to Signage for Consideration - Black Cat Building - Akaroa Wharf

Committee Comment

Paul Milligan, Chief Executive of Black Cat Cruises, presented on what was being proposed as new signage for their buildings on the Akaroa Wharf. He said the company was trying to reduce the impact of the signage but also noted their need, as a business, to advertise.

Planning staff advised that the wharf was outside the jurisdiction of the District Plan but that Council had an interest in the signage associated with the wharf, as owner of the wharf and licensor to the adjacent users. Staff also highlighted some criteria from the District Plan which could be used as guidance in this situation. Specifically, these were the guidelines for signage within Heritage Settings (as listed in the District Plan) which could provide meaningful guidance to the Committee as the wharf is listed as a Heritage Setting.

The Committee considered the proposal, with discussion focusing on:

- The size of the proposed signage
- The appropriateness of the six flags proposed as part of the signage
- The cumulative effect of all the signage on the building and “visual clutter”
- Whether the box like buildouts were necessary or were in fact part of the signage

- The colour of the wooden buildouts
- The use of graphics as opposed to imagery
- The use of words in association with logos
- The importance of the dormer windows as an architectural feature of the building.

The Committee felt that there was already a large amount of “signage” on the Black Cat building and that returning to the dormers as original features would restore some of the essence of the building and at the same time would reinstate a built form complimentary to architectural elements found in the township. In this regard the box like buildouts were considered to be unsympathetic to the gable form roof of the building and built character within the township.

Staff Recommendations

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Provide comment as appropriate

Committee Resolved ADAA/2018/00003

Part C

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Notes that it does not support the flags included in the proposal.
3. Recommends that the third buildout and any associated signage (over the staff entrance) be removed.
4. Recognising that there is already a large sign on the end of the building, recommends that the proposed signage be reduced in scale by exposing the two existing dormer windows as features, and fitting signage within the profile of the gable end of each dormer. Signage to be in the style as was presented in the agenda for this meeting.

Victoria Andrews/William Fulton

Carried

The Committee noted that it was making its recommendations based on the premise that neither the Akaroa Design and Appearance Advisory Committee (or the Akaroa-Wairewa Community Board acting in place of the Committee) had approved the boxed signage structures on the Black Cat building.

Akaroa Wharf Signage

The Committee also discussed signage in general on the Akaroa Wharf and expressed a wish to be involved in any review of signage provisions for the area.

Committee Resolved ADAA/2018/00004

Part B

That the Akaroa Design and Appearance Advisory Committee:

1. Recommends to the Banks Peninsula Community Board that the Akaroa Design and Appearance Advisory Committee be asked to comment on all signage on the Akaroa Wharf as part of the redevelopment project for the structure.

Victoria Andrews/Lynda Wallace

Carried

Meeting concluded at 4.31pm.

CONFIRMED THIS 7th DAY OF NOVEMBER 2018

PAM RICHARDSON
CHAIRPERSON

5. Temporary Toilet Proposal - 82 Beach Road, Akaroa

Reference: 19/36653

Presenter(s): Liz Carter

1. Purpose of Report

- 1.1 The purpose of this report is for the Akaroa Design and Appearance Advisory Committee to consider plans for the proposed temporary toilets at 82 Beach Road, Akaroa.

2. Staff Recommendations

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Provide comment as appropriate.

Attachments

No.	Title	Page
A ↓	Resource Consent Application - 82 Beach Road, Akaroa	10
B ↓	Image showing appearance of Proposed Toilet Block	15
C ↓	Temporary Public Toilet Site Plan	16

Signatories

Author	Fiona Smith - Support Officer
Approved By	Liz Carter - Community Board Advisor

**Resource Consent Application 82 Beach Road Akaroa
Christchurch City Council Britomart Reserve
Temporary Public Toilets 2019 (19/20 – 21/22)**

07/01/2019

Assessment of Effects

Proposed CCC Portacom Temporary (three summer Ship Cruise Seasons continuous) CCC Public Toilets (7.2 x 2.9) to CCC Britomart Reserve. CCC owned Relocatable Public Toilet to be relocated onto Britomart CCC Community Park/Road Reserve-Beach Road in 2019.

Christchurch District Plan – Open Space Community Park:

Pt Lot 1 DP 2897

Plan Rules non-compliance/Consultation required:

1. The property is located in the Akaroa Community Board Area.
2. The property or part of the property is within the Coastal Environmental overlay which is operative.
3. The property or part of the property is within the Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit overlay which is operative.
4. The property or part of the property is within the Nga Tahanga Tupuna overlay which is operative.
5. The Property or part of the property is within the Akaroa Historic Area (Charter Area) overlay which is operative.
6. The Property or part property are within the Heritage Setting overlay which is operative. Heritage New Zealand has entered this property on the New Zealand List/Rarangi Korero as either a Category historic place, historic area, wahi tapu, wahi tapu area or wahi tupuna.
7. The property or part property is affected by significant tree provisions which must be treated as operative.
8. Beach Road is a transport Zone
9. A lease or license to occupy part of the Road Reserve is required.

History:

The proposed temporary public toilets have been requested by the CCC Akaroa Board with ongoing increasing Cruise Ship's (up to two per summer season day) exclusively using the Akaroa Harbour until at least 2020/21 summer season and possibly 2021/22, when Lyttelton Harbour's new cruise ship docking should be operational. In 2012/13 and 13/14 cruise ship season following the 2011 Christchurch Earthquake the CCC installed temporary Public Toilets over the two summers to cope with the huge increase in cruise ships using Akaroa Harbour. And in the 2013/14 year extended/alterd the existing adjacent Britomart Public Toilets. Then the two temporary toilets blocks were removed from the Reserve. The increased capacity of the refurbished Britomart Public Toilets was minimal with two accessible pans due to the constriction of two sea walls, the physical road boundary and protected trees. The facility meets the needs of the community outside of the Cruise Ship and summer visitor season. On Cruise Ship days, especially with more than one ship per day, the facility is having difficulty sustaining the increased usage.

The CCC Parks Unit will be recommending to the next Akaroa Board meeting that a temporary toilet block is to be installed for three years on the Road Reserve of Britomart Reserve for the year starting 2019 and finishing at the end of 2021/22 summer cruise season.

Assessment of Effects:

1. The proposed CCC Portacom Temporary Public Toilet (two-three years old CCC Parks owned and from another CCC temporary site) is of a simple single low pitched roof design, painted in recessive colours (fawn walls and brown roof). Will have a timber deck, ramp, timber trellis screen and base boards (all natural timber). Grey galvanised handrails and grey chip temporary link path.

Effects Low: The earthy tones and simple shape/low pitched roof will sit well with the green grass/green-brown specimen trees of Britomart Reserve.

2. The Public Toilet facility will face into the park and will be heavily screened at the back with mature existing trees and has only small high level opaque windows to the rear of the building.

Effects Low: Therefore the Public Toilet Facility will be well screened to the street scene.

3. The floor area of the temporary facility is 21.0 metres sq. (not including deck/ramp) which is only very small building area but with clever design manages to incorporate 5 toilet pans (one accessible) and a double urinal in male/female configuration.

Effects Low: The building's footprint will be low in proportion to the reserve, therefore minimal effect.

4. Currently queuing numbers for the existing Britomart Public Toilets on cruise days can be considerable.

Effects Positive: The additional proposed 'temporary' facility would increase toilet facilities to Britomart Reserve by approx. 70%.

CPTED General Review:

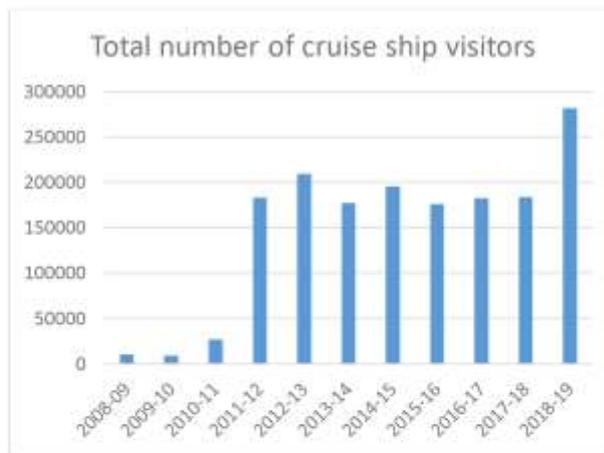
The layout of the proposed Public Facility only complies with some CCC Safer Parks recommendations.

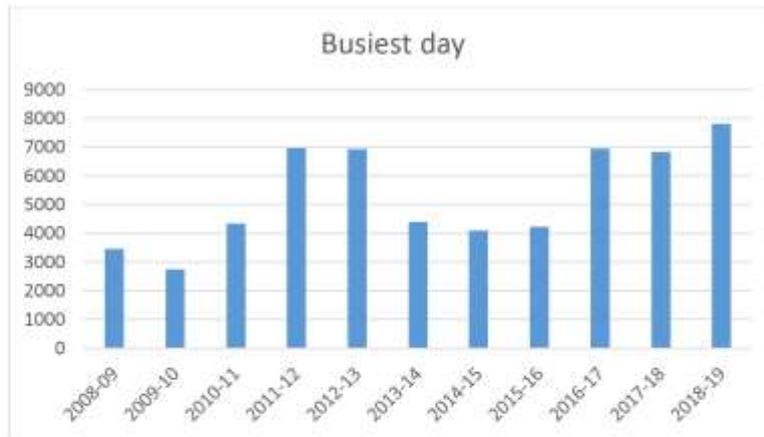
The doors generally swing inwards instead of outwards but to single cubicles having no hiding space. The accessible toilet is fully complaint with all codes but the male toilet doesn't comply with Safer-Parks policy with inward swing door and the inclusion of a urinal. In this case the inclusion of a urinal is expedient and sometimes used in high profile CCC Public Toilets such as the adjacent Britomart Public Toilet. With safety options for males to use the accessible toilet as an alternative.

The siting of the proposed facility is in a high profile area with generally good site lines, with elevated viewing and good path linkages along with lighting for night time use. The building is of a simple design in near brand new condition. Therefore tagging is less likely and the facility is more likely to be respected.

Current situation:

Due to ongoing exceptional circumstances relating to the 2011 Christchurch Earthquake in relation to the use of the Akaroa deep water Harbour 92 small to large cruise ships are visiting Akaroa harbour in the 2018/19 season from Tuesday 2nd October – Saturday 13th April. The graphs and table below show the increase in visitors and the busiest day this season being just under 8000 passengers/crew.





	No of ships scheduled	No of ships arrive	passengers	crew	Scheduled total	Actual total	largest day
2016-17	77	68	146617	63801	210418	182715	6950 Dec 14th
2017-18	75	65	145914	64564	211720	183868	6838 Dec 14th
2018-19	92		198180	83600	281780		7816 Dec 1st

Prior to the 2011 Earthquake Akaroa cruise ship visits were at a lower level with the majority docking at Lyttelton. This situation is forecasted to reverse around 2020/21- 21/22 onwards with the completion of the new cruise ship wharf at Lyttelton.

The Britomart Public Toilets are available for summer day trippers and cruise ship visitors in close vicinity to the wharf. It is approx. an 800m walk to the next CCC Public Toilets beside the Akaroa Service centre.



Summary:

The proposed temporary CCC Public Toilets on Britomart Reserve are a response to a serious sanitary need to increasing 'summer' cruise ship seasonal numbers. Noting that the design of the temporary proposed public toilets are functional and simple, with the CCC Parks proposal being a response to ongoing serious short to medium term problem:

The simple design, recessive/subdued colours and immediate requirement for up to three years usage are mitigating factors to consider for this facility to be temporarily placed on this special Historic Reserve.

Ongoing Approvals for Resource Consent Application:

The following approvals are being sought along with discussions as well with parties listed in items 1-9.

- A. Akaroa Area Board written approval (CCC Parks Maria Adamski)
- B. Liaison/approval to be sought from the local Runanga (CCC Resource Consents on behalf of CCC Parks).
- C. Waiver from Akaroa Appearances overlay (David G./CCC Planners)
- D. Liaison with the Heritage New Zealand if required (David G.)
- E. Ensure the pile foundations are a reasonable distance from protected tree trunks (David G.)
- F. Liaise with Roading and Property Unit's regards placing the temporary building on Road Reserve Beach Road and lease/license to occupy to be applied for (David G.)

In addition a Building Consent Exemption will be applied for upon the Resource Consent approval and a lease or license to occupy the Road Reserve will also be applied for at the time of or prior to the Resource Consent application.

David Greenslade

CCC Senior Architectural Designer
NZCD Arch (1979) LBP Design 2 CPTED Practitioner Level 2

Attached:
Britomart Reserve Aerial Plan 2016 with proposed Temporary Public Toilets location
Akaroa Cruise Schedule 2018-2019



Attachment B Item 5

6. Akaroa Design and Appearance Advisory Committee - Meeting Schedule 2019

Reference: 19/36569

Presenter(s): Liz Carter – Community Board Advisor

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Akaroa Design and Appearance Advisory Committee to approve its meeting schedule through to September 2019.

2. Staff Recommendations

That the Akaroa Design and Appearance Advisory Committee:

- 2.1 Adopt the following meeting schedule from 6 February to 4 September 2019:

Wednesday 13 February	2.30pm	Akaroa Boardroom
Wednesday 6 March	2.30pm	Akaroa Boardroom
Wednesday 3 April	2.30pm	Akaroa Boardroom
Wednesday 1 May	2.30pm	Akaroa Boardroom
Wednesday 5 June	2.30pm	Akaroa Boardroom
Wednesday 3 July	2.30pm	Akaroa Boardroom
Wednesday 7 August	2.30pm	Akaroa Boardroom
Wednesday 4 September	2.30pm	Akaroa Boardroom

*Note: Meetings will only be held if there are plans or other business to consider.

3. Meeting Schedule

- 3.1 The staff recommendation in this report, for the Committee to adopt a meeting schedule through to September 2019, has been developed based on a number of factors:
- Similar time of the month to previous schedule (First Wednesday of month)
 - Consideration of other commitments on the Council calendar, e.g. Council meetings
 - A desire to avoid day/time clashes with Community Board meetings
- 3.2 It is proposed that the venue for Committee meetings will be the Akaroa Boardroom, 78 Rue Lavaud, Akaroa. Site visits will be arranged as appropriate. The meetings would commence at 2.30pm.
- 3.3 The Committee has the delegated authority under its Terms of Reference to set its own Meeting Schedule.
- 3.4 As in previous years, a meeting of the Committee will only be held if there are plans or other business to consider.

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Fiona Smith - Support Officer
Approved By	Liz Carter - Community Board Advisor

7. Committee Members' Exchange of Information

This item provides an opportunity for Committee Members to update each other on recent events and/or issues of relevance and interest to the Committee.