

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 7 August 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

1 August 2019

Liz Carter
Community Board Advisor
941 5682
liz.carter@ccc.govt.nz
www.ccc.govt.nz

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

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

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STAFF REPORTS

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B	6.	Committee Members' Exchange of Information	33

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, 15 May 2019](#) be confirmed (refer page 5).

4. Deputations by Appointment

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

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

Akaroa Design and Appearance Advisory Committee OPEN MINUTES

Date: Wednesday 15 May 2019
Time: 2.30pm
Venue: Akaroa Boardroom, 78 Rue Lavaud, Akaroa

Present

Chairperson
Members

Pam Richardson - Banks Peninsula Community Board Representative
Janis Haley - Banks Peninsula Community Board Representative

John Davey - Consultant

Lynda Wallace - Community Representative

15 May 2019

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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 **Committee Decision**

Apologies for absence were received and accepted from Victoria Andrews and William Fulton.

2. Declarations of Interest

Part B There were no declarations of interest recorded.

3. Confirmation of Previous Minutes

Part C **Committee Resolved ADAA/2019/00003**

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Wednesday, 30 January 2019 be confirmed.

Richardson/Haley

Carried

4. Deputations by Appointment

Part B There were no deputations by appointment.

5. Place de la Poste - Proposed Replacement Toilets

Committee Comment

The Committee favoured a simple cladding, possibly a plaster finish to be in keeping with other buildings in the immediate area. Members also commented on, or questioned, the following elements of the proposed building:

- Doors
- Sanitary bins
- Accessibility
- Accessibility signage

Staff reported that the building would be fully compliant with current accessibility requirements.

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/2019/00004

Part C

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Provide the following comments on the proposal:
 - Cladding should be a textured coating finish over a cement board or similar
 - Doors should have a smooth finish
 - The building to be painted in similar colours to the current building
 - The Committee prefers not to have a screen outside the urinal compartment if the inside can be reconfigured appropriately
 - The accessible toilet signage should only be outside the appropriate compartment

Haley/Wallace

Carried

6. Committee Members' Exchange of Information

Part B

6.1 Outstanding Actions

Part B

The Committee requested an update on the actions recorded at the 30 January meeting:

- Akaroa Character Overlay
- 117 Rue Jolie
- Black Cat Signage

6.2 Britomart Reserve

Part B

The Committee noted that the fence posts around the Britomart Reserve adjacent to the Akaroa Wharf were dated as circa 1907-1908 and suggested that the top portions of the remaining original totara posts could be reused in any landscaping of the reserve.

Meeting concluded at 3.18pm.

CONFIRMED THIS 3rd DAY OF July 2019

PAM RICHARDSON
CHAIRPERSON

Unconfirmed

Item 3 - Minutes of Previous Meeting 15/05/2019

5. Proposed i-Site and Cafe - 63-65 Rue Lavaud, Akaroa

Reference: 19/854018

Presenter(s): Andrew Just – Field Studio Architects

1. Purpose of Report

- 1.1 The purpose of this report is for the Akaroa Design and Appearance Advisory Committee to consider the proposed plans for an I-Site and Café at 63-65 Rue Lavaud, Akaroa.
- 1.2 The concept design plans for the proposal are attached to this report.

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 ↓	Akaroa Design and Appearance Advisory Committee - 7 August 2019 - Rue Lavaud - Concept design images	11
B ↓	Akaroa Design and Appearance Advisory Committee Meeting 7 August 2019 - Rue Lavaud PIM Draft.pdf	14

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	Liz Carter - Community Board Advisor
Approved By	Liz Carter - Community Board Advisor



i-SITE + Cafe Development

63-65 Rue Lavaud, Akaroa, Banks Peninsula

CONCEPT IMAGES

Concept images

63-65 Rue Lavaud, Akaroa, Banks Peninsula



Concept images

63-65 Rue Lavaud, Akaroa, Banks Peninsula





Perspective from NE



Perspective From West

Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520 New Zealand

Sheet Index				
Layout ID	Layout Name	Published	Issued Date	Current Revision ID
A001	Cover Sheet	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A100	Existing Site Plan	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A101	Project Phases	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A102	Proposed Site plan	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A204	Existing Floor Plan	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A205	Proposed Ground Floor Plan ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A206	Proposed iSite Ground Floor ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A207	Proposed Cafe Ground Floor ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A300	Existing Elevations - Site	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A301	Proposed Elevation - Site	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A302	Elevations Existing - Building ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A303	Elevations Existing - Building ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A304	Elevations Existing - Building ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A305	Elevations Existing - Building ...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
A306	Elevations Proposed - Buildin...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01
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A309	Elevations Proposed - Buildin...	<input checked="" type="checkbox"/>	3/07/2019 4:23 ...	01

Distribution		Published: 25/07/2019
Client		X
Structural Engineer		X
Local Authority		X
Fire Engineer		X

Distribution Format		
Electronic	PDF	X
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Physical	Paper	



NOTES:

RevID

CHD

Change Name

Date

01			3/07/2019

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Do not scale.
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.

FIELD

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[021 184 5191 | info@fieldstudio.co.nz]

Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client
Peninsula Promotions Limited

Project
Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520
New Zealand

Title
Cover Sheet

N

Scale
1:1000 @ A1

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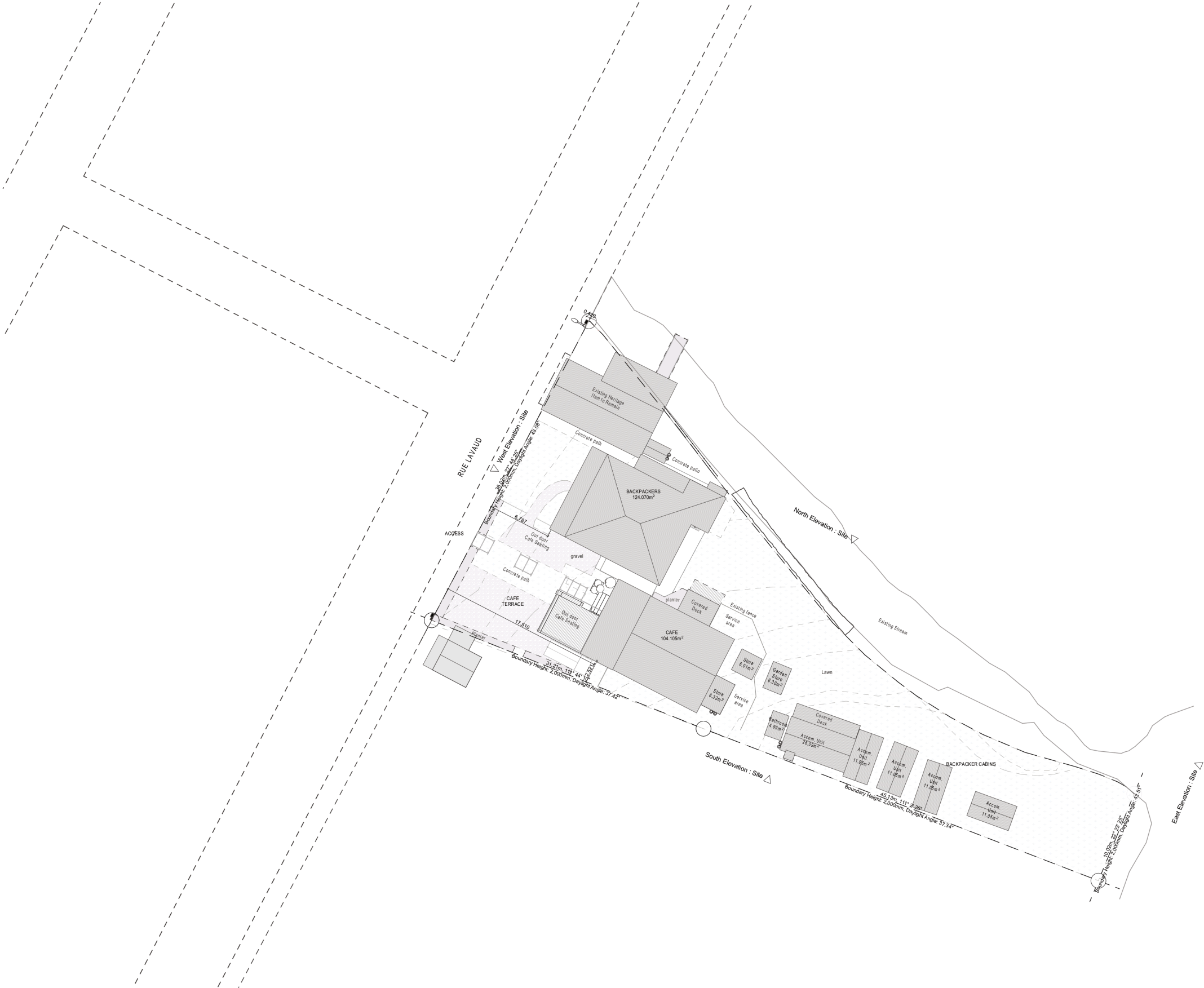
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Project no.
19-006

Issued for
COORDINATION

Drawing no.
A001

Rev.
01



1. Existing Site Plan 1:200

NOTES:

EXISTING SITE PLAN LEGEND

SITE DETAILS

Lot: 1
 DP: 8854
 CB: CB407/204
 Wind: Medium
 Earthquake: Zone 1
 Gross site area: 1416m2

EXISTING BUILDING DETAILS

Heritage Building Footprint: 92.3m²
 "The Batch" Cafe Footprint: 104.9m²
 "Bon Accord" Backpackers Footprint: 124.2m²
 Collective Small Structures Footprint: 93.9m²
 Total Footprint: 415.3m²
 Total Site coverage: 29.3%

○ — ○ Boundary
 ~~~~~ Existing Stream  
 ☼ Existing Gas Bottles (2x 45kg bottles)

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Client: Peninsula Promotions Limited

Project: Akaroa I-Site + Cafe

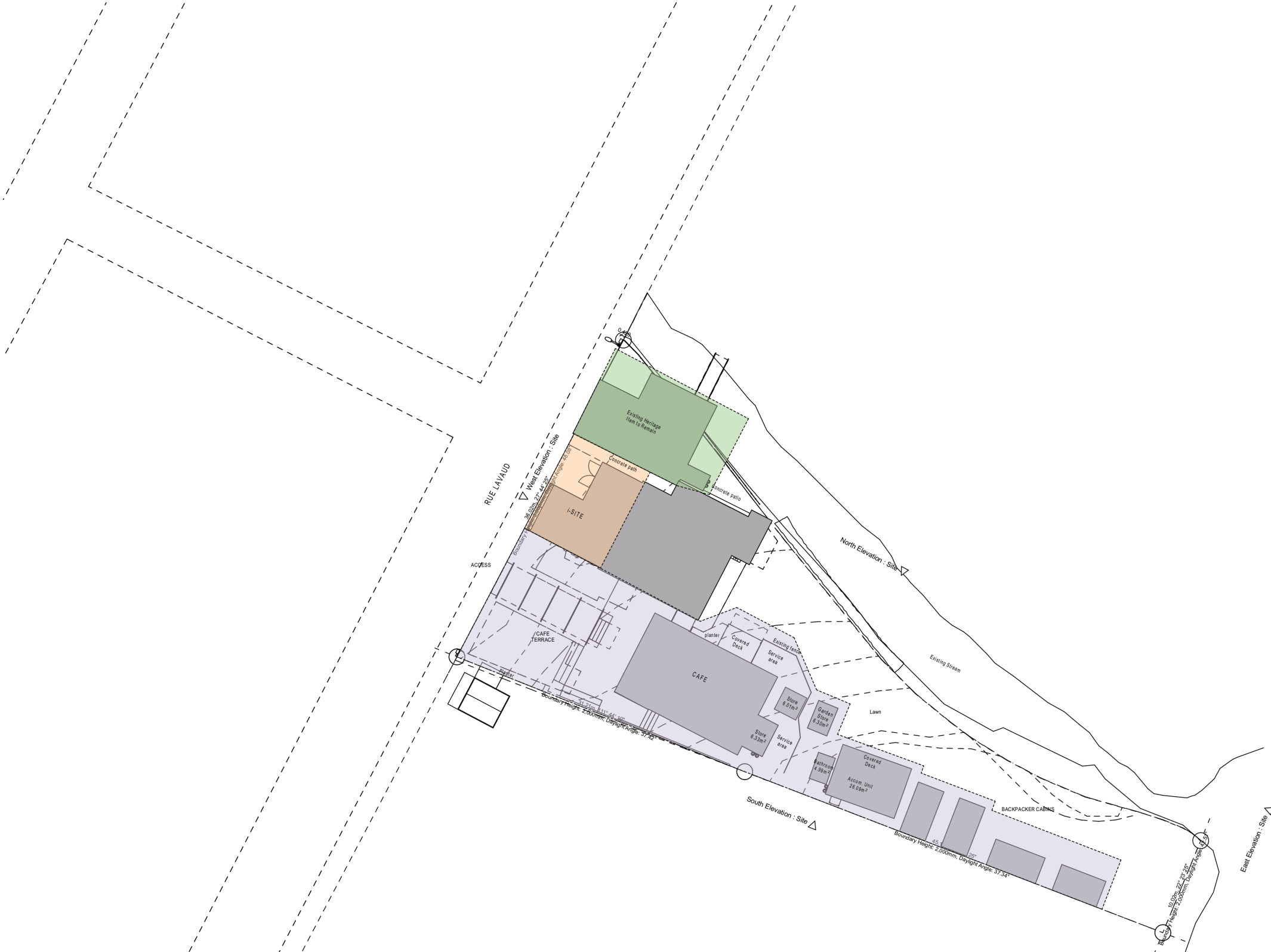
63-65 Rue Lavaud Akaroa Canterbury 7520 New Zealand

Title: Existing Site Plan

Scale: 1:200 @ A1

North arrow pointing up.

Published Date: 25/07/2019  
 Project no: 19-006  
 Drawing no: A100  
 Rev: 01



NOTES:

**EXISTING SITE PLAN LEGEND**

**SITE DETAILS**

|                  |                    |
|------------------|--------------------|
| Lot:             | 1                  |
| DP:              | 8854               |
| CB:              | CB407/204          |
| Wind:            | Medium             |
| Earthquake:      | Zone 1             |
| Gross site area: | 1416m <sup>2</sup> |

**EXISTING BUILDING DETAILS**

|                                        |                      |
|----------------------------------------|----------------------|
| Heritage Building Footprint:           | 92.31m <sup>2</sup>  |
| "The Batch" Cafe Footprint:            | 124.07m <sup>2</sup> |
| "Bon Accord" Backpackers Footprint:    | 104.10m <sup>2</sup> |
| Collective Small Structures Footprint: | 93.94m <sup>2</sup>  |
| Total Footprint:                       | 414.42m <sup>2</sup> |
| Total Site coverage:                   | 29.26%               |

- Boundary
- Existing Stream
- Area of Stage 1
- Area of Stage 2
- Area Remains As Existing

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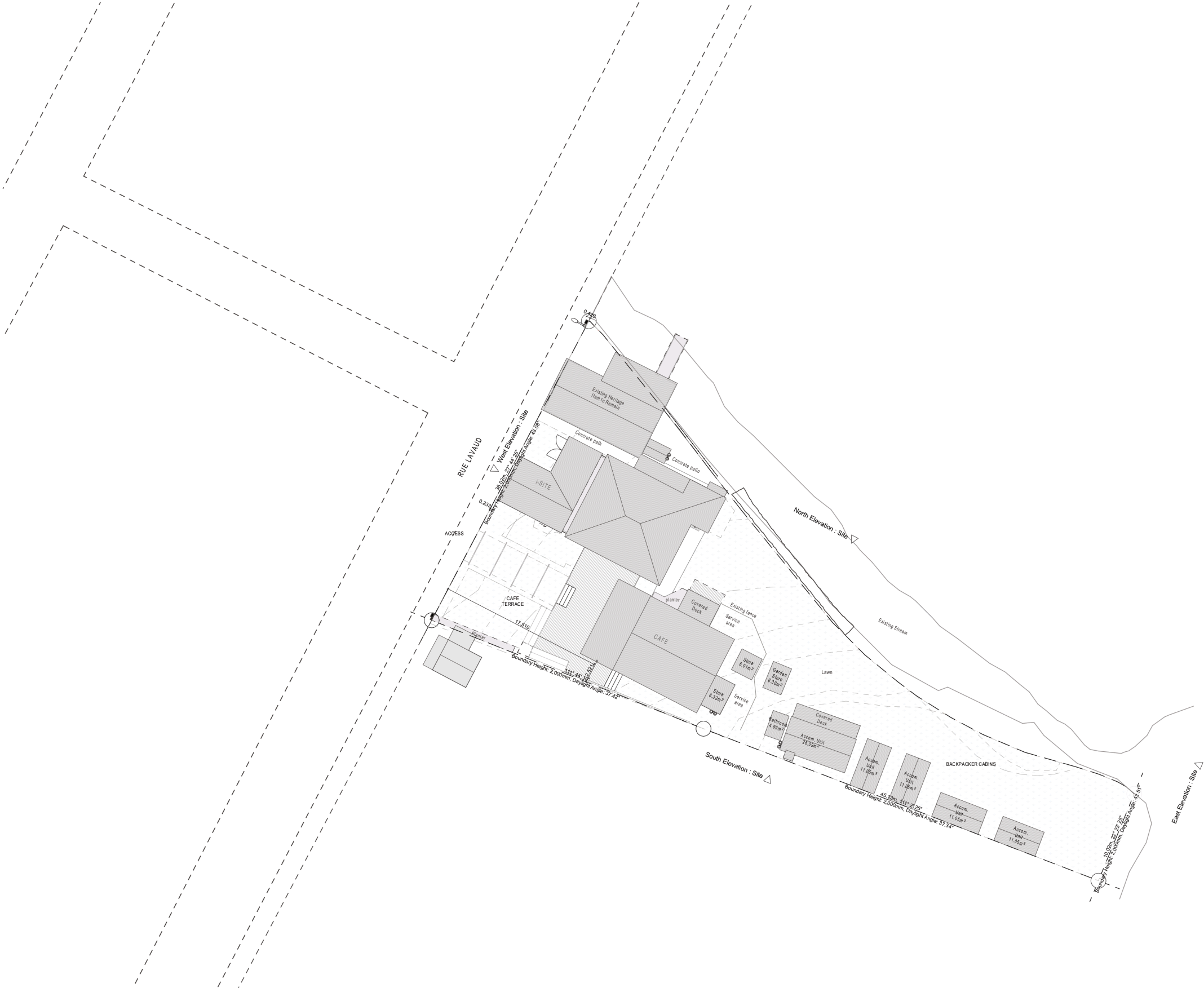
Project: Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520  
New Zealand

Title: Project Phases



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1. Proposed Site Plan 1:200

NOTES:

PROPOSED SITE PLAN LEGEND

SITE DETAILS

Lot: 1  
DP: 8854  
CB: CB407/204  
Wind: Medium  
Earthquake: Zone 1  
Gross site area: 1416m<sup>2</sup>

PROPOSED BUILDING DETAILS

Heritage Building Footprint: 92.3m<sup>2</sup>  
\*The Batch\*  
Cafe Footprint: 104.9m<sup>2</sup>  
I-Site Footprint: 179.2m<sup>2</sup>  
Collective Small  
Structures Footprint: 93.9m<sup>2</sup>  
Total Proposed Footprint: 470.3m<sup>2</sup>  
Total Proposed Site coverage: 33.2%

Boundary

Existing Gas Bottles  
(2x 45kg bottles)

Existing Stream

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Project: Akaroa I-Site + Cafe

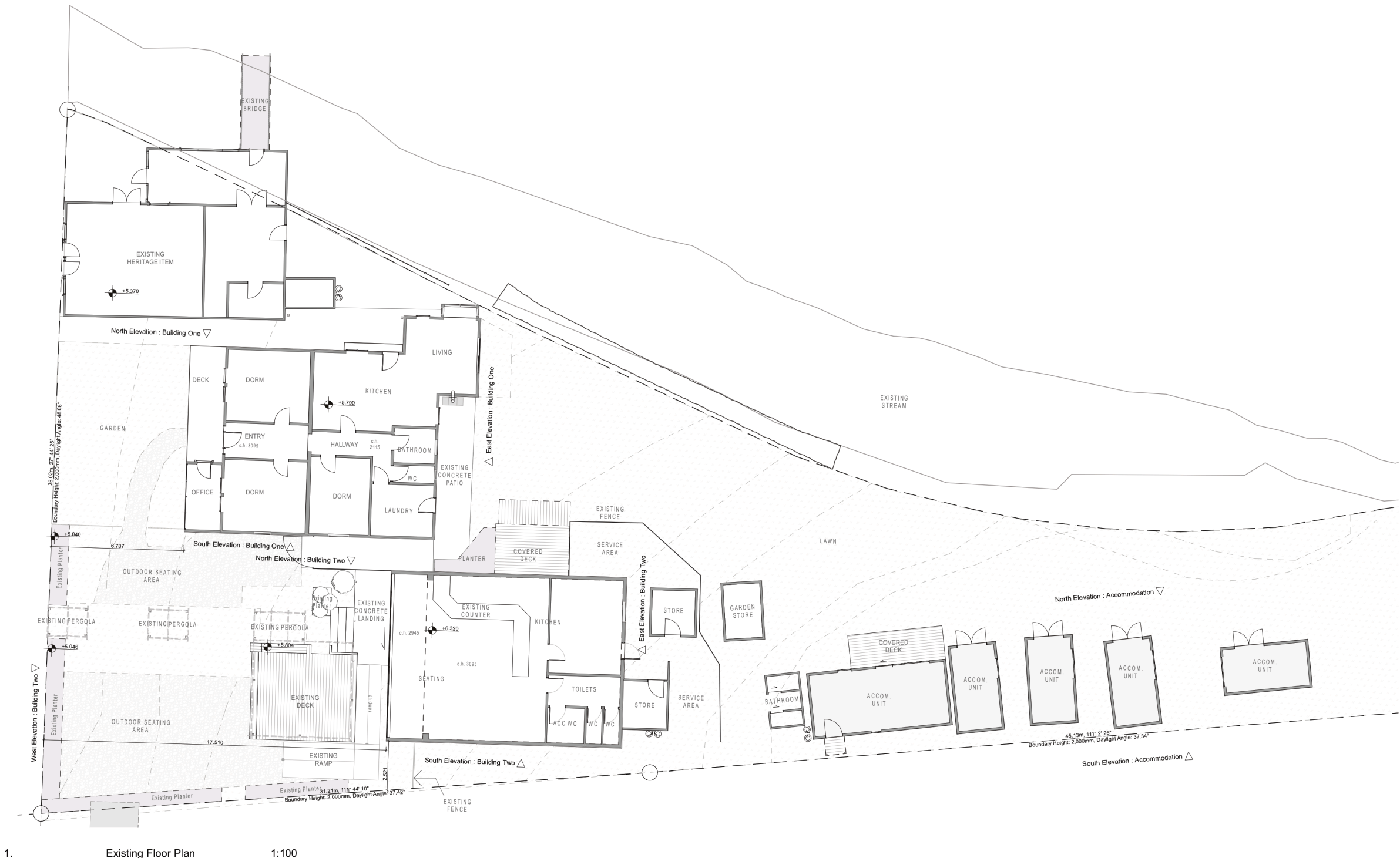
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New Zealand

Title: Proposed Site plan



Publish Date: 25/07/2019  
Project no: 19-006  
Drawing no: A102  
Rev: 01





1. Existing Floor Plan 1:100

NOTES:

FLOOR PLAN LEGEND

- Boundary
- Existing Gas Bottles (2x 45kg bottles)
- Existing Stream

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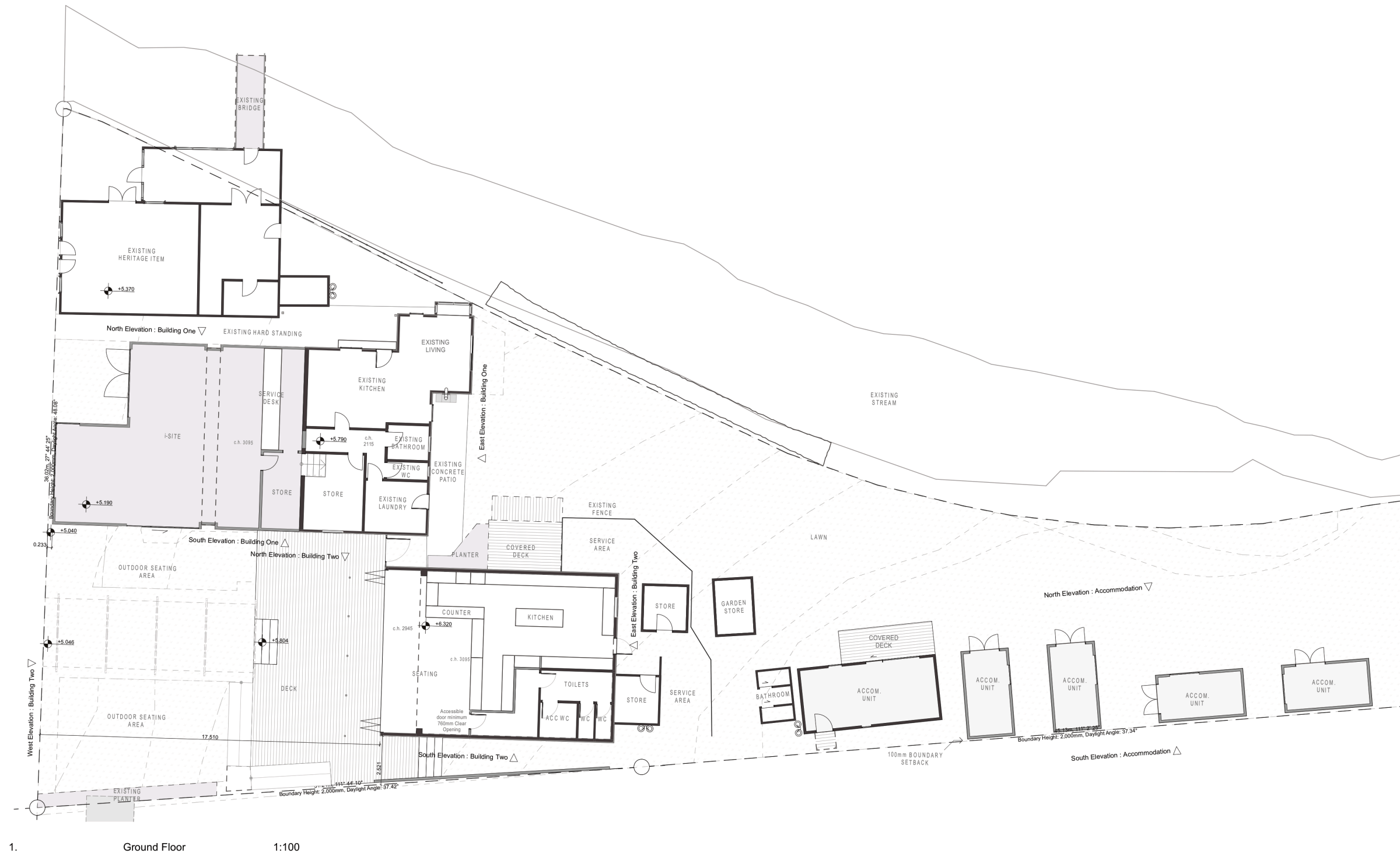
Project: Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520  
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Title: Existing Floor Plan




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### PROPOSED FLOOR PLAN LEGEND

Existing

 Existing Stream

100

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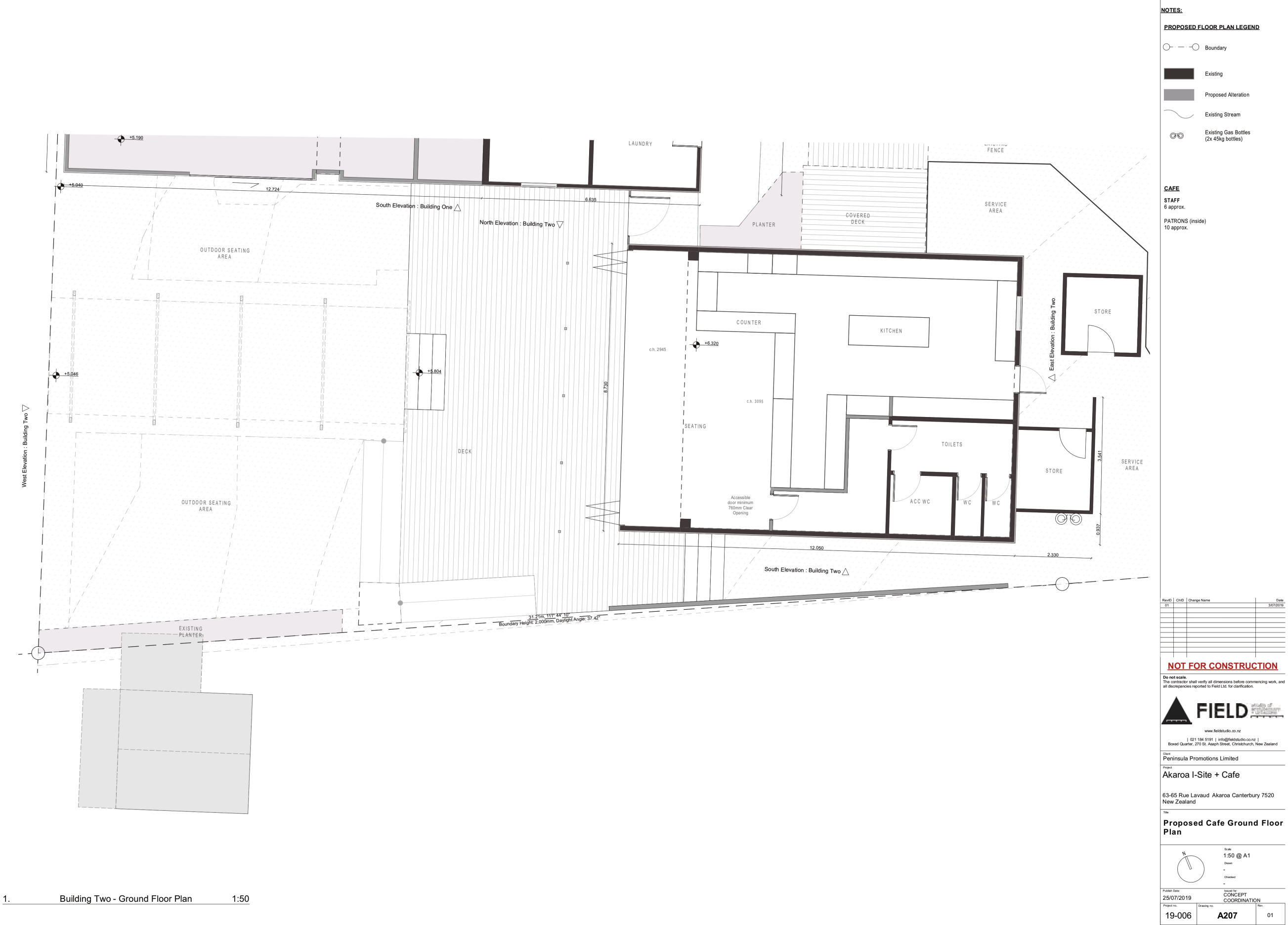
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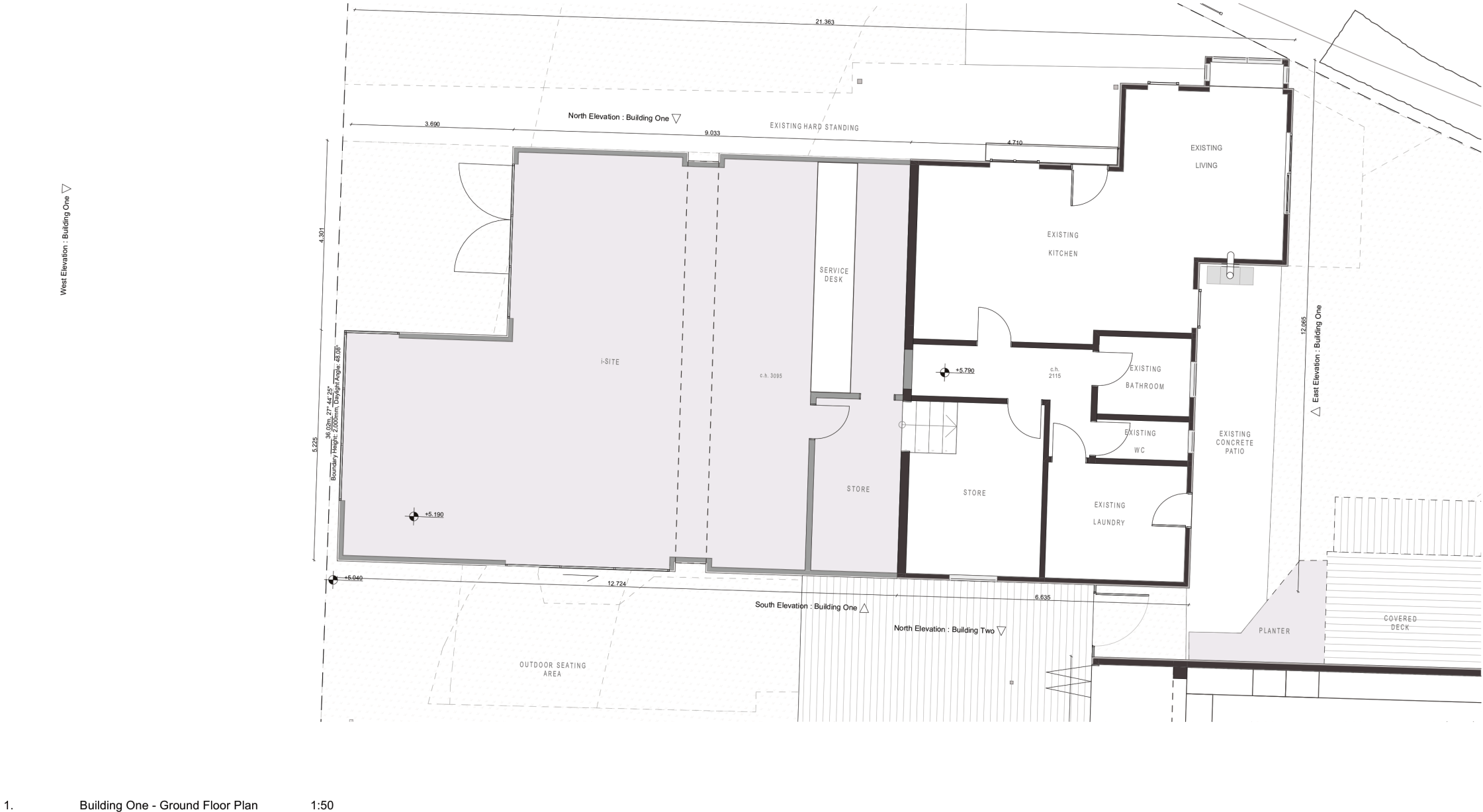
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NOTES:

PROPOSED FLOOR PLAN LEGEND

- Boundary
- Existing
- Proposed Alteration
- Existing Stream

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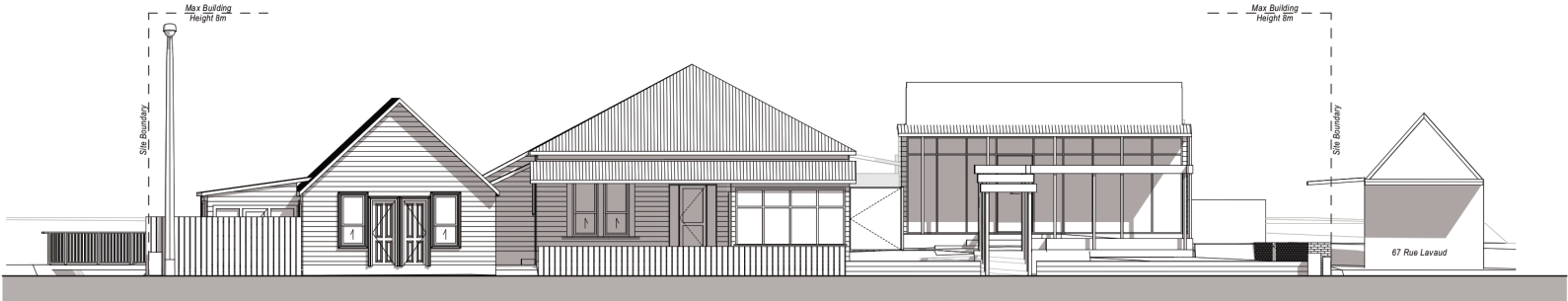
Project: Akaroa I-Site + Cafe

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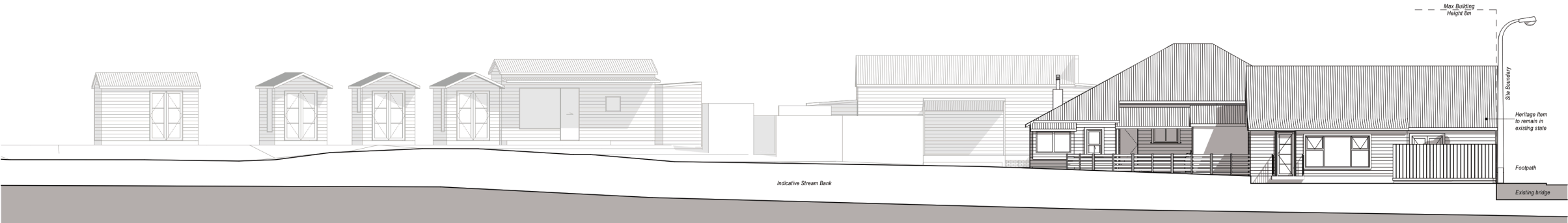
Title: Proposed iSite Ground Floor Plan



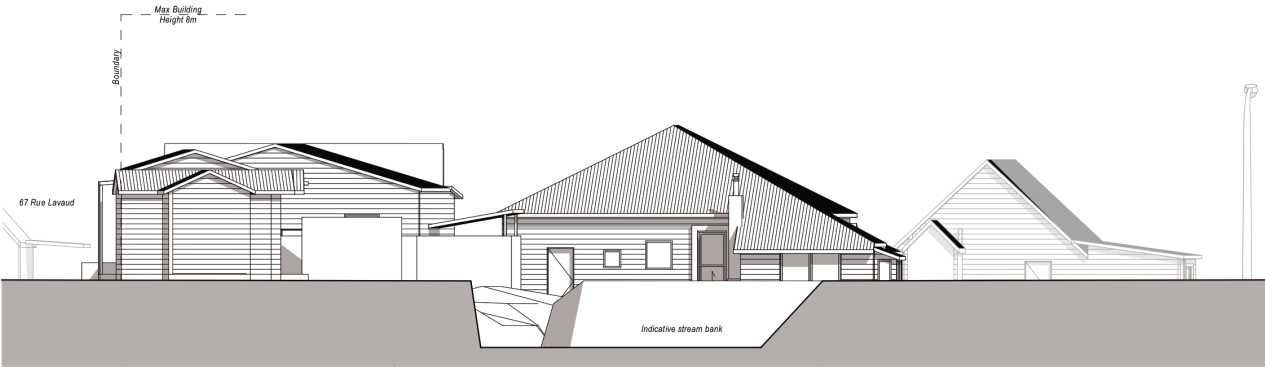
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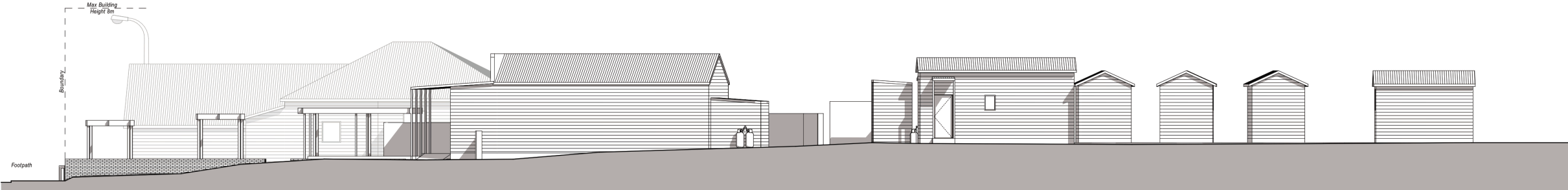
1 Existing West Elevation : Site 1:100



2 Existing North Elevation : Site 1:100



3 Existing East Elevation : Site 1:100



4 Existing South Elevation : Site 1:100

NOTES:

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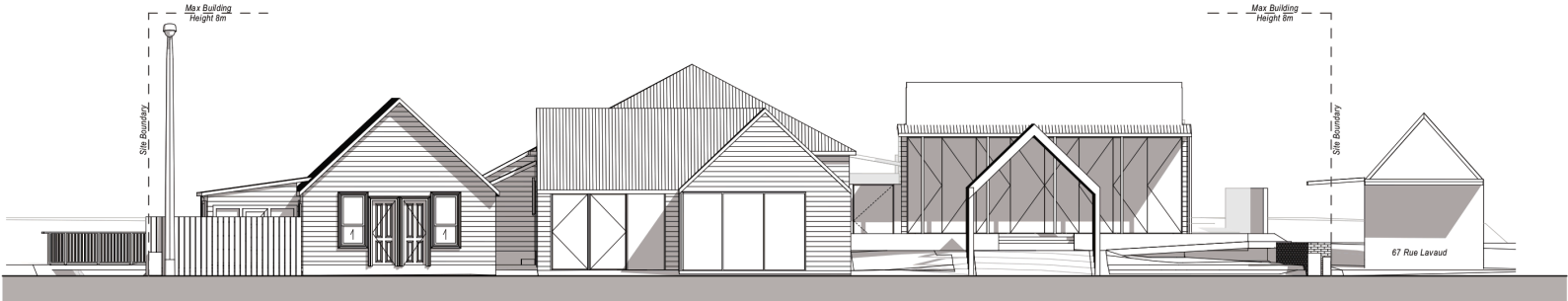
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Project  
Akaroa I-Site + Cafe

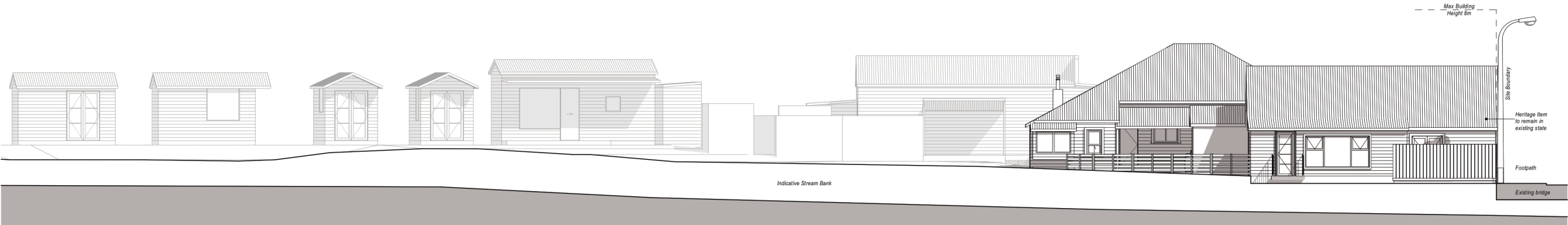
63-65 Rue Lavaud Akaroa Canterbury 7520  
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Title  
**Existing Elevations - Site**

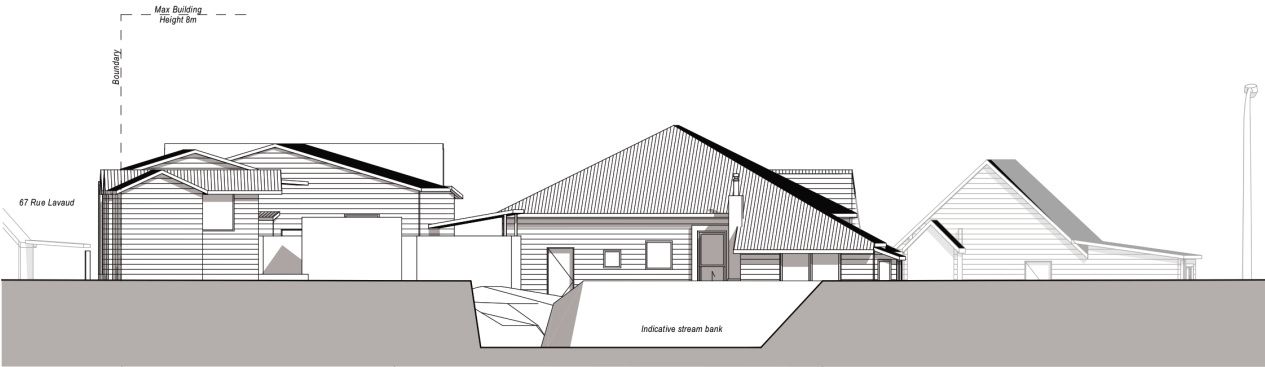
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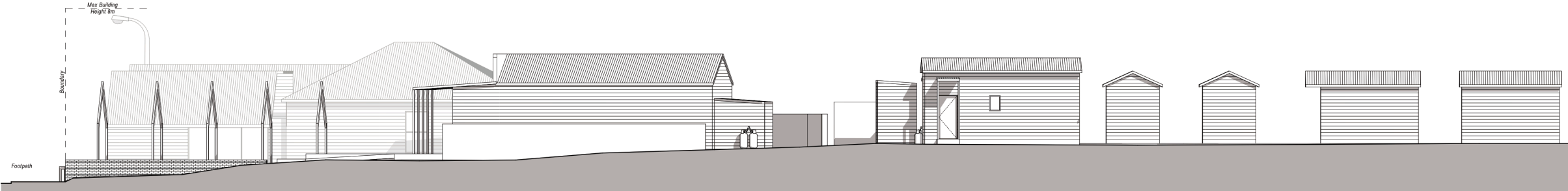
1 Proposed West Elevation : Site 1:100



2 Proposed North Elevation : Site 1:100



3 Proposed East Elevation : Site 1:100



4 Proposed South Elevation : Site 1:100

NOTES:

| RevID | CHD | Change Name | Date       |
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**NOT FOR CONSTRUCTION**

Do not scale.  
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



Client  
Peninsula Promotions Limited

Project  
Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520  
New Zealand

Title  
Proposed Elevation - Site

Scale  
1:100 @ A1  
Drawn  
+  
Checked  
+

Publish Date  
25/07/2019

Project no.  
19-006

Drawing no.  
A301

Rev.  
01



NOTES:

[illegible]

**NOT FOR CONSTRUCTION**

**Do not scale.**  
The contractor shall verify all dimensions before commencing work, and all discrepancies reported to Field Ltd. for clarification.



| 021 184 5191 | [info@fieldstudio.co.nz](mailto:info@fieldstudio.co.nz) |  
Boxed Quarter, 270 St. Asaph Street, Christchurch, New Zealand

Client  
**Peninsula Promotions Limited**

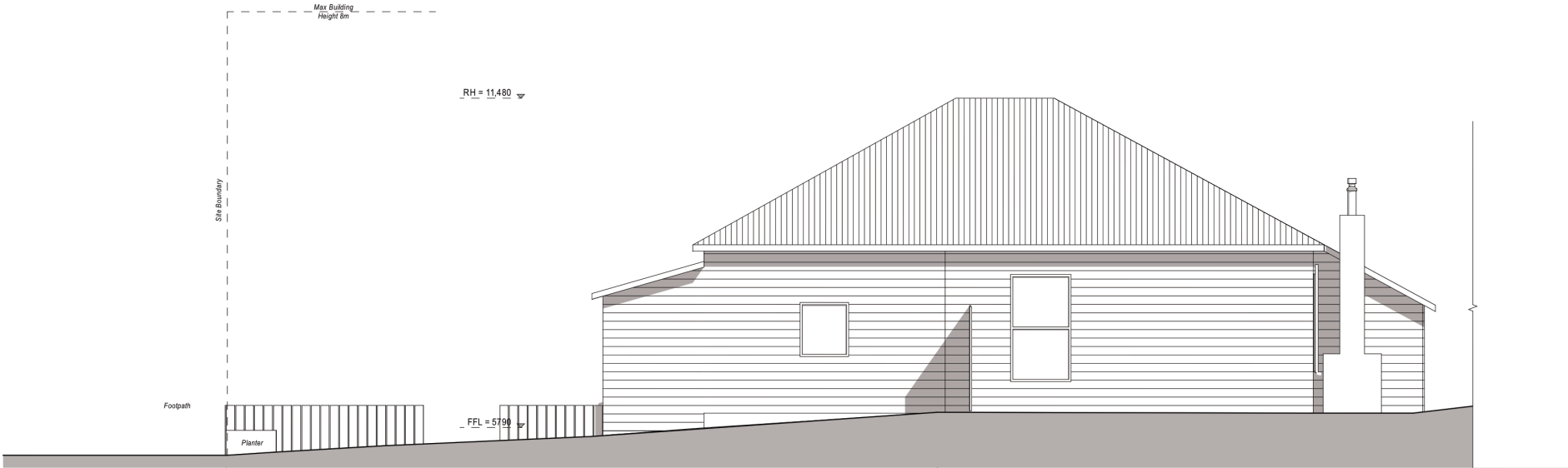
## Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520  
New Zealand

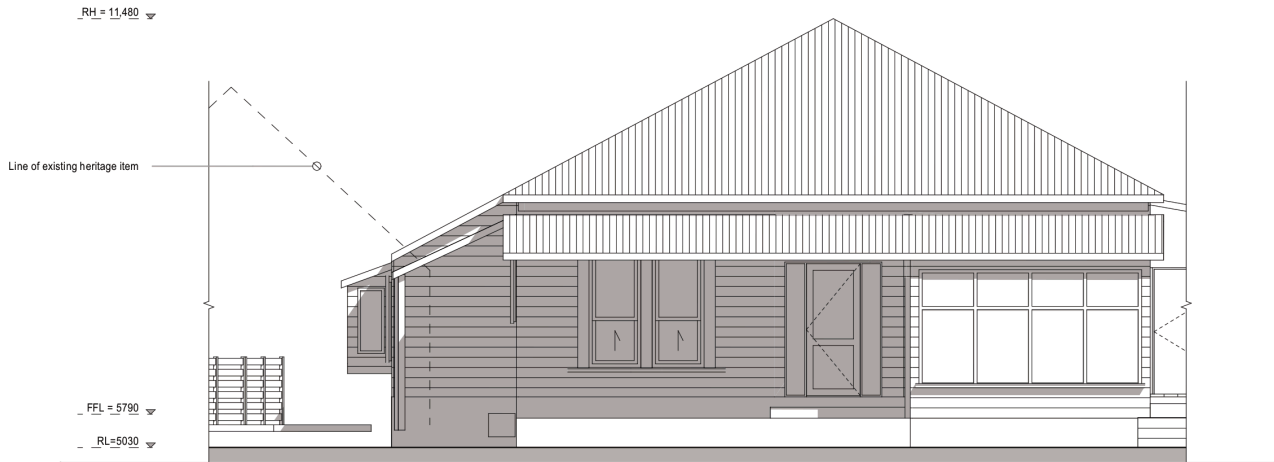
### Elevations Existing - Building One

Scale  
1:50 @ A1  
Down  
-  
Checked  
-

|                                    |                            |                                                |
|------------------------------------|----------------------------|------------------------------------------------|
| Publish Date:<br><b>25/07/2019</b> |                            | Issued for:<br><b>CONCEPT<br/>COORDINATION</b> |
| Project no.<br><b>19-006</b>       | Drawing no.<br><b>A302</b> | Rev.<br><b>01</b>                              |



1.3 Existing South Elevation : Building One



1.4 Existing West Elevation : Building One

NOTES:

| RevID | CHD | Change Name | Date       |
|-------|-----|-------------|------------|
| 01    |     |             | 30/07/2019 |
|       |     |             |            |
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Project  
Akaroa I-Site + Cafe

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New Zealand

Title  
**Elevations Existing -  
Building One**

Scale  
1:50 @ A1  
Drawn  
-  
Checked  
-

|                              |                                       |      |
|------------------------------|---------------------------------------|------|
| Published Date<br>25/07/2019 | Issued for<br>CONCEPT<br>COORDINATION | Rev. |
| Project no.<br>19-006        | Drawing no.<br>A303                   | 01   |

[illegible]

[illegible]

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**Elevations Existing -  
Building Two**

|             |             |      |
|-------------|-------------|------|
| Project no. | Drawing no. | Rev. |
| 19-006      | <b>A305</b> | 01   |





NOTES:

[illegible]

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Client  
**Peninsula Promotions Limited**

## Akaroa I-Site + Cafe

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New Zealand

**Elevations Proposed -  
Building One**

Scale  
1:50 @ A1  
Drawn  
-  
Checked  
-

|                                    |                            |                                                |
|------------------------------------|----------------------------|------------------------------------------------|
| Publish Date:<br><b>25/07/2019</b> |                            | Issued for:<br><b>CONCEPT<br/>COORDINATION</b> |
| Project no.<br><b>19-006</b>       | Drawing no.<br><b>A306</b> | Rev.<br><b>01</b>                              |





NOTES:

[illegible]

**NOT FOR CONSTRUCTION**

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Client  
**Peninsula Promotions Limited**

## Akaroa I-Site + Cafe

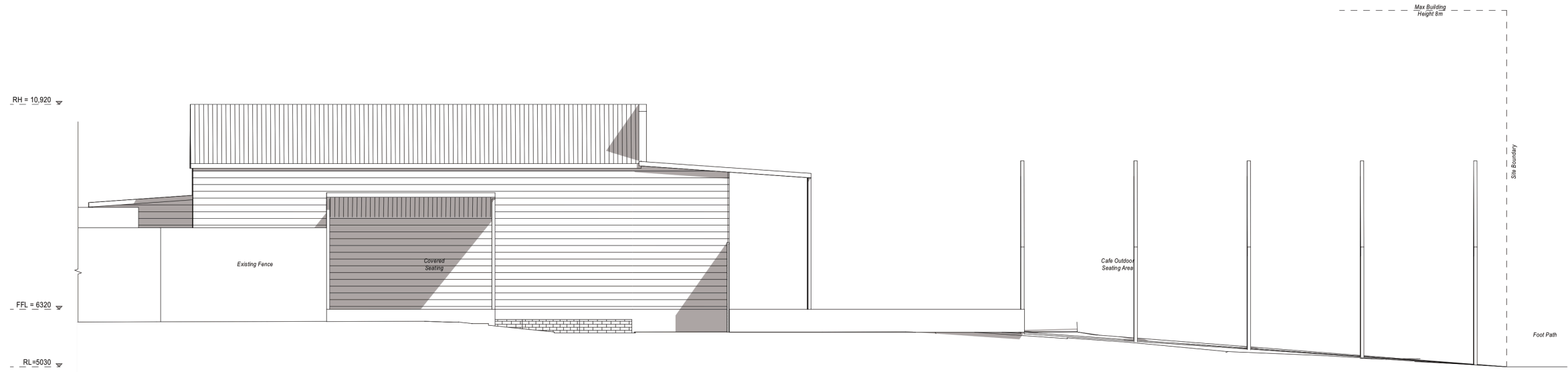
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New Zealand

## Elevations Proposed - Building One

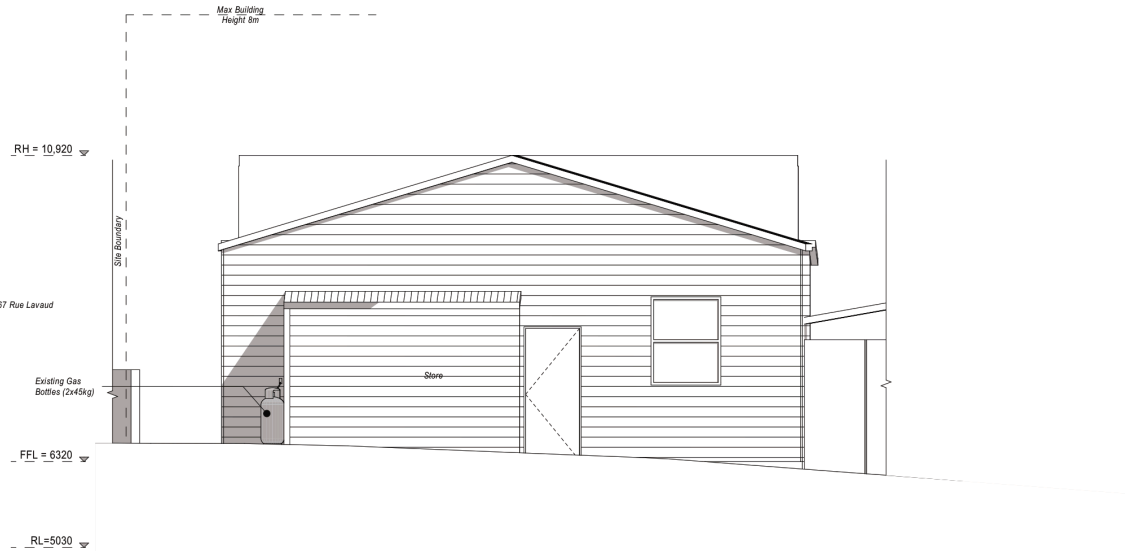
Scale  
1:50 @ A1  
Drawn  
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Checked  
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| Publish Date:<br><b>25/07/2019</b> |                            | Issued for:<br><b>CONCEPT<br/>COORDINATION</b> |
| Project no.<br><b>19-006</b>       | Drawing no.<br><b>A307</b> | Rev.<br><b>01</b>                              |

NOTES:



2.1 Proposed North Elevation : Building Two 1:50



2.2 Proposed East Elevation : Building Two 1:50

| RevID | CHD | Change Name | Date       |
|-------|-----|-------------|------------|
| 01    |     |             | 30/07/2019 |
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Client: Peninsula Promotions Limited

Project: Akaroa I-Site + Cafe

63-65 Rue Lavaud Akaroa Canterbury 7520 New Zealand

Title: Elevations Proposed - Building Two

Scale: 1:50 @ A1  
Drawn: -  
Checked: -

| Project no. | Drawing no. | Rev. |
|-------------|-------------|------|
| 19-006      | A308        | 01   |

[illegible]

**Do not scale.**  
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Project  
Akaroa I-Site + Cafe

|       |  |
|-------|--|
| Title |  |
|-------|--|

Scale  
1:50 @ A1

|                                    |             |                                                |
|------------------------------------|-------------|------------------------------------------------|
| Publish Date:<br><b>25/07/2019</b> |             | Issued for:<br><b>CONCEPT<br/>COORDINATION</b> |
| Project no.                        | Drawing no. | Rev.                                           |

|        |             |    |
|--------|-------------|----|
| 19-006 | <b>A309</b> | 01 |
|--------|-------------|----|



## **6. Committee Members' Exchange of Information**

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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.