

## 6. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 15 AUGUST 2006

<b>General Manager responsible:</b>	Peter Mitchell
<b>Officer responsible:</b>	Liz Carter, Community Board Principal Adviser
<b>Author:</b>	Wendy Graham, Committee Secretary

### PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Akaroa Design and Appearance Advisory Committee meeting held on Tuesday, 15 August 2006.

The meeting was attended by Committee members Winston McKean, John Davey and Tony Ussher. Also in attendance was Jo Bain, Heritage Adviser from the N.Z. Historic Places Trust who was not in attendance for Items 1 or 2 of the meeting.

From 10:15 a.m. Terry and Tracey Kearns attended the meeting to present their proposal to erect a dwelling at 3 Rue Francois, Akaroa

### 1. APPOINTMENT OF ACTING CHAIRMAN

Mr McKean informed members that the Akaroa-Wairewa Community Board was happy for him to continue as Acting Chairman until the Terms of Reference for the Committee and any legal aspects had been resolved.

### 2. APOLOGIES

Apologies from Victoria Andrews, Lynda Wallace and the Planning Officer, Kent Wilson were received.

### 3. MINUTES OF MEETING HELD ON 18 JULY 2006

Mr Ussher felt that the minutes did not accurately record the discussion regarding Item 6.1 regarding the concerns members had that the proposal would create a long continued façade on the south side of the building. However, it was felt that this had been covered under Item 6.1, page 5 of the report.

Members resolved that the report of the meeting held on 18 July 2006 be confirmed as a correct record of the proceedings of that meeting, subject to any item relating to "Mrs" Bingham being changed to read "Ms" Bingham.

### 4. MATTERS ARISING

#### 4.1 BLACK CAT GROUP - BUILDING ON WHARF

Ms Bain reported that the Black Cat Group applicants had written to the Trust asking that the Trust approve and support this application. She said the Trust has informed the applicants that it has reservations regarding the south side of the building and that more information was required before it would sign off on the application.

At this point Mr and Mrs Kearns entered the meeting and therefore Item 6 was discussed

## **6. PLANS TO CONSIDER**

### **6.1 MR TERRY KEARNS - NEW DWELLING, 3 RUE FRANCOIS**

Mr Kearns presented his proposal to build a holiday home at 3 Rue Francois. Although there was no planning implications due to the location being outside the Historic area it was a covenant on the applicant's title that any proposal be presented to the Akaroa Design and Appearance Advisory Committee for comment. Mr Kearns pointed out that the problem of a sewer easement running through the middle of the property had to be addressed when designing the structure.

Mr Kearns said the plan has been submitted to the building department for a PIM and was within the footprint requirements of the section. He said the intention is to paint it in "earthy" colours but was happy to be guided by the heritage palate chart. Mr Kearns said the roof would be of colour steel but of a non-reflective colour.

Ms Bain felt that as this was a modern building design she would prefer to see it moulded into the background of the hills and surrounding backdrop, rather than use heritage colours.

In a reply to a question from Mr Ussher regarding what material was proposed through the middle of the proposed dwelling as shown on the plan, members were informed that this would be pinex panelling. Mr Kearns said the base of the building would be of concrete but above that would be linea which would give the look of timber. Mr Davey said he liked the way the panelling had been brought down to the ground level, as shown on the plan.

Mr Ussher also asked if the east elevation piles would be hidden from view. Mr Kearns said it would certainly be his intention to conceal the piles in some way.

In a reply to a question from Mr McKean, Mr Kearns informed members the reason for having a sloping roof line, rather than gable was because the design is of three levels due to the lie of the land and having to take the sewer line into account, to have a gable roof would have exceeded the 7 metre height restriction. Mr Kearns also said that they tried to minimise the height of the dwelling so not to compromise neighbouring properties. He said a sloping roof line was not as intrusive as a gable one would be.

Members agreed that Mr Kearns proposed dwelling was appropriate for the area and had no concerns with the design and appearance of the building. It was pointed out that any problems with regards to the recession plane would be highlighted through the building consent procedure.

Mr Kearns offered to forward a copy of the colour scheme once finalised to members for their information.

Mr and Mrs Kearns were thanked for submitting their plan and then left the meeting - 10:40 a.m.

## **4. MATTERS ARISING - continued**

### **4.2 PARKING AND TRAFFIC SURVEY REPORT AND WALKING AND CYCLING REPORT**

Ms Bains said she would attend the September meeting of the Akaroa/Wairewa Community Board meeting to inform the Board of the Historic Places Trust's concerns.

#### **4.3 AKAROA DESIGN GUIDELINE BROCHURE**

Mr McKean said he would raise this at the August meeting of the Akaroa/Wairewa Community Board and would report back to the committee at its next meeting.

#### **4.4 SCULPTURE FOR AKAROA**

Ms Bain informed members that Mr Paterson had also approached the Historic Places Trust seeking support to erect another sculpture in the Akaroa township. She said she had advised Mr Paterson that in principle the Trust did not oppose art in public places, however she said more information would need to be assessed before a sculpture in the Akaroa Historic Area would be approved by the Trust.

### **5. CORRESPONDENCE**

The correspondence as previously circulated with the agenda was received.

### **6. PLANS TO CONSIDER**

#### **6.1 MR TERRY KEARNS - NEW DWELLING, 3 RUE FRANCOIS**

This item had been dealt with earlier in the meeting.

### **7. OTHER BUSINESS**

#### **7.1 CHECK LIST**

This item was held over until next meeting.

#### **7.2 RETIREMENT**

Ms Bain informed members that due to her pending retirement from the Historic Places Trust she would bring a colleague to the next meeting who would be attending the Advisory Committee meetings in the future.

#### **7.3 MONTHLY MEETING OF COMMITTEE**

Members agreed that it could be left to the discretion of the Acting Chairman and the minute secretary if the monthly meeting set down was required.

The meeting closed at 10:50 a.m.

Next meeting - Tuesday 19 September 2006 if required.

### **STAFF RECOMMENDATION**

That the Board receive this report.