

8. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 2 NOVEMBER 2009

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 Monday 2 November 2009.

The meeting was attended by Committee members Bryan Morgan (Deputy Chairman, Akaroa/Wairewa Community Board), Victoria Andrews, Peter Beaven, John Davey, Eric Ryder and Lynda Wallace.

Also in attendance were Sharyn Brown and Kent Wilson (Planners) and David Margetts (Historic Places Trust) from 10.05am who was not present for Clauses 1 and 2.

1. APOLOGIES

An apology was received and accepted from Stewart Miller.

2. REPORT OF PREVIOUS MEETING

The Planner updated the Committee on the application of E. and J. Still, 23 Aylmers Valley Road in relation to the car deck proposal and advised that the resource consent for this project will be approved.

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 7 September 2009.

3. PLANS TO CONSIDER

3.1 David C. Murray, 6 William Street, Akaroa - Alterations

The proposal is to plaster over the exterior finish, change the proportions of some of the existing openings and create a canopy over the new entrance of the dwelling at 6 William Street. The property is situated within the Residential Conservation Zone. All other aspects of this proposal comply with the Banks Peninsula Section of the Christchurch City Plan.

Committee members were informed that the exterior would be all smooth plaster and that part of the existing shed would be demolished to make way for a wider driveway. Members felt that the existing shed was an important streetscape icon in the area.

The general consensus of members was that the style proposed created a 'massive' statement. It was also felt that the horizontal windows and cladding did not support the design and appearance of the surrounding area. The proposal to replace the previous open carport with a garage door also added to the bulk of the building.

It was **resolved** that the applicant be asked to re-present the proposal to the next meeting of the Akaroa Design and Appearance Advisory Committee, taking into account the comments of the committee as follows:

- Due to the lack of a vertical element the vertical windows above the veranda could be repeated.
- Lineboard could be used on the protruding chimney instead of plaster to break the plaster facade.
- Pillars in entranceway as support system for balcony appear too intrusive.
- Articulation of the elevation is insufficient to break up its mass.
- The garage door could be set back so as to break the bulk of the building.

3.2 Lighting Upgrade, Beach Road

The Asset Engineer explained to members the options proposed for the street lighting upgrade of Beach Road.

Members felt the present street lighting in the vicinity of the beach itself was sufficient and could not see the necessity for any extra lighting. It was pointed out that the Council was obliged to provide lighting to a certain standard. The width of Beach Road from Rue Benoit to Julius Place necessitated a standard of lighting to cover the footpath on both sides of the road and the vertical parking on the eastern side.

It was questioned whether other historic towns such as Arrowtown and Russell had to adhere to the same standards as under the Christchurch City Council system. Staff reported that the standard used was one adopted by Australian and New Zealand local authorities.

The Committee **agreed** to request that staff circulate the final design to members, taking into account the following comments.

- Keep the lighting level as low as possible
- Keep the number of poles to a minimum
- Lamp stands should be a very simple design
- Design not to be replicated - ie the same as current heritage stands
- Avoid total replacement with one variety - ie avoid uniformity

4. COMMUNITY BOARD ADVISER'S UPDATE

4.1 Meeting Dates

Members agreed that the 2010 meetings of the Akaroa Design and Appearance Advisory Committee be held on a Thursday commencing at 10.30am. The Community Board Adviser said she would submit a report on this matter to the next Committee meeting.

5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

- **Smith Street Sign**
Members were informed that the original street sign had been replaced with a modern design; a blue sign with white lettering and staff were asked to investigate why this has occurred.
- **Exhibition of Historic Photographs**
Members were informed that an exhibition of 25 photographs, taken by Peter Beaven 40 years ago, illustrating the charm and character of Akaroa, was currently on show at the Akaroa Museum.
- **Character Housing Maintenance Grants**
Members were updated on the proposed criteria for Character Housing Maintenance applications.

The meeting closed at 11.10am.

STAFF RECOMMENDATION

That the Board receive the minutes of the Akaroa Design and Appearance Advisory Committee held on 2 November 2009.