

8. AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE MINUTES – 3 NOVEMBER 2011

General Manager responsible:	General Manager, Community Services DDI 941-8607
Officer responsible:	Akaroa Museum Director
Author:	Liz Carter, Community Board Adviser

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 3 November 2011. The meeting commenced at 10.38am.

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

1. APOLOGIES

Apologies were received and accepted from Committee members Stewart Miller and Philip Kennedy and Calum Maclean (Historic Places Trust). An apology for lateness was also received from William Fulton who was not in attendance for part of Clause 2.

2. MINUTES OF PREVIOUS MEETING

The committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 1 September 2011, subject to the following alteration:

Under those attending meeting - Correction of name – delete “Callum Bain” and insert “Calum Maclean”.

3. CORRESPONDENCE

Nil

4. PLANS TO CONSIDER

4.1 Two Storey Self Contained Unit – 13 Aylmers Valley Road

The applicants, Ross and Alison Ruddenklau and their architect, Mark Colthard, re-presented the revised plans relating to the proposed two storey unit to be erected at 13 Aylmers Valley Road, following suggestions made by the Committee at its meeting on 1 September 2011.

The Committee was informed that changes had been made to the original proposal including a larger setback from the street, allowance for planting to be established on the roadside land (not on the road reserve).

Extracts from the Akaroa Design Guidelines were highlighted to the Committee outlining the expected outcomes for corner sites and how they are defined under those guidelines. The visual impact on garages on the streetscape within the Akaroa Historic Area, was also discussed.

Points raised by the committee were:

- domination of the structure along William Street
- height of the proposed building
- preference for wooden balustrades

The applicants informed the Committee that they had taken steps to address the Committee's concerns by shifting the building back off the road boundary by 250mm, and incorporating a gable end to further articulate the William Street elevation of the building. It was the view of Mr Colthard that the visual dominance of the building in relation to William Street will be reduced by the proposed changes. The applicants felt that the

vertical posts and glass balustrade would help soften the William Street elevation by making the step in the plan more obvious than would be the case if solid balusters were used. In response to a question from the planner they also suggested that plantings could be grown up the building face in order to further soften the visual impact of the structure and that the building could be lowered a further 250 millimetres to reduce its overall height.

The applicants also believed that the positioning of the proposed building on the site, as identified, was still the best option and if located elsewhere would be detrimental to the established garden and the historic house.

The Planner emphasised that it was important to take into account the relationship the garden had with the existing historic house and said he would be concerned at the impact on the present garden if the building was shifted to another location on the site.

In general the Committee felt that its concerns had been addressed regarding the design of the building but could not reach agreement on the proposed location for the building.

Although it was realised that an acceptable level of change will occur within the Historic Area, it was pointed out that the rate of change on this property had been substantial over a relatively short period of time.

The Committee **resolved** to give the following advice on the design and appearance aspects of the proposal to remove an existing skyline garage at 13 Aylmers Valley Road and erect a new two storey self contained unit providing a ground floor garage for boat storage with accommodation above:

- (a) That the height of the building be lowered by 250mm.
- (b) That the 500mm planting strip on the William Street frontage be planted with informal plantings of varying heights capable of attaining a minimum height up to the bottom of the windows, with approximately 750mm spacings and incorporating some taller specimens.

Victoria Andrews and Lynda Wallace requested that their votes against this resolution be recorded.

5. COMMUNITY BOARD ADVISER'S UPDATE

Nil.

6. COMMITTEE MEMBERS' EXCHANGE OF INFORMATION

Specific mention was made of the following matters:

- **Clarification of "Change"**

The Committee discussed concerns about the "incremental change" in the character and amenity of the historic area and questioned whether it should be referencing a position, as many applications the Committee considered did not involve significant change, but incrementally the change over a period of years and over a number of properties could become significant.

- **Committee Structure**

Staff were asked to report back to the Committee on the way it could possibly be restructured to operate in a similar manner to the Urban Design Panel, which would allow for more flexibility and informality in discussions and the structure of meetings.

The meeting closed at 11:58am.

STAFF RECOMMENDATION

That the Board receive the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 3 November 2011.