

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE - 7 SEPTEMBER 2009

General Manager responsible:	General Manager, Regulation and 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 7 September 2009.

The meeting was attended by Committee members Stewart Miller, Victoria Andrews, John Davey, Eric Ryder and Lynda Wallace.

Also in attendance were Sharyn Brown and Simona Marra (Planners) from 10.10am.

1. APOLOGIES

Apologies were received and accepted from Committee Member Peter Beaven and Dave Margetts (Historic Places Trust).

2. REPORT OF PREVIOUS MEETING

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 10 August 2009.

3. PLANS TO CONSIDER

3.1 Charles Whitehead, 83 Rue Lavaud, Akaroa - Garage

The proposal is to construct a free-standing garage at the rear of the two-storey dwelling which is also on a rear site set back from the street frontage. The building has been designed with materials and detail, including the colour scheme, to match the existing dwelling. It was noted that the garage will not be visible from the road.

Members noted the following points in relation to the design:

- Front Gable – it was suggested that the gable over the garage door be extended by 100 millimetres to relieve the plainness of the garage frontage. The majority of members did not think this was necessary and were satisfied with the gable in the design submitted.
- Building Consent – it was reported by the applicant that any significant change to the plans would necessitate a variation to the building consent, which had already been issued. This would result in additional cost to the applicant. Members noted their concern that the building consent had been issued prior to the Committee considering the design and appearance aspects of the proposal, and it was reiterated that the applicants should be advised early in the process of the requirement for plans to be put before the Committee.
- Colour Scheme and Siting – the applicant confirmed that the colour scheme of the garage would match the existing dwelling and that the garage would not be visible from the street.

It was **resolved** to confirm the advice given on this proposal.

3.2 E. and J. Still, 23 Aylmers Valley Road, Akaroa - Car Deck

The applicant was seeking a land use consent for a parking deck on each of two lots in a proposed subdivision consent for two residential allotments. Members were informed that the applicant had now abandoned the plan for a parking deck for proposed Lot 2 and had asked that the committee give only its view on the proposed deck for Lot 1 at this stage.

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Members asked that if the consent was granted for a new allotment, that the applicant be informed of the Akaroa Design Guidelines and that it be suggested the parking be accommodated to the rear of the section.

Members noted the following points in relation to the design:

- Balustrade – the applicant confirmed this would be constructed in timber.
- Siting – it was questioned whether the parking could be accommodated behind the dwelling. It was noted that this was not possible under the layout of the proposed subdivision. Some members were not comfortable with the proposed parking being right in front of the house. The applicant noted that the proposal would mean that two vehicles would no longer be parked on the street and the Committee agreed that the design as presented is the only way that off street parking can be achieved for proposed Lot 1.
- Access - there was some concern regarding the visual intrusion of the “bridge” type access from the structure to the dwelling.
- Existing Dwelling – although the applicant had no current plans to remove the existing dwelling, it was noted that this could be possible in future.
- Trees – the applicant indicated to members that the existing vegetation adjacent to the proposed deck would not be removed. Members agreed that a condition of the resource consent should be that the existing vegetation be retained and that it be replaced if it dies off during the life span of the parking deck. Staff were requested to include this as a condition of the consent.

It was **resolved** to confirm the advice given on this proposal.

4. COMMUNITY BOARD ADVISER'S UPDATE

Nil.

5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

- Character Study - Members were informed that the Council Planner, Keri Davis-Miller, will be attending a seminar following the October meeting. However, it was pointed out that the reports on the Character Study were due to be released in October and it was therefore felt that input prior to these reports being released would be beneficial. Staff were asked to speak to the Council Planner regarding this matter to ascertain if an earlier time could be arranged.
- Signage - Members were given an update on signage issues.
- Place de la Poste Bus Shelter - Members were informed that following the Akaroa/Wairewa Community Board meeting on 9 September, the Board would be undertaking a site inspection of this area.

The meeting closed at 10.40am.