

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE – 3 JUNE 2010

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 Thursday 3 June 2010.

The meeting was attended by Committee members Stewart Miller (Chairman, Akaroa/Wairewa Community Board), William Fulton, Philip Kennedy, Eric Ryder and Lynda Wallace.

Also in attendance were Dave Margetts (New Zealand Historic Places Trust) and Rod Armstrong (Planner).

Opening the meeting the Chairman welcomed Mr Fulton and Mr Kennedy, the two new appointees to the committee.

1. APOLOGIES

Apologies for absence were received and accepted from Victoria Andrews and John Davey.

2. REPORT OF PREVIOUS MEETING

2.1 Ordinary Meeting – 1 April 2010

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Thursday 1 April 2010.

3. PLANS TO CONSIDER

3.1 Evan and Jennifer Still, 21 Aylmers Valley Road - Dwelling

Members were informed that the applicants proposed to construct a house with an attached garage on a site at 21 Aylmers Valley Road.

The Committee expressed its concern that the plan in its present form was a substantial deviation from the Akaroa Design Guidelines, which although consulted, had clearly not been taken into consideration. The Committee questioned why the architect had not taken guidance from the Design Guidelines when preparing a proposal for the Akaroa Historic Area.

Committee members expressed disappointment at receiving a plan like this one, when the Design Guidelines had been in place for some time. It was noted that it was common for urban design considerations to now take into account the overall streetscape.

In particular, the Committee noted that the following aspects of the design were far removed from what was in the guidelines:

- Shape of building (box shape)
- Size and shape of windows – lack of vertical orientation – lack of reveals
- Roof forms/roof line – lack of pitched roof elements
- Cladding and texture – blank / featureless
- Colours
- No breaking up of the form
- Streetscape and landscaping considerations.

The Committee also had misgivings about the driveway being pushed out to the boundary fence, which gave no opportunity for greenery to be planted, therefore relying heavily on neighbours to provide landscaping along the boundary.

Members asked that the design be revisited and that the plan be represented to the Committee taking into account the comments of the Committee:

- An assessment of the plan in relation to other buildings in the street and the context of the wider environment of the Residential Conservaton Zone.
- The level of road on the east elevation to be shown on any future plan submitted.
- Important to identify what can actually be seen from the street view, as the present plan does not show the height above natural ground level.
- Scale of the house requires breaking down – the façade is too long with no breaking up other than the garage.
- Pitched roof preferred and would be more in keeping with the area. The Panel would rather see a more appropriate designed dwelling with a height non compliance than an inappropriate design that complied with the height.
- Colour scheme, cladding and texture needs to be identified.
- A landscape proposal to be submitted.
- The Akaroa Design Guidelines need to be fully considered.

3.2 Remote Sign Frames

Greg Barnard, Public Transport Infrastructure Coordinator, Transport and Greenspace, and Steffan Thomas, Transport and Engineering Team Leader briefed the Committee on the following issues:

- Design for the remote sign frames.
- Intersection locations provided for in the Bylaw.
- Review of activities to date.
- Timeline for intended installation.

Staff informed the committee that the remote sign frame must comply with standards set out in the Banks Peninsula Public Places and Signs Bylaw and would be consistent throughout the nine locations identified in that bylaw. The frames would contain five blades and only businesses situated off the main street would have their names on a blade. What could be printed on the blades was also stipulated in the bylaw.

The Committee expressed a desire to ensure that directional signage on street corner posts, such as the one on Rue Grehan remain, as such signage highlighted the character of Akaroa. The main concern, it was felt, was that sandwich boards cluttered the footpaths and action needed to be taken to eliminate them.

Members favoured the plane black hoop design with cream blades and a different colour lettering to make them more attractive.

3.3 Britomart Reserve

Ian Jackson, Area Contract Manager briefed the Committee on improvements to the Britomart Reserve and fence.

Members were informed that the seats and fencing posts needed replacing along with the chain fence, which had very little of the original spike chain remaining.

It was pointed out that the Britomart Reserve was part of Akaroa's heritage and that the spiked chain and the original posts are considered as heritage fabric having been identified as being at least 102 years old. Members agreed that the present spike chain suited the area. It was suggested that it could be used just on the north boundary of the reserve from Beach Road back towards the wharf.

The Committee made the following comments:

- That the chain as at present be retained and relocated to the north boundary of the reserve.
- That the wooden posts be retained if possible and an inspection carried out on conserving these posts.
- That a pedestrian opening be situated on the corner of the reserve to deter the public from climbing over the chain fence.
- That the seats be replaced but that they not necessarily be the same design as elsewhere in the township and be of a more simple design in keeping with the reserve.

4. COMMUNITY BOARD ADVISER'S UPDATE

Nil

5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

Nil

The meeting closed at 12.00noon.