

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE – 1 FEBRUARY 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 Monday 1 February 2010.

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

Also in attendance were Simona Marra and Kent Wilson (Planners).

1. APOLOGIES

Apologies were received and accepted from Stewart Miller and David Margetts (Historic Places Trust).

2. REPORTS OF PREVIOUS MEETINGS

2.1 Ordinary Meeting – 2 November 2009

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 2 November 2009.

2.2 Extraordinary Meeting – 21 December 2009

The Committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 21 December 2009.

3. PLANS TO CONSIDER

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

The proposed plans for this project had previously been presented to the November meeting of the Committee. The general consensus of members at that meeting was that the style proposed created a visually dominant building. 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. The applicant was asked to re-present the proposal to this meeting, taking into account the previous comments of the Committee.

The Committee was informed that the applicant intended to use pebble 'dash' cladding which was of a heavier texture than what the plans suggest. It was pointed out that other materials may be restrictive and not comply with the Building Code.

Members in general felt that some horizontal detail could be introduced to soften the 'mass' scale of the building. Members agreed that introducing timber would also assist in breaking up the mass of the building.

Members had concerns regarding the landscaping of the area and the considerable amount of concrete proposed, however it was pointed out that the manoeuvring of vehicles within the site was important due to the access to the property, and this required a good surface for vehicles.

3 Cont'd

It was **resolved** to suggest the following points in relation to the design:

- that timber be introduced on the balcony and garage door.
- a horizontal facing board or similar "overhang", approximately 50 millimetres x 150 millimetres, be introduced between the two stories creating a partition between the top and bottom storey.
- Landscaping to include gravel chip of a dull colour with low reflection and that planting to be more informal than that proposed, e.g. planting of cabbage trees rather than a Lombardy poplar.

The Board thanked Mr Lonsdale for attending the meeting and for taking into consideration the comments of the committee.

3.2 A. Rhodes, 1 Beach Road, Akaroa –

Mr Chris Hoult, Architect for the applicant, was in attendance and presented a sketch plan of the proposal. He informed members that the north and west elevation windows would be replaced with glass sliding doors. The decking balustrade would be glass and joinery would be aluminium. Members agreed that timber joinery would be more fitting to the era of the building.

It was **resolved** to suggest the following points in relation to the design:

- timber handrails preferred to glass.
- a horizontal wooden bar could be installed at a ratio of 1/3rd to 2/3rd on the glass doors.
- any aluminium joinery to have the profile similar to timber.

Members also asked that any significant landscape proposals be presented to the committee at a later date.

Mr Hoult was thanked for attending the meeting and submitting the proposal for comment at such an early stage in the process.

4. COMMUNITY BOARD ADVISER'S UPDATE

4.1 Meeting Dates

It was **resolved** that the 2010 meetings of the Akaroa Design and Appearance Advisory Committee be held at the Akaroa Service Centre, on a Thursday commencing at 10.30am as follows:

Thursday 4 March
Thursday 1 April
Thursday 6 May
Thursday 3 June
Thursday 1 July
Thursday 5 August
Thursday 2 September
Thursday 7 October

4.2 Peter Beaven

Members were advised that Mr Beaven had formally resigned from the Committee and that staff would now be looking at finding a replacement architect and also possibly an additional architect to provide cover if either of the other two consultants were unable to attend a meeting. It was felt that an urban development designer would be of benefit as a committee member, and that the Community Board may need to re-examine the makeup of the Committee, to accommodate this.

5. COMMITTEE MEMBERS EXCHANGE OF INFORMATION

5.1 Street Lighting, Beach Road

Staff were asked to update the Committee on the outcome of the proposed street lighting for Beach Road.

The Committee **agreed** that it needed to be kept informed and updated on items where comments and suggestions had been made by the Committee.

5.2 Bank of New Zealand – ATM Machine

Members were informed that a request had been made for a handrail to be installed at the ATM machine on Rue Balguerie. Members agreed that a simple rail would not be too invasive as a visual appearance on the Bank of New Zealand building especially as it is a necessity for many people to enable them to use the ATM machine safely.

5.3 Akaroa Public Realm Issues

Staff reported that they had brought issues relating to the public realm in Akaroa to the attention of the Transport and Greenspace Manager and it had been agreed that in future these types of issues would be brought to the Committee for comment before being ratified by the Community Board. Examples of public realm issues are:

- New kerb and channelling
- Alterations to road verges and changes to road cambers
- Changes to street furniture such as lamp standards
- The introduction of new street furniture such as bollards, walls, railings, fences, seats
- Introduction of new paved surfaces.

In addition, some guidelines relating to the public realm will be drawn up, through processes that are currently occurring.

The meeting closed at 11:55am.