

AKAROA DESIGN AND APPEARANCE ADVISORY COMMITTEE MEETING – 1 SEPTEMBER 2011

General Manager responsible:	General Manager, Community Services DDI 941-8607
Officer responsible:	Akaroa Museum Director
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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 1 September 2011.

The meeting was attended by Committee members Stewart Miller, Victoria Andrews, John Davey, William Fulton, Lynda Wallace and Pam Richardson (Chairman, Akaroa/Wairewa Community Board). Also in attendance was Callum Bain from the Historic Places Trust.

1. APOLOGIES

An apology was received and accepted from Philip Kennedy.

2. APPOINTMENT OF CHAIRPERSON

The Community Board Adviser called for nominations for Chairperson.

Stewart Miller was nominated by Pam Richardson and seconded by Lynda Wallace.

The Committee **resolved** that it be recommended to the Akaroa/Wairewa Community Board that Stewart Miller be appointed as Chairperson of the Committee.

Committee member Stewart Miller then took the Chair.

3. MINUTES OF PREVIOUS MEETING

The committee **received** the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on 2 September 2010.

4. CORRESPONDENCE

4.1 OPUS – Akaroa Wharf Earthquake Damage Report

Information was provided to the Committee on emergency repairs to the Akaroa Wharf, necessitated after damage caused during the 4 September 2010 earthquake.

The Committee **decided** to ask staff to consider painting the steel plates a lighter colour to blend in with the wharf which would be less obvious than the black colour proposed.

5. PLANS TO CONSIDER

5.1 Two Storey Self Contained Unit – 13 Aylmers Valley Road

The applicants, Ross and Alison Ruddenklau and their architect, Mark Colthard, addressed the committee on the proposal to remove the existing skyline garage and utilise the site by erecting a new two storey self contained unit with a garage to accommodate a boat and accommodation above the garage, at 13 Aylmers Valley Road.

The committee was informed that the site is large enough to accommodate at least two dwellings under the District Plan. A protected Kowhai tree has been inspected by an arborist and the applicants advised that due to disease, the tree has a limited life. The tree will need to be removed at some stage. The wild Cherry tree on the corner of the site will remain.

The following concerns were discussed:

- Whether an additional unit would create parking problems in the vicinity of the hospital, and in particular, whether non-compliances would be created in relation to the existing dwelling.
- The square design of the ground floor windows.
- That modern aluminium balustrading and glass may be incompatible with heritage values in the area and the design details of the proposed building.
- The danger that the building would dominate the streetscape, as it was so close to the boundary.

The following suggestions were also discussed:

- Relocating the building back one or two metres from street boundary
- “Stepping” roof line along streetscape to soften dominance of building.
- That a fence or planting along the boundary would break up the density of the building.
- Creating a step in the plan at the point of the two storey wall adjacent to William Street.
- A horizontal break might also be employed between the two levels of the building to provide further articulation as seen from William Street.

The applicants informed members that they felt the windows were in keeping with the scale of the building and the glass balustrade would have a powder coated aluminium frame. They were not in favour of the building being shifted away from the boundary as it would encroach on the existing house and impact on existing landscape plantings.

The meeting adjourned (11.15am) in order that members could visit the site.

The meeting reconvened at 12.05pm and following further discussion, members **agreed** that a consensus to form a decision could not be reached on this proposal in its current form. The Committee was satisfied with the design of the building, but could not accept its proposed location on the corner of the site at 13 Aylmers Valley Road. It was also noted that the proposal did not comply with several aspects of the Akaroa Design Guidelines, particularly the garage door facing the street and the dominance of the building in the overall streetscape. Members of the Committee were concerned that a precedent could be created should the dwelling be approved with the garage door facing the street in front of the dwelling.

The Committee was also concerned about excavation on the site and asked that staff remind the applicants that as a site with an occupational history predating 1900 it is an archaeological site. As such an authority is likely to be required from the Historic Places Trust for disturbance of the site.

5.2 Temporary Public Conveniences – Britomart Reserve

Members were informed that it was proposed to locate a temporary toilet block on the road reserve adjacent to the Britomart Reserve, over the summer season, to accommodate the expected increase in visitors because of the cruise ships visiting Akaroa.

The Committee made the following comments:

- Paint the building in grey/green tones to blend in with its surroundings, not red, white and blue
- Keep the design simple and make it smaller by removing the deck and awning
- Ensure that it is removed at the end of the season, by 1 June 2012
- Grass to be reinstated

6. COMMUNITY BOARD ADVISER'S UPDATE

6.1 Meeting Schedule 2011

The Committee **resolved** to adopt the following schedule for its meetings in 2011/12 with meetings being held only if there are plans or business to consider in that month.

Thursday 6 October 2011	10.30am	Akaroa Service Centre
Thursday 3 November 2011	10.30am	Akaroa Service Centre
Thursday 1 December 2011	10.30am	Akaroa Service Centre
Thursday 2 February 2012	10.30am	Akaroa Service Centre
Thursday 1 March 2012	10.30am	Akaroa Service Centre

7. COMMITTEE MEMBERS' EXCHANGE OF INFORMATION

Specific mention was made of the following matters:

- **Murray Kiely – Akaroa Wharf - Proposed Chiller**

Members were advised that the application by Murray Kiely to erect a chiller on the main Akaroa Wharf as presented to the September 2010 Committee meeting would not proceed, as he was unable to obtain a lease from the Council to occupy wharf space.

The meeting closed at 1pm.