

Akaroa Design and Appearance Advisory Committee OPEN MINUTES

Date: Wednesday 7 August 2019
Time: 2.30pm
Venue: Akaroa Boardroom, 78 Rue Lavaud, Akaroa

Present

Chairperson Pam Richardson - Banks Peninsula Community Board Representative
Members Victoria Andrews - Akaroa Civic Trust Representative
John Davey - Consultant
Lynda Wallace - Community Representative

7 August 2019

Liz Carter
Community Board Advisor
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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

The agenda was dealt with in the following order.

1. Apologies

Part C

Committee Decision

That the apologies from William Fulton and Janis Haley, for absence, be accepted.

2. Declarations of Interest

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes

Part C

Committee Resolved ADAA/2019/00005

That the minutes of the Akaroa Design and Appearance Advisory Committee meeting held on Wednesday, 15 May 2019 be confirmed.

Lynda Wallace/Pam Richardson

Carried

4. Deputations by Appointment

Part B

There were no deputations by appointment.

5. Proposed i-Site and Cafe - 63-65 Rue Lavaud, Akaroa

Attendees

In attendance on behalf of the applicants were:

Andrew Just	- Field Studio of Architecture and Urbanism
Ashley Dawson	- Field Studio of Architecture and Urbanism
Darin Rainbird	- Business Owner

Committee Comment

The applicants reported on a meeting held with Council staff and presented some alternative siting options that had been discussed. They highlighted some key points, as follows:

- i-site needs 100 square metres of floor space

- Desire to bring in a courtyard
- Seeking the Committee's thoughts on material, treatment, landscaping etc.
- Have consulted with various agencies, including Council staff, including heritage staff and other heritage experts

Committee members asked questions and made suggestions relating to siting, the join between the bungalow and the new building, the site coverage, the proposed "frames" in an Akaroa setting, the use of a street front verandah and the predominance of glass in the proposed new building. Comments were also made about the importance of streetscape within the Akaroa Historic Area.

The Committee was mainly concerned about the overall site coverage, the effects on the streetscape and losing the façade of the bungalow along with its cottage garden frontage.

- The Committee felt that the proposal was acceptable as it related to the listed heritage building, particularly as the proposal would maintain views of that building from the street, but was not acceptable in terms of the historic setting.

Staff Recommendations

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Provide comment as appropriate

Committee Decisions under Delegation

Part C

That the Akaroa Design and Appearance Advisory Committee:

1. Receive the information in the report.
2. Provide comment as follows:
 - The façade of the bungalow, including the cottage garden should be retained and possibly enhanced, due to the important contribution they make to the streetscape.
 - Given the importance of streetscape to the heritage values of the heritage area options to use the southern portion of the site for the i-site building are preferred.
 - The i-site building could be long, covering the length of the southern space, thereby drawing the eye to the existing bakery building, similar to Plan 2a proposed by Council staff.
3. The Committee also noted a section in the Design Guidelines which state:
*"In considering whether or not to grant consent or impose conditions in respect of proposals in the Akaroa Heritage Area (HA1), the Council shall have regard to
i. Whether the scale, form, design and location of development and subdivision will maintain or enhance the heritage values and significance of the heritage area."*

Attachments

- A Sketch Options – 63-65 Rue Lavaud, Akaroa [↗](#)

6. Committee Members' Exchange of Information

Part B

There was no information exchanged at this meeting.

Meeting concluded at 4.28pm

CONFIRMED THIS 4th DAY OF SEPTEMBER 2019

PAM RICHARDSON
CHAIRPERSON