

From: [Allan Cubitt](#)
To: [Shay McDonald](#)
Subject: Re: Boatshed conversion plan Taiari Mouth
Date: Friday, 21 July 2023 2:59:16 p.m.

Hi Shay,

See response below regarding the external shutters:

I missed this about the external shutters. There will be no change to the water facing glass facade. I am happy to put in exterior heavy duty roller blinds that will be pulled down when not in use. Given Mike Moore had no issue with any of the design, we have compromised with everything else Rachel has requested, ie bigger eaves (which in my opinion makes it more of a residential dwelling than of a traditional boat shed).

From: Shay McDonald <Shay.McDonald@orc.govt.nz>

Sent: Friday, 21 July 2023 10:42 am

To: allan <allan@cubittconsulting.co.nz>

Subject: RE: Boatshed conversion plan Taiari Mouth

Hi Allan,

Thanks for the below. I'll pass those on to 4Sight for completeness. The last remaining point then is the external shutters that the Mirams were looking into to reduce impacts from glazing as per Rachael's comment from 11 April:

I recommend that a proportion of the width of the glass façade is made solid (suggested 1/3 to 2/3 of the width). These might be sliding doors as per the road facing west elevation, or an alternative technique at the architect's discretion to pare back the residential character. Sliding doors would allow flexibility of where outlook or privacy are achieved. When the boatshed is not in use, this aspect could be more shut off and read more clearly as a boatshed.

Is this still being considered or have the Mirams concluded that they will stick with the design as was proposed in the attached? Either way, once decided, that will close out the s92 and would mean a notification decision could be made.

Cheers,

Shay

From: Allan Cubitt <allan@cubittconsulting.co.nz>

Sent: Friday, 21 July 2023 9:56 a.m.

To: Shay McDonald <Shay.McDonald@orc.govt.nz>

Subject: Re: Boatshed conversion plan Taiari Mouth

Hi Shay,

I can't have passed this on originally. Below are the draftsman's comments in relation to 4Sights bullet points. The investigation into the slats was to address her preference around reducing glazing.

- *No I didn't dimension the size of the gaps, however they are accurately displayed. I can work this out fairly quickly and add it to the elevation via a note for her.*
- *The changes (red clouds) are annotated via revision notes at the bottom of the page next to REV 01 with the corresponding change number and a brief description of the change as is normal practice. I also provided additional notation on the elevation.*
- *No, there aren't two different cladding colours, it is all the same colour. If she reads the notes on the elevations it's also clearly labeled as the same colour - Baltic Sea. Regarding the perspectives, rendering provides realistic daylighting onto a model so she is witnessing the same colour appearing differently under different intensities of light. One perspective the colour is in direct sunlight from the north at its brightest during lunch time appearing washed out while the other perspective is from the south which appears darker in the shadows. I could move the position of the sun or change it to be winter, but regardless the colour is what the colour is and it's clearly identified on the elevations which should be the basis of the resource consent not the render which isn't labeled. If she refers to the draw downs provided which are real world she can look at it under whatever light she chooses. If we end up needing to redesign this and render it all over again then I'll show this particular perspective under low light.*

Still haven't heard back from Iwi. Will chase them up again.

Regards

Allan
