



Memorandum

TO: Melissa Shipman- planner
FROM: Peter Christos- urban designer
DATE: 26-Jan-2018
SUBJECT Land Use Consent - Description
LUC-2017- 56 5 Clarke Street

Hi Melissa,

With regard to the above application and likely effects on streetscape and amenity values. This application deals with a proposed intensification of residential activity and includes residential units at street level. The zoning is currently industrial and will remain so under the second generation plan. The building has always been used for residential and industrial activity. The applicant has pointed out that there is a currently a mix of activities within the area and this is likely a reflection of multiple zones meeting on the edge of the CBD.

Clarke Street links McClaggan and High Streets. The street has a mix of building types including character houses, modern low rise office buildings and associated car parks. 51 McClaggan Street (Precision Mechanical on the corner of Clark and McClaggan Streets) is the only building in the Clark Street that clearly reads as an industrial building.

Industrial activity is mainly restricted to the section of McClaggan Street between Clark and Graham streets where is generally of a small scale and confined to a small section of the street. Given the central location of the site and the growing interest in less private vehicle reliance, the intensification of residential activity of this, and similar areas, is hardly surprising and in many ways, a positive move.

A significant aspect of the development is the proposed changes to the east elevation- most notably the infill of two pedestrian entrances from Clark Street. The existing configuration provides for some permeability of the façade. The loss of these doors is less than ideal in terms of pedestrian amenity and the readability of the building. The only proposed pedestrian entrance to the building will be via the covered drive way.

On balance, the streetscape is robust with a history of mixed use and no particular architectural style to consider. The overall character of 5 Clark Street will not be altered significant even though there will be some loss of pedestrian amenity by removing two doors. Having considered this, I believe the effects on streetscape values would be less than minor.

Peter Christos
CITY DEVELOPMENT