

BEFORE THE DUNEDIN CITY COUNCIL

LUC-2016-110

IN THE MATTER of the Resource management Act 1991

AND

**IN THE MATTER A resource consent by LA & RJ Prattley
to construct two new residential
dwellings at 38 Richmond Street,
Dunedin**

DESIGN EVIDENCE – ALISON CAREY

DATE: 6 JULY 2016

My name is Alison Carey.

I am an architectural designer, working in this field my entire working life since 1986, and have been self-employed in excess of 20 years. My main consulting work is residential housing in the Dunedin and Central Otago areas.

I can confirm that this evidence is within my area of expertise.

I have read the application, the processing planners report, the DCC department reports and the submissions received by Council.

I make the following comments:

Sustainability (assessment matter 8.13.1):

(reply to 25, 26)

The District Plan seeks to suitably manage infrastructure.

The subject site is 438m².

Under the District Plan provisions a maximum site coverage of 50% is allowed.

This would allow a single residence to be constructed on the site with a footprint of up to 219m². A double level home could result in 5-6 bedrooms and 3-4 bathrooms.

So a house which complies with the district plan could have more of an effect on infrastructure than two, two bedroom, single bathroom town houses.

Bulk, Location Design and Appearance and Amenity and Character Values (assessment matter 8.13.3, 8.13.5 and 8.13.6):

(Reply to 29)

With regard to the design of the proposal in context to the existing character, streetscape and amenity: It is stated in the planners report the streetscape is made up of single story timber cottages and villa's, and overall off street parking is not dominant, however we note:

1. Of the 23 houses along Richmond on the same side as the proposal 8 are not the single story timber cottages or villas referred to, and have been built after the era of those cottages. 3 of these appear to be multi units.
2. Of the 26 houses along Richmond on the opposite side as the proposal 6 are not the single story timber cottages or villas referred to, and have built after the era of those cottages. 3 of these appear to be multi units.
3. Of the 23 houses along Richmond on the same side as the proposal there are 5 garages and 1 carport located within the front yard. Over and above this there are 8 prominent parking areas located within approx. 2 car lengths of the front boundary.
4. Of the 26 houses along Richmond on the opposite side as the proposal there are 3 garages and 2 carports located within the front yard. Over and above this there are 9 prominent parking areas located within approx. 2 car lengths of the front boundary.

(Reply to 30)

With regard to the statement that the more recent buildings are designed with not too much regard to the existing architecture and streetscape we accept that they are different to the existing older cottages and for good reason.

The new homes are modern in their design:

1. The stud heights on a modern home are typically 2.4 (existing cottages are perhaps 3.0 to 3.6m), setting the overall height of the newer houses lower. The roof slopes on the modern homes tend to be less, resulting in lower roof heights. This allows for better access for sun and light for those surrounding houses.
2. The claddings chosen are low maintenance and permanent. There is little to no chance of the homes showing significant amounts of disrepair due to lack of maintenance.
3. The construction allows for good sun into the homes, with access to indoor out-door living, rather than having a formal face to the street (containing larger windows), with their back or sides to the sun (containing less windows).
4. The layouts accommodate modern open plan living styles, rather than having several unconnected individual rooms.
5. A new home by design and requirement by law is better insulated than a refurbished existing home.

(reply to 31)

With regard to the new buildings having a negative effect on amenity and street scape values this is surely an individual perspective. Many view new buildings as progressive giving a positive and hopeful vibe to the streetscape. Many of the existing homes in the street are suffering from neglect and disrepair giving an overall depressed street scape regardless of the house forms.

(reply to 32)

With regard to the comment that design features of the proposal should include weatherboard cladding, window and roof design similar to the cottages from early 1900s, we point out our reply to #30 above.

With regard to the comment that on site car parking should be parallel to side boundaries we point out that the proposal already allows for this.

Provision of Storm water, Water and Sewage (assessment matter 8.13.10):

(reply to 38)

We refer to our reply relating to sustainability:

Under the District Plan provisions a maximum site coverage of 50% is allowed.

This would allow a single residence to be constructed on the site with a footprint of up to 219m². A double level home could result in 5-6 bedrooms and 3-4 bathrooms (for say an extended family of 8 or 9)

So a house which complies with the district plan could have more of an effect on infrastructure than two, two bedroom single bathroom town houses.

Hazards and safety (assessment matter 8.13.12, 8.13.17 and 17.6a):

(reply to 43)

The site was subject to flooding in the 2015 flood event. Building the new homes to comply with the NZ Building Code will place the Finished Floor Levels of the homes a minimum of 150mm above the crown of the adjacent road. Moving on from that your item (52) refers to placing the floor level 200mm above the crown of the road, and this is reasonable. Item (52) also refers to allowing for the relocation of the houses in the future should the need arise. Although the houses are proposed to be on a concrete floor slab it is accepted practice following the recent Christchurch earthquakes to remove houses from a concrete slab.

(reply to 45)

The foundation design of the homes can be such as to allow for liquefaction. The design would be undertaken by a suitably qualified structural engineer.

Positive Effects

(reply to 58)

There will be positive effects from the proposal.

The new owners or tenants and the city receive two new warm, maintenance free homes, designed for sun and modern living in place of a worn, tired and undesirable and cold house that currently has no kitchen or bathroom.
