



25/10/2016
Planning Department,
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Re: Resource Consent application – LUC 2016-129, 138 Union Street, Dunedin - EVIDENCE.

We attach evidence provided by Gary Todd Architecture for the Council Hearing on 9th November 2016 in response to the submission from Owner of 74 Forth Street, Dunedin. We provide updated drawings RC0a, RC1a, RC2a, RC3a, SS1a, SS2a, SS3a, SS4a, SS5a, SS6a and notes relating to these drawings for clarifications in response to the submission. This is to provide a response to opinions expressed in the submission which are contrary to the evidence provided by Gary Todd Architecture and opinions in the Planners Report. These drawings are also included to be consistent with the building consent application which is being processed concurrently with the resource consent application.

Please refer to RC0a - Artist impression of proposed building with visual improvements. The Union Street and Forth Street Entry frontages of Café and Dairy are recessed, neutral tile colour scheme added, with location of mechanical ducts centrally on roof top are not visible.

Please refer to RC1a – Forth Street Elevation illustrates shadows will be cast by 74 Forth Street building towards 138 Union Street, and union street building casts shadows away from 74 Forth Street property.

Forth Street South elevation illustrates windows only to bathrooms or bedrooms not to living spaces or outdoor amenity space which are located on opposite (North side) of 74 Forth Street.

Please refer to RC2a – Illustrates area of building requiring breach of height plane above shadow cast by 74 Forth Street building wall on boundary to 74 Forth Street.

Please refer to RC3a

East Elevation - Drawing illustrate area of 45 degree height plane from North Site Boundary and West Site Boundary. (Area of resource consent shown shaded)

South Elevation – Drawing illustrate area of 45 degree height plane from West Site Boundary (Area of resource consent shown shaded). Note owner of adjacent land neither supports nor opposes the resource consent application.

Please refer to SS1a – Drawing illustrates area of shadow cast by breach of height plane, (hatched area in bottom left corner of page).

Please refer to SS2a – Drawing illustrates area of shadow cast by breach of height plane (unchanged).

Please refer to SS3a – Drawing illustrates area of shadow cast by breach of height plane, (hatched area in bottom right corner of page).

Please refer to SS4a – Drawing illustrates area of shadow cast by breach of height plane (unchanged).

Please refer to SS5a – Drawing illustrates area of shadow cast by breach of height plane (unchanged).

Please refer to SS5a – Drawing illustrates area of shadow cast by breach of height plane (unchanged).

Our conclusion is that from the shading study by Gary Todd Architecture there is no impact on light to property at 74 Forth Street, Dunedin, and specifically the area of height breach.

Applicant response to submission by Owner of 74 Forth Street

The submission by 74 Forth Street provides only an opinion that the proposed building will have a serious impact on light. There is no evidence contrary to the shadow diagrams provided by Gary Todd Architecture on SS1a – SS6a or the Council Planner Report.

2.6m high existing wall on site boundary to 74 Forth Street is proposed to be reduced in height approx. 1m from 3.6m existing to 2.6m high proposed.

Approx. 1.8m height of retaining wall is below existing ground level of 74 Forth Street property (not visible to 74 Forth Street)

Conclusion – No impact on shading or any other effects to 74 Forth Street, Dunedin.

Resident of 74 Forth Street privacy will be adversely affected.

A building would be permitted to be 1m from the site boundary and with a sloping height plane be above to be 9 meters high with windows and skylights facing 74 Forth Street.

Privacy for both the applicant and neighbours can be controlled by blinds or curtains, a common requirement for bedrooms, bathrooms and living spaces.

74 Forth Street building is 3m from site boundary with a further 2.4m separation to proposed building allowing ample airflow for both properties. There is no evidence provided to suggest otherwise.

Access to light and air adjacent a commercial use. The design illustrates no change to light and air for 74 Forth Street.

The extract ventilation and fresh air supply for the proposed development is above the top roof level of both the proposed building and existing neighbouring buildings.

The addition of proposed residential use above existing commercial use is a financial requirement of the project viability and upgrading use of the property on a residential zone as a permitted use.

Conclusion – These changes can be expected in a residential neighbourhood where the scale of other buildings at the intersection of Union Street and Forth Street vary in heights of 3 storey, 5 storey and 7 storey building scale.

This proposed change from single storey to three storey appropriately frames the corner of this street intersection with no more than minor effect in any on any property.

Summary – We wish the council to confirm the planners report and grant consent to the application with conditions as deemed appropriate.

Yours faithfully,



Gary Todd
Gary Todd Architecture
NZIA Registered Architect
NZGBC Green Star Practitioner