



Memorandum

TO:	Karen Bain, planner
FROM:	Peter Christos, urban designer
DATE:	3 November 2016
SUBJECT	LAND USE CONSENT LUC-2016-480: 201 PRINCES STREET, DUNEDIN

Hi Karen,

With regard to the above application to establish a roof top apartment on The Stanton Building at 210 Princes Street. The proposed addition would breach the permitted height by 4.75m. The applicant points out that the heights breach would not be visible from Princes Street and that, in terms of the additional height, would be consistent with neighbouring buildings. I agree with this opinion and add that the precinct has a concentration of very tall buildings and this height breach is relatively insignificant when considering the context. Effects from Dowling Street and lower High Street need considered, however.

The former National Bank Building at 193 Princes Street has a similar roof top annex. This sits considerably higher than the proposed extension however, and I do not believe it would be disadvantaged in terms of shade or sun as there would be about 25 m of separation between units. Furthermore, the proposed unit is to the south of 193 Princes north /west afternoon sun would not be affected.

While the extension would be visible from a public place, I do not believe this would have negative effects. A distinguishing feature of the proposal is a saw tooth roof line as viewed from the east. This adds a layer of visual interest to a view that is essentially the back of buildings facing into the DCC Dowling Street car park. I feel that this is a well-considered response to the extra height and it improves an otherwise bland sky line. The proposal also provides the benefit of additional passive surveillances over the car park and is set well back from streets that would have a view of it.

While the southern boundary shares a wall with 1 and 5 Dowling Street, I do not believe it would cause significant additional shading to the adjoining properties (which are very much orientated to the south and south east).

I believe the proposal would have less than minor effects on both streetscape and precinct values.

Regards,
Peter Christos,
Urban Designer.