

Memorandum

TO: Lianne Darby, Planner

FROM: Barry Knox, Landscape Architect

DATE: 29th September 2016

SUBJECT: **SUB-2016-84 & LUC-2016-430, 111A CLIFFS ROAD.
COMMENT FROM LANDSCAPE ARCHITECT.**

This memorandum is in response to your request for comment on an application to subdivide an existing lot with a dwelling on it. The site is zoned Residential 1 and is within an Urban Landscape Conservation Area (ULCA 21 Upper St Clair, Dunedin). This is a rear site with access provided by a private driveway from Cliffs Road which is shared by several other dwellings.

Land use consent is required for the use of a substandard access, and for more than 12 users of the private way. The proposed new lot would increase the users to 17. Both lots would meet minimum lot size and frontage requirements, but neither would have legal frontage, so the activity is considered to be non-complying pursuant to Rule 18.5.2. Under the second generation plan (2GP) the site is General Residential 1 and within Urban Conservation Mapped Area 21. However, I understand 2GP is not sufficiently advanced to be able to be considered to any significant extent at this stage.

This application will be assessed using limited notification. I will principally comment on the effects of the proposed subdivision and subsequent dwelling on the values of ULCA 21.

I visited the site on 21st September. Photographs taken at this time are attached in Appendix 1.

General Comment

With an underlying Residential zone and an overlying ULCA zone there are situations where anticipated urban development conflicts with the ULCA values, and this situation has occurred to a considerable extent in the extensive subdivision immediately to the north. In this situation, however, as long as the proposed dwelling to be established is of a single storey and relatively unobtrusive, this conflict is unlikely to occur. Existing vegetation and the established dwelling to a large extent will screen a new dwelling. Topography and existing trees would also provide important screening when the site is viewed from the south seaward side around Cargill's Castle and from St Clair to the north-east.

Overall, I consider that this subdivision and subsequent dwelling development would have no more than a minor effect on the values of this setting, as long as the dwelling is of an appropriate modest scale.

The Effect of the Proposed Dwelling on the Character of the ULCA Setting

Urban Landscape Area 21 is one of twenty four identified in the Dunedin City District Plan. Specific values for individual ULCA's are not outlined in the Plan. ULCA's are described in the explanation to Policy 13.3.1 as areas that "*provide contrast with and relief from the built environment and have significant landscape value*". The landscape values here are principally the coastal location and the extensive natural vegetation, predominantly to the north and east on a neighbouring property. As noted earlier, this location, being flat and well screened when viewed from most directions, would provide a relatively unobtrusive site for the addition of another dwelling.

With regard to the access way, this may be a more difficult situation in relation to effects on the values of ULCA 21. Any significant widening into the immediately adjacent slope to the north would potentially have an adverse effect on the steep sided gully and its associated

bush. Other widening to the downhill south side, depending on how extensive, could also have an adverse effect on the gully's natural values.

At the moment the gully retains values related to its natural topography and vegetation, but there is no doubt that continuing urbanisation in this area is slowly diminishing these natural values. This cumulative effect has reached almost a complete transition at the higher elevations of what is still nominally a ULCA, where typical subdivision and dwelling establishment has been largely fully developed. The lower gully area where the private road is located, and the ULCA areas further towards the coast, still retain some of the qualities which first led to the establishment of a ULCA. However, this too is cumulatively changing, and the values generally ascribed to ULCA's are becoming less obvious.

Concluding Comment

The access issues for this application will probably occupy most of the activity and concerns for the limited notification parties involved. The existing access is narrow, poorly maintained and apparently reaching maximum capacity. As noted, any improvements may have an adverse impact on ULCA values, depending on how extensive any changes may be.

In my opinion the proposed subdivision would have no more than a minor adverse effect on the values of the ULCA setting. The new section would be on relatively flat land and well screened from views in.

Any subsequent dwelling development would be subject to another resource consent and adverse effects can be assessed at this point. However, the subdivision would have the effect of making it easier to establish a dwelling. I consider that, if approved, it would be reasonable to place a Consent Notice on the subdivision consent which would note that the site is within a ULCA, and land use approval for a dwelling would be more difficult to obtain for anything other than a one storey structure.

Barry Knox,
Landscape Architect.

Appendix 1. Site Photographs (Taken 21/9/16)

Photo 1. View south from Clayton Street towards the 111A Cliffs Road house, on the left. Proposed Lot 2 would be behind this, between the existing house and the row of pine trees beyond this. Cargill's Castle in the background right.



Photo 2. View from south of the house at 111A Cliffs Road towards the east, showing the flat area proposed for Lot 2.

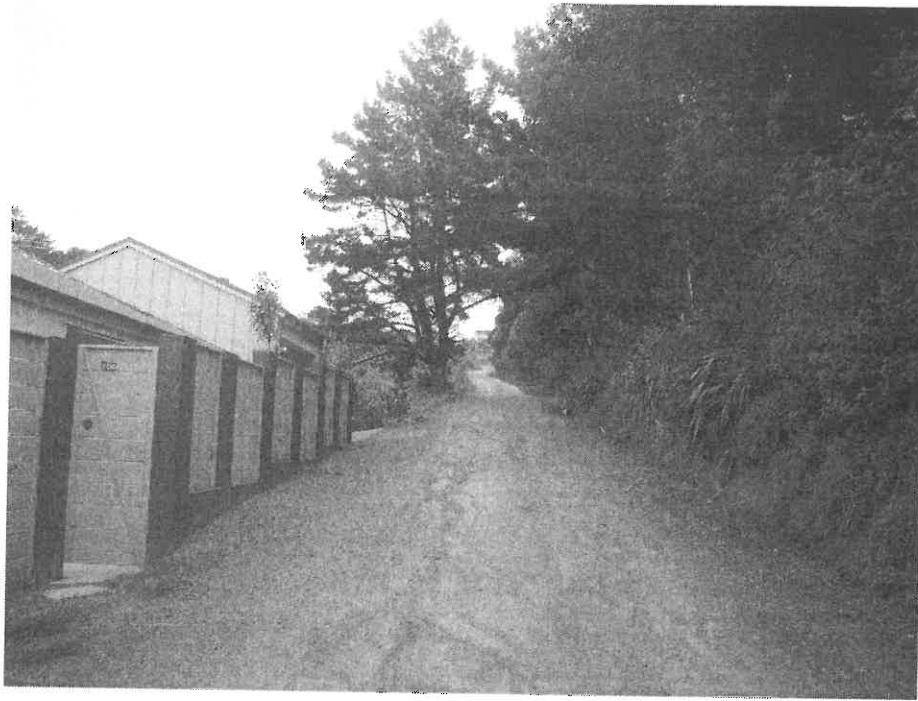


Photo 3. View up the private access way towards the site illustrating the general width and quality of the road.