



Memorandum

TO: Lianne Darby, Planner

FROM: Barry Knox, Senior Landscape Architect

DATE: 7th September 2017.

SUBJECT: **LUC-2017-418, 401, 402, & 403 HIGH STREET. COMMENT FROM LANDSCAPE ARCHITECT.**

This memorandum is in response to your request for comment on the application to re-establish a residential activity on the ground floor of an existing building, and construct a new structure for community support activity at the rear of another section which has an existing building. I understand that at this stage the application has been put on hold pending the supply of requested information.

All the three subject sites are in single ownership, used for the Moana House programme for adult male offenders. The area is zoned Residential 1 and is within the High Street Heritage Precinct, TH14. There are nearby listed heritage structures. The site is contaminated and within an Archaeological Alert Layer.

There are a number of effects issues to consider with this application. I have been asked to comment on any relevant adverse effects on urban design, and I do not address aspects related to earthworks or HAIL matters. My colleague, Dan Windwood, (Policy Planner, Heritage), has been asked to provide specific comment on the effects on heritage.

I have not visited the site but I am aware of it and the surrounding setting.

General Comment

This is an important location with predominantly high heritage values and a number of larger scale character dwellings. There would be a potential for a new building here to provide an uncharacteristic intrusion into what is a distinctive heritage setting.

The proposed structure would be unlike the more traditional buildings surrounding it, but there are two factors which would help to lessen its visual prominence and would assist with making it a relatively well integrated structure in this environment. The first is the design which I understand would be relatively simple and visually recessive, (cedar timber and earth tone plaster); the second is its location behind the exiting dwelling fronting High Street, which provides a visual screen and would not disrupt the heritage character of the street.

Overall, from an urban design perspective, (as distinct from heritage comments provided by Dan Windwood), I consider the adverse effects of this proposal would be no more than minor.

Barry Knox
Landscape Architect