

Memorandum

TO: Amy Young, Planner

FROM: Barry Knox, Senior Landscape Architect

DATE: 28th August 2017.

SUBJECT: **SUB-2017-74 AND LUC-2017-407: 34 GORMAN STREET, MACANDREW BAY. COMMENT FROM LANDSCAPE ARCHITECT.**

This memorandum is in response to your request for comment on a resource consent application to subdivide an "undersized" Rural zoned site into three lots and establish building platforms on two of the proposed lots. (One proposed lot would contain the already established current dwelling).

The existing site is located largely within The North West Peninsula Landscape Conservation Area (NWPLCA), some of it within a VPA (Visually Prominent Area), and some of it within a VRA (Visually Recessive Area). The topography varies from being reasonably flat near the existing dwelling to steeper at the eastern upper section at higher elevations. A deep gully with a reasonably continuous native vegetation cover traverses the middle part of the site.

The activity is non-complying because subdivision is proposed for a Rural site which would result in lots less than 15 hectares. It is also within the NWPLCA and the erection of buildings and structures within any "Landscape Building Platform" would be a controlled activity which requires consideration under Rule 14.6.4(a).

I did not specifically visit the site for consideration of this application, but I did in response to a requirement earlier this year to provide comment relating to a Second Generation Plan submission requesting a zone change from Rural to Large Lot Residential. My comments noted in my April 2017 2GP evidence and associated photographs are attached as Appendix 1 and 2.

General Comment

There are a number of planning related factors which need consideration for this application, including the non-complying activity status, the opportunity for precedence, and plan integrity. I will not comment directly on these elements which are more of a planning preserve, but will concentrate more on effects of the values of the NWPLCA. However, in this location from a planning and landscape effects perspective, the number of relevant factors needing to be considered increases the need for very careful overall assessment.

The application includes an assessment by Landscape Architect Hugh Forsyth of Site Environmental Consultants. I consider this review to be comprehensive and constructively reasoned. The conclusion reached by Mr Forsyth is that the potential landscape and visual effects are assessed as being "low", especially following construction activity and if site restoration activity has been implemented. Recommended conditions are proposed to provide greater assurance of this conclusion.

Leaving aside the wider planning considerations already alluded to, I consider that the potential adverse landscape and visual effects of the application would be low to moderate after an initial period of site restoration, and assuming that the conditions recommended in the application would be fully adhered to.

In terms of potential adverse effects on the NWPLCA features values, a key consideration of the subject site is elevation. In my 2GP comments attached at Appendix 1, I noted that the subject site NWPLCA values would be potentially much more adversely affected at higher elevations. The proposed dwelling development (lots 2 and 3) would be established quite close to the lower elevated part of the site, leaving the much more visible upper elevations

largely as they are now. In my opinion any proposed development further up the site would create more than minor adverse effects.

If this application were to be approved, these proposed lower elevation sites are critical. From a distance, from either side of the harbour, the proposed new dwellings would largely be seen as an extension of existing houses and curtilage at the lower part of the peninsula, and adverse landscape effects would therefore not be nearly as pronounced if the rural character of the slopes further up were to be encroached on.

Features and Characteristics of the NWPLCA to be Protected.

The Dunedin City District Plan notes these following issues for protection in the NWPLCA:

- *The visual dominance of natural landform and other natural elements such as remaining indigenous vegetation over cultural or human-made landscape elements, eg buildings or plantations.*
- *The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation.*
- *The extent and quality of views from the principal public routes and viewpoints.*
- *The natural characteristics of the higher rural land which:*
- *contrast with the developed harbour edge settlements. This contrast remains a fundamental characteristic of the harbour landscape*
- *ensure that the overall scale of these settlements does not grow to become too dominant in this small scale landscape*
- *ensure that there is visual containment and separation of these settlements.*
- *The extent and quality of the outstanding panoramic views which are possible both of the area and from the area.*
- *The human-made features which are relics of the past and provide highlights at the detailed scale, eg stone walls, remnant shelter plantings, Larnach Castle.*
- *The skyline generally defined by natural elements.*
- *The following significant landform features listed in the NZ Geological Society Geopreservation Inventory for the Otago Region:*
- *Harwood earth flow.*
- *The extent and quality of areas of regenerating indigenous bush. These enhance the natural qualities of the area.*

Effects of the Proposal on NWPLCA Values.

As noted earlier, with landscape mitigation, effects on the values of the NWPLCA are likely overall to be minor to moderate. The proposal would introduce two new dwellings into an area which has a predominantly natural character, but this domestication would not be dominant because of the close association of nearby lower elevation dwellings.

If the resource consents were to be approved, I recommend that the conditions outlined in the application Landscape Report at sections 6.8 and 6.17 for proposed lots 2 and 3 (or close variations of them) should be adopted.

Barry Knox
Landscape Architect

APPENDIX 1.

An Exerpt from B. Knox's Evidence for 2GP Comments on Rezoning Proposals, April 2017.

34 Gorman Street, Andersons Bay. Submission 0487.1

This submission by the landowner requests changing the current Rural zoning to Large Lot Residential 1.

The site is on the higher elevation adjacent to the urban fringe and it is covered by a Significant Natural Landscape (North West Peninsula) over most of the submission area.

Here the topography of the submission area varies from being reasonably flat near the existing dwelling to steeper at the eastern upper section at higher elevations. A deep gully with a reasonably continuous native vegetation cover transverses the middle part of the site.

Comment

In terms of visibility the site is moderately sloped compared with further up the peninsula, and reasonably well screened by existing lower dwellings. However, there are some important natural values associated with the site, as recognised by its Significant Natural Landscape overlay zone. On balance it is my opinion that the proposed retention of the 2GP Rural Hill Slopes zone is appropriate here.

Photographs Taken August 2017.



View towards the east from the Gorman Street entrance showing existing site buildings, including the dwelling.



View from approximately the same location looking to the south east of the subject site, over a Visually Prominent Area (PVA) of the North Coast Peninsula LCA. (NCPLCA). The Proposed lot 2 Landscape Building Platform would be close by here, proposed lot 3 LBP at a lower elevation to the right .