

From: Barry Knox
Sent: Monday, 3 July 2017 11:29 a.m.
To: Lianne Darby
Subject: SUB-2017-5 Brief Comment

Hi Lianne,

You asked for some brief comment about this subdivision application close to the urban area of Mosgiel.

Re the site, I am familiar with it as I have been to it on a couple of occasions, once with Aidan Battrick, to audit the scheduled trees.

You requested general comment on locating a dwelling on the proposed new site closest to the Mosgiel urban area, should the application be approved. As with any comment of this nature it depends to an extent on the location, bulk and design of the structure. I also usually make a comment about the sometimes significant effect of plan precedence, cumulative effect, etc, and my preference for leaving consideration on these issues to general planning assessment. However, from my recollection of this larger site, from the perspective of landscape effects (rural and amenity values) in my opinion a modestly designed additional dwelling on the proposed new site closer to the Mosgiel urban area would have no more than a minor adverse effect.

Re the scheduled trees, I have checked these as they were audited for 2GP. I confirm that it was established that T095, T096, T097, T098 and T099 should be carried over to the new 2GP schedule, subject to relocation on the plan, as they were incorrectly located on the operative plan. This effectively means that, for SUB-2017-5, all the scheduled trees for 2GP are located in the proposed new site associated with the established house, not the proposed new site next to the Mosgiel urban area.

Regards,

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For Spatial Plan: <http://www.dunedin.govt.nz/spatial-plan>

For current District Plan: <http://www.dunedin.govt.nz/districtplan>

For second generation District Plan: <http://www.dunedin.govt.nz/2GP>