

353 Dunstan Road, Alexandra

Landscape Assessment – Additional Dwelling

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 SITE Landscape Architects

Prepared 13th May

1.0 Introduction

Site: 353 Dunstan Road, Alexandra

Zoning: Rural Residential with Other Rural Landscape (ORL) Overlay, Central Otago District Plan (CODP)

Appended Material: Views 1-3: Landscape Views

Application Status: Discretionary

2.0 Methodology

This assessment includes a brief description of the proposal and site, the existing landscape character and values, and assessment of potential effects on visual amenity and landscape character.

The methodology is derived from 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

In my assessment of effects I refer to the 7-point scale listed below, as derived from the NZILA Guidelines. The top rows show how the rating scale can be related to wording in the RMA:



3.0 Proposal

The proposal includes an additional dwelling on the Rural Residential Lot on Dunstan Road. The dwelling is a barn type building which will have residential use, approximately 292m² in floor area and 8.6m high, located within an existing orchard towards the front of site. Materials include vertical hardwood cladding, plaster (LRV 38%) and Flaxpod roofing (LRV 6%), and schist cladding.

4.0 Site Description / Context

Dunstan Road runs north-west to south-east parallel with Clyde – Alex Road and provides access to the rural residential land to the north of Alex. The Rail Trail runs along the southern side of the road adjacent to site.

The surrounding flat land on the north-east side of the road has been subdivided for Rural Residential use, with the river terrace rising up above the tree line to the north-east of site. On the south-western side of the road is the Rail Trail and an existing orchard.

The subject site, similar to surrounding sites along Dunstan Road is long and skinny running perpendicular to the road. The property contains a large amount of mature vegetation, including a row of birch trees running along the road boundary. This vegetation visually contains the property from views from neighbours and surrounding properties.



Calder Surveying Site Plan

5.0 Landscape Character Values

As a result of the vineyard landuse to the south-west, and existing mature trees in and around site the area feels relatively rural in character. To the north-west and south-east along Dunstan Road buildings become more obvious where property boundaries are more open to views from the road and the Rail Trail. Some properties contain multiple buildings including outhouses / sheds and garages in close proximity to the road, with most containing vegetation alongside the road boundary.

Residents will likely value their outlook, privacy / amenity and rural views from their dwellings. Tourists and users of the trail will perceive the area as a semi-rural transition to the more open and natural landscape to the east. From the trail values include open views of the surrounding hills and productive rural residential landscape on the outskirts of Alexandra.

6.0 Visual Amenity and Landscape Character Assessment

The building is large and over the anticipated height limit of the Rural Residential Zone.

On advice of the author the applicant has obtained neighbour's approval from no. 347 Dunstan Road (directly to the north) and no. 339 (directly to the east). There are no views of the proposal from the property directly to the west of site, with the existing dwelling and surrounding vegetation screening views from here.

With the land surrounding site broadly flat there are no other private places where the proposal will be seen from, therefore the assessment only considers public views and potential landscape effects that occur when travelling adjacent to site.

Views from Dunstan Road (Views 1 & 2):

As shown in views 1 and 2, the proposal is well screened from the road and rail trail with views of the proposed dwelling only possible during winter when the birch trees are not in leaf. The existing dwelling is not visible and well screened with layers of vegetation within site.

If trees on site were removed, the proposed building would sit under the skyline formed by the low raised terrace escarpment to the north of site.

The proposal is only visible when traveling at 80km directly past site, with layers of existing vegetation to the north, south and within the subject site. Therefore, any views of the proposal will be very short and filtered.

With the trees in place the proposal will have a low level of visibility which will increase slightly through twiggy foliage in the winter, and will have a very low visual effect from the road. In the rural residential zone buildings are an expected part of the landscape character and with low visibility the proposal will have a very low effect on visual amenity.

Landscape effects: **Very Low**

Landscape Character / Cumulative Effects:

The proposal will introduce an increase of density that will only be notable from the air. From the road and surrounding places the existing trees within site provide a green framework for the increased density and will balance the scale of built form. Buildings are an anticipated part of Rural Residential Lots, the additional dwelling will be consistent with surrounding character and not affect views. With trees retained on site an additional dwelling can be integrated without cumulative effects.

Landscape Character / Cumulative effects: **Very Low**

7.0 Conclusion

The proposal is to construct a large additional dwelling on the Rural Residential site at Dunstan Road, Alexandra. The existing site contains a framework of existing trees which balance built form and reduce visibility from surrounding places.

Neighbours approvals have been obtained from the adjacent neighbours to the north and east. With the majority of trees retained within a 15m setback of the road boundary, the proposal can maintain rural residential character and avoid cumulative effects of an additional large dwelling within the site.

8.0 Recommended Landscape Conditions

- 75% of all existing trees within a 15m setback from the Dunstan Road boundary are to be retained. If any of the 75% of trees are removed, then a suitable replacement tree is to be planted in its place to ensure views of the additional dwelling are softened from Dunstan Road and the Rail Trail.



Photo Notes:

Camera: Iphone 13 Pro
Lens: Panorama
Photo taken: 10.05.24

Printed image appears smaller than real life view

↑
Existing dwelling is
creened by vegetation

↑
Location of proposed
additional dwelling



↑
Location of proposed
additional dwelling

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