


Landscape Architectural Design Statement

30 – 40 Sandspit Road Howick

21th October 2022



Document Quality Assurance

30 – 40 Sandspit Road, Howick – Landscape Design Report Report prepared by for Box Property Investments Ltd.		
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1 Background

1.1 Greenwood Associates has been requested by Box Property Investments Limited ('the applicant') to prepare a Landscape Design Evaluation report in respect of a proposed residential development on a 5417m² site (Refer architectural drawing RC0.01) located across four existing residential sites (30 Sandspit Road, 40 Sandspit Road and 2 & 4 Reydon Place) the long axis of the site fronts Sandspit Road. This evaluation provides high level appraisal of the landscape design with the project to be identified as a referred project under the Covid-19 Recovery (Fast Track Consenting) Act 2020. Should the project be successful in entering the Fast-Track pathway for resource consent a full landscape architectural plan set, will be prepared for council submission.

The 5417m² site is currently zoned 'Residential - Single House Zone' under the Auckland Unitary Plan (AUP).

Greenwood Associates has been involved with this project since early 2020 and prepared a series of landscape plans in August 2020 for the previous scheme.

1.2 The landscape plans for the previous proposal took into consideration the bulk and articulation of the proposed buildings ensuring adequate mitigation of height from Sandspit Road was designed using a vegetative framework of trees and climbing species within the site. In addition, street trees have been proposed further buffer the buildings from Sandspit Road and surrounding residential area. The immediate southern neighbour is Howick College and four immediately opposing single house residential lots. On the east and west portions of the site, planting provides a buffer to Reydon Pl and Trelawn Pl. Within the site, a vegetative screen buffer has been provided for the northern boundary townhouse lots ensuring some screening can be provided to neighbouring residential properties. All these opportunities for vegetative framework are still available with the new proposal layout, albeit with some minor changes.

2 The Proposal

2.1 The new architectural scheme plan which is submitted for the fast track application has been overlayed to the previous landscape plan in a desk top study of the variation between the schemes. The difference in terms of the layout offers a similar amount of planting area to be redesigned and it would be considered that when the proposal is approved for fast track consent the new

iteration of landscape architectural plans will be very similar in terms of vegetative mitigation of built form. With the adaption of a landscape plan set that is consistent with the new scheme plan we notice that there are some small areas where we can improve the landscape amenity values and provide increased articulation of the buildings with additional green space.

- 2.2 In conclusion the previous landscape plan can be adapted to the new scheme plan and we expect to provide the same quality of landscape amenity and mitigation of built form. We will look for ways to improve the landscape design to enhance the site and ensure an appropriate landscape integration to the surrounding neighbourhood.