

PROPOSED DEVELOPMENT
FOR
MATVIN GROUP LIMITED

LANDSCAPE REPORT

201 & 203 BROWNS BAY ROAD
BROWNS BAY
AUCKLAND

Prepared August 2021

BY

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the Official Information Act 1982

INTRODUCTION

My name is Jessie Hope. I am a Landscape Architect at Shafer Design Ltd. I hold a Bachelor of Landscape Architecture from UNITEC Institute of Technology (2014).

I have 6 years' experience as a Landscape Architect. I am regularly involved in a wide range of projects, both residential and commercial. My work has included landscape design and detailing as well as various landscape planning and assessment services to accompany resource consent applications.

SITE AND CONTEXT

From a landscape perspective, relevant matters to consider while preparing the landscape plans include:

- a. Site that slopes steeply away from the Browns Bay boundary down to the northern corner with a level change of approximately 14.5m.
- b. Retaining the large, mature Moreton Bay Fig tree (*Ficus macrophylla*) that is located approximately midway along the Browns Bay Road boundary.
- c. View into the site from adjacent properties.
- d. Providing a high level of landscape amenity on site for future residents.
- e. The desired outcomes as listed in the objectives and policies of the zone, specifically that quality on-site residential amenity for residents and adjoining sites and the street is achieved.

LANDSCAPE DESIGN

Our approach throughout the landscape design will be to achieve the following:

- a. To appropriately integrate the proposed buildings with reference to the surrounding streetscape and neighbouring properties; and
- b. To provide amenity for future residents.

Infringements to be addressed with the landscape design:

- a. Landscape coverage – Min allowed is 35%, preliminary plans from GEL Architects dated 23/07/2021 Rev 01 show 32% landscape is proposed. The landscape design will aim to reduce visual impact of parking and driveway areas with high-impact planting design.
- b. Offset building height to minimise visual dominance and maintain reasonable standard of residential amenity for adjoining sites. The use of tall trees and palms will help to minimise visual dominance to the street and neighbouring properties. The existing Moreton Bay Fig will provide excellent mitigation and amenity along the Browns Bay Road frontage.

We hope to achieve the above design goals by:

- a. Providing extensive tree planting that will soften and provide scale to the proposed apartments around the site. Focusing on taller planting around the boundaries of the site where the visual dominance of the buildings will be at its greatest.
- b. Creating a high-level front landscaping scheme that provides privacy to the ground floor apartments but allows for passive surveillance of Browns Bay Road from the upper levels.
- c. Incorporating amenity spaces for residents within the site. This will include a communal courtyard space for residents nestled in gardens. The communal space will be designed to create a space for residents to meet with friends and family as well as a space to relax and enjoy the surrounding gardens.

CONCLUSION

In conclusion, the landscaping for the proposed development will be carefully designed to respond to the characteristics of the site and surrounding area. The hard and soft landscaping elements will complement the high-quality architectural design and create an attractive street frontage along Browns Bay Road as well as providing amenity within the site.

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