



ETUD

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Subject: Proposed development at 20 Melia Place, Red Beach.

Hi Imogen,

Following the pre application meeting with council you will be aware a great deal further design work has been undertaken to develop the detail of the scheme and in particular refine the urban design approach.

Context and design response

As you are already aware the site offers a sheltered setting with access from the cul de sac at Melia Place and via the access to the RSA from Viponds Road. The sloping character of the site ensures that the existing residential dwellings along Viponds Road are elevated relative to the site and enjoy mature trees and hedges to the gardens whilst those dwellings to the south 'buffered' by the existing Olive Grove which is to be maintained and enhanced as a part of the proposal.

The site is therefore in my opinion visually discreet with general views into the site limited to the immediate neighbours. This aspect together with the design response to the sloping topography ensures that the proposed built form responds sympathetically to the character of the area.

The approach to the layout design limits the length of connected buildings (short terraces) and introduces more detached buildings in duplex format. This approach creates a more spacious layout than previously whereby the landscape elements of the proposal can provide a more assertive element in defining the setting of the proposed buildings. The building footprints are therefore similar to the neighbouring built environment with taller buildings i.e. the three storey buildings carefully positioned within the site to limit visual effects to the neighbouring environment.

To the greatest possible degree therefore the proposal is one that is essentially 'visually contained' and where potentially sensitive boundaries with existing dwellings are treated in a 'like for like' manner.

These layout principles are further complemented by the specific amenity elements of the proposal anchored around the existing woodland, olive grove and connections to the neighbouring Shadon Reserve. Whilst still requiring some further design development the proposal now offers the following elements:

- Pavilion building for community use.
- Multi Use Games Area.

- Petanque area (that also delivers some flexibility in use)
- BBQ area.
- Olive Grove.
- Woodland with associated nature-based playground.

Streetscape/Movement

The revised layout alters some of the roading alignments to create a more pleasing setting for the buildings but retains a hierarchical structure with the principal north south road designed to feature the elements of an adoptable road albeit the road will remain in private ownership. To that end the road features a suitable width road with footpath connections and landscape elements. It is anticipated the boundary definitions will be key elements in contributing to the character of the spaces and to this end the design team are developing this additional level of detail that will balance the interests of private amenity with more general design concerns relating to passive surveillance and 'activation' of the street.

The secondary lane structures will be detailed in a more low key fashion reflecting the spatial characteristics and scale of the defining architecture.

Overall it is proposed the roading and pedestrian movement pattern will enable a human scaled and slow speed environment suitable for all ages and user groups.



Density and intensity

As discussed previously the revised design now features a greater number of duplex units in a two storey format to influence the character of the built environment but also enable greater landscaping measures. Where three storey buildings are proposed these are located in the parts

of the site that can take advantage of the natural sloping landform and where they are less visible and therefore influential to the visual character of the area more generally.

It is proposed that the built form will feature pitched roofs with facades proportioned to reflect human scale. Where three storey forms are proposed these are largely screened by foreground elements and diminished in relative massing by the underlying sloping landform. It is considered this will prove successful in visually integrating these buildings into the character of the area.

Landscaping

The revised layout provides for a stronger landscape influenced layout with considerable opportunities created for significant street trees and associated soft landscape measures. The proposed reserve area is a considerable and highly attractive element of the proposal whereby the existing mature trees can be effectively managed and enhanced with better connectivity to the Shadon Reserve.

Car Parking

In terms of management of potential adverse effects of garage doors this aspect will be covered by detailed design (material and design specification) as well as the introduction of soft landscape elements and high quality surface finishes to the lanes. But even at this stage it is worth noting that where garage doors are apparent from the street they are recessed with a habitable room projected to the foreground with the garage accounting for less than half of the building frontage. Where garage doors are a repeated element of the façade design (where part of a short terrace) this occurs on private lanes with the 'public' frontage of the building featuring the front entrance to the dwelling and thereby contributing to the quality of the 'street' scene.

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