

PROPOSED DEVELOPMENT
FOR
MATVIN GROUP LIMITED

LANDSCAPE REPORT

1092 COATESVILLE RIVERHEAD HIGHWAY

RIVERHEAD
Auckland

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BY

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1.0 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.

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.

Recent projects that I have been involved in (for Resource Consent):

- The Botanic – a 50 plus-unit (apartments and villas) Retirement Village in Silverdale
 - Landscape design, planting and details
- 2x 8-unit development in Glen Innes
 - Landscape design and planting
- 9-unit development in Tauranga
 - Landscape design and planting
- Retail development in Tauranga
 - Landscape planting
- 59-unit Hotel development in Epsom, Auckland.
 - Landscape planting

2.0 SITE DESCRIPTION

2.1 Existing site & Local character

1092 Coatesville-Riverhead Highway is situated on the outskirts of the ever-growing Riverhead township. It has in the past been utilised as farmland but is now zoned 'Future Urban' in the Auckland Unitary Plan.

The site slopes from the southern corner down to the north, with a level change of approximately 9-10m. This sloping of the site allows for outdoor living spaces to be designed in a way that utilizes the sun without affect the units to the south.

The property is surrounded by existing farmland to the south and west (also zoned as Future Urban), and Residential - Single House zoned properties to the north and east. It is close to local shops, parks, schools, restaurants, and other amenities. While residential development has increased significantly in the last 20years, the area still feels open and not intensely developed.

The property is currently edged with Cryptomeria trees which form a windbreak and greatly restrict views into the site.

2.2 Considerations

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

- Stormwater management in the form of an extensive wetland that is proposed to run through the site for the purposes of managing stormwater flow and quality. Providing adequate and appropriate planting that enhances this feature and develops a functional ecosystem within.
- Gently sloping site that provides an opportunity for good outdoor living spaces. Also ensuring the communal gardens make good use of sunny areas and tall planting is located where any resultant shading does not adversely impact the filtration of natural light into buildings.
- Creating a high level of amenity on site for residents and the wider community.
- Street frontage promotes interaction from the community and facilitates legibility to assist navigation into the site and provides an attractive view from outside the site.

3.0 LANDSCAPE DESIGN

3.1 Overall

The Architectural design has been produced by GEL Architects and proposes a mix of two-and-three bedroom single-level villa and terrace house units, freestanding apartment buildings, a care and memory care building and a main building with the village communal amenities and administration.

Please refer to Architectural Report and the GEL Masterplan (dated 11th August 2021, Revision A) for more detailed information.

The landscape design will have a large focus on bringing nature into the site in a considered manner that reflects what the land once was and facilitates a connection for residents with the natural environment.

As with nature, the landscape at the Botanic includes a diverse mix of different zones and activities.

Native trees and plants will attract birds and other native fauna, pockets of heavily planted areas create a sense of peace, gardens change with the seasons, and open lawn areas provide opportunities for residents to interact with each other and the wider community. In addition to this, the wetland that flows through the site creates a unique opportunity to design a rich and vibrant ecosystem that features and celebrates the distinctive New Zealand landscape.

3.2 Street tree scheme

Trees will be planting along the external road boundaries to create consistency between the village and the surrounding residential areas.

While the older residential areas have inconsistent street tree planting, the newer developments have a great network of street trees that the Botanic will continue. Existing street trees are a mix of natives and exotics, including Lirodendrons, Liquidambers, Pseudopanex, Magnolias, Pohutukawa and Titoki.

Liquidambar is the most prevalent along Coatesville-Riverhead highway and will be used as a street tree for this part of the street frontage, then continuing around the corner along Riverhead Road as these trees will offset the size of the apartment buildings through this area.

Cambridge Road, however, has little to no street trees present. As such, Titokis will be incorporated along this and the proposed new road off Cambridge. The Titoki trees are in keeping with the scale of the Villa buildings, while reflecting the planting of nearby streets.

3.3 Connection to wider community and landscape

The buildings closest to the roundabout and Riverhead Road are designed as an interactive front of the Botanic, with a childcare centre, medical centre, retail, and a café for the community to utilise along with the residents. Additionally, these spaces will create opportunities for jobs within the community.

As mentioned above, the street trees will form part of an extensive planting scheme across the site, designed to link the site to the wider landscape and encourage a bird corridor through Riverhead.

3.4 Pedestrian network

The private roads and accessways within the development are in general designed as shared spaces with the pathways running alongside the roadways. There will be no raised kerbs between road and path which might create a hazard for residents, instead the pathways will be defined through a material change in the road surfacing.

The proposed landscape strategy is to provide an attractive, safe, street environment where walking is desirable, and the use of mobility scooters will be encouraged.

Street crossings are at key points within the development, at key access routes through the site or entry points to the shared open spaces. Various traffic calming features are part of these crossing points. The horizontal stripes created by a lighter concrete material indicate a warning whilst still being a design

element. The road will narrow at some of these crossings as a further indicator for motorists to slow down. Trees/Palms as vertical elements in the proposed road-side planters provide an additional alert. The planters also provide an opportunity for signage if necessary.

Accessways through the village will be experiential, in addition to being functional, with a variety of routes across the site creating direct and meandering links between the apartment blocks, villas, and the various village amenities. Boardwalks and bridges designed over and through the wetland areas will be positioned to best experience this unique feature of the village.

3.5 Villa gardens

Each villa will have its own private low-maintenance garden space with outdoor living areas and hedging for privacy on the perimeter. Some of the villas may have the opportunity for small lawns which may be no-mow lawns or artificial turf. Others, where the area is too small, will have planted gardens. In addition to the outdoor living space, all gardens will have a clothesline and a small, raised herb garden with a dwarf Lemon tree where space allows.

The layout for each villa block will vary depending on the orientation, to create outdoor living spaces that make the best use of the sunny areas of their gardens. The planting design will be low-maintenance and consistent with the rest of the village. It will vary between each villa block to create visual interest.

3.6 Care gardens

The two care units are arranged as opposite wings in building 2. The large green space created between provides a wonderful opportunity to design a safe and welcoming environment for the residents. The private park space will be broken up into zones to create interest and promote outdoor activity.

A lawn space will allow for group activities and gathering spaces for visiting family and friends.

The meandering pathways lead out from the two outdoor living areas and around the garden taking residents through different planting zones such as scented, seasonal, edible, and colourful. Seating areas scattered throughout will provide plenty of resting spaces. Raised vegetable gardens will be designed in various sizes and allocated to residents to use as desired.

Fencing will surround the garden but will be integrated with planting where possible to provide a safe but not restrictive feeling environment.

3.7 Apartments

The apartment buildings will be 3 to 5 stories high and are located around the central park areas. Low-level planting around the apartments will create a sense of privacy for the lower floors while allowing for passive surveillance of the pedestrian network from the upper levels. Taller tree and Palm plantings will help to create a sense of scale and minimise visual dominance that may be created by the buildings. As with the Villa, the apartment planting will vary between each block to create visual interest and assist with wayfinding.

3.8 Central gardens

Due to the size of the site, there are many opportunities for creative design and bringing in a variety of spaces that reflect the 'botanic' theme of the Village. The gardens will include the following:

- Extensive tree planting featuring native and exotic species, with a particular focus on trees that are attractive to native birds.
- Pockets of heavily planted areas which create a unique sense of place, separate to the busyness of the village.
- Trees and shrubs chosen for seasonal interest with respect to foliage and flowers.
- Open lawn areas for residents to interact with each other, their families, and the wider community.

3.9 Wetland/stormwater

As the site needs to account for a possible 100-year stormwater/flood event, a constructed stormwater wetland has been designed running the length of the site. This will be an attractive and distinctive feature for residents and the wider community to enjoy. Boardwalks and bridges designed over and through the stormwater wetland areas will be positioned where residents/visitors can best experience this unique feature of the village.

4.0 CONCLUSION

In conclusion, the landscaping for the proposed Retirement Village will be carefully designed to respond to the characteristics of the site and surrounding environment. The hard and soft landscaping elements will complement the high-quality architectural design and create an attractive, natural urban environment for residents and the wider community to enjoy for many years.