

Landscape Architectural Design Statement

19a, 21, 23, 25 Verran Road and 19 West Glade Crescent,


Birkenhead, Auckland

6th December 2022





Document Quality Assurance

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| 19a, 21, 23, 25 Verran Road and 19 West Glade Crescent, Birkenhead, Auckland – Landscape Design Report Report prepared by Greenwood Associates for Sweet New Zealand Partnership Limited | | |
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Landscape Architectural Design Statement

1 Background

1.1 Greenwood Associates (registered New Zealand Institute of Landscape Architects) has been requested by Sweet New Zealand Partnership Limited (c/o Civix Planners) 'the applicant' to prepare this Landscape Design Evaluation report in respect of a proposed residential development on a 25,861m² site (Refer BDG architectural masterplan drawing CD-01). 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.

1.2 The 25,861m² site is currently zoned 'Residential – Mixed Housing Suburban Zone' under the Auckland Unitary Plan (AUP).

The total 25,861m² site consists of 9,735m² of ecological area and 16,126m² of useable area for the proposed development of 115 units comprising 10 typologies being of 1&2 bedroom units and 3 bedroom townhouses.

Greenwood Associates has been asked to provide initial appraisal of the site scheme plan and are engaged to complete a full set of landscape architectural plans to accompany planning, architectural and engineering once approved for fast track.

2 The Proposal

2.1 The proposed masterplan has been appraised in a desk top study and site visit to the location. In the opinion of the Greenwood Associates team, the proposed scheme plan is to be well articulated with the designated SEA area through generous open spaces, play areas, and vegetative buffers alongside the SEA Boundary. Vehicular lanes within the site offer street parking and the opportunity for enhancing visual amenity with well-placed street trees and a vegetated pedestrian pathway bisecting the site to join laneway 1b and 2b. The lots have generous street set-backs and rear yards offering landscape opportunities.

2.2 Greenwood's considers the proposed development to offer a framework suitable for a high level landscape treatment that will provide opportunity for amenity and ecological enhancement. For these reasons we support the proposal in general and look forward to providing landscape architectural enhancement plans to a very high level.

3 Services

3.1. Greenwoods will supply a full landscape architectural plan set suitable for RC for fast track assessment including:

- Planting plan with schedule and photographic images, planting methodology details
- Hardscape plan with elevations and details as required
- Cross-sections and elevations to easily understand the design proposal
- Fencing plans with photographic evidence and detailed specification of materials and installation methodology
- A LVA assessment if required for the fast track approval.

4 Landscape Strategy

4.1 A landscape concept will be prepared for the residential areas of the development that will include the following elements:

- Street tree planting prioritising native trees that relate to the SEA Area in order to give the proposed development a sense of place. Where native trees are not appropriate, thoughtful placement of exotic trees will be considered to provide seasonal colour and visual interest when observed from communal areas.
- Street berm rain gardens with hardy indigenous shrub planting that will absorb water runoff.
- Amenity planting within rear lanes and parking lands , including evergreen trees and hardy shrubs and groundcovers.
- High quality landscaping of apartment surrounds and individual unit lots would comprise of low visually permeable fencing and hedges on road frontages , privacy fences to the side and rear boundaries and small to medium scale trees that will integrate built form.

- Use of varied hard surfaces treatments within streets and rear lanes to promote a safe slow speed environment and to visually break up larger areas of paving.
- Screening of private and communal refuse storage areas with high quality fencing and landscaping.
- Landscape of the SEA interface with biodiverse revegetation species mix.
- Open space design using indigenous trees and shrubs to unify with the SEA and bring biodiversity through the entire development.
- Incorporate communal play areas that are designed using natural materials to blend with the SEA bushland theme.
- Adopt CEPTD principles to the pedestrian movement and open space areas.
- Adopt ideas that improve the amenity for the development and the wider neighbourhood

5 Conclusion

- 5 In conclusion, Greenwood Associates have a wealth of experience designing comprehensive and quality landscape architectural responses to proposed developments of this scale. Greenwood's experience will be utilised to provide a high quality landscape architectural plan set with specifications that will ensure the proposed development has a landscape design that is suitable for its location and proximity to the natural SEA area.