

3 June 2021

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Dear Evita

Dominion Road Application Request for Further Information No1

Further Information Request Item and Response

- 1. The AEE refers to discussions with the owners of 86A Prospect Terrace and 111 Grange Rd in relation to the planting in the 3m yard setback. Given the various roles being performed by this space, the Panel requests further information on the planting plan to reduce the flood hazard while also screening the building from the neighbours. In particular, the Panel requests clarification of any changes made to the proposal in response to discussions with the adjacent owners.*

The bungalow at 111 Grange Road has a relatively poor existing interface with the two levels of car parking associated with the commercial uses on the adjoining site which is subject to proposed re-development. As illustrated in the image (Google Streetview) below, the ground level of parking is cut slightly into the ground with an open upper parking area open to the sky adjacent to the boundary with a single lane, two way vehicle access ramp up from Grange Road. There is an existing planted set back along the boundary with a range of small trees and shrubs including titoki, griselinia, cabbage trees, flax and the like and adjacent to the boundary of the street frontage, a flowering cherry tree. It is proposed to retain the flowering cherry tree and one titoki that is just inside the boundary, the rest of the boundary vegetation will be removed in the interim as this area is required for construction access. A building set back and planted boundary interface will however be retained.



Figure 1 Photo from top level of carpark looking east at boundary interface with property 111 Grange Road



Figure 2: Google Street View image looking from Grange Road to the boundary interface of 111 Grange Road

The snip below is updated from that on Sheet 13 of the Landscape Design Package, this shows the existing trees retained (red circles) including the flowering cherry tree on the corner and one titoki along with the proposed boundary planting which comprises rewarewa as the primary specimen tree (blue circles).



Figure 3. Proposed interface condition from Landscape Design Package

The interface of the proposed building to this neighbour is stepped in height as illustrated in the cross section below (refer Sheet 20 Landscape Design Package).

The closest portion of the proposed building to the boundary with 111 Grange Road is an enclosed single storey comprising carparking. The 3m set back is planted in addition to the retained trees (identified with red circles in the above plan), also located in this portion of the boundary. This closer portion of the building sits adjacent to the bungalow and rear garden as illustrated in the plan above.

Located in front of this single storey portion of the building is a planted yard that extends to a depth approximately half the length of the bungalow at 111 Grange Road. When viewed from the street and experienced on the neighbouring site this landscaped area replaces the carpark ramp and void between the existing trees along the boundary, providing a greater planted set back than presently occurs.

Closer to the street the proposed building set back is greater, although in part, this comprises a two-storey elevation, proposed to incorporate a green wall and generous 10.2m planted set back. Planting here includes five rewarewa and associated understorey planting. The well-established flowering cherry will also be retained as a feature of the street frontage and continue to anchor the corner of the site.

As illustrated in the cross section below the proposed residential levels of the development are set well back from the boundary such that these upper levels will not be seen from within the front or rear yards of the property. There will be no adverse effects in respect of building dominance or loss of privacy.

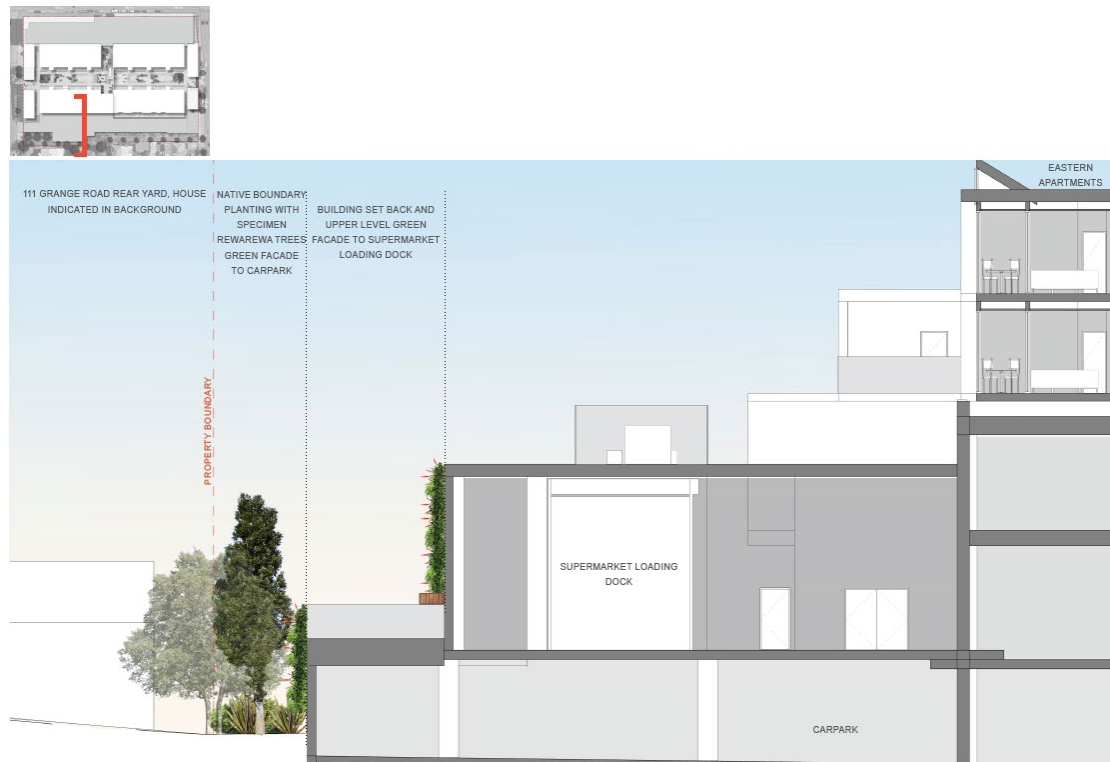


Figure 4: Cross section between rear yard of 111 Grange Road and proposed building

In summary the interface to 111 Grange Road will retain a well-planted boundary condition with a generous set back to the two storey elevation of the building. This blank façade will comprise a green wall using climbing wires and hardy, quick growing species. In addition, to further give depth to the planting along the boundary rewarewa and other underplanting, providing quality, long term treed screening of the building behind is proposed.

In terms of the nature and quality of the interface with 111 Grange Road this property will experience a very similar but improved planted boundary interface with the enclosed car park and loading dock avoiding any potential noise and / or adverse amenity effects associated with the movement of vehicles / night lights and the like already experienced in respect of the 111 Grange interface with the existing open carpark. Compared to the existing two level open and elevated carpark interface the property at 111 Grange Road will have a similar but improved amenity interface when considering the landscape & visual as well as acoustic and CPTED qualities of the interface.

Yours sincerely

BOFFA MISKELL LTD

Rachel de Lambert

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