

Proposed Subdivision Raleigh Street, Waitara

This memo pertains to the issues raised by the Waitara Community Board. Alternative Layouts '1' & '2' have been driven from their feedback. This memo addresses their concerns regarding properties opening onto Raleigh Street, and the need for fencing along the northern boundary of the site.

A) Layout summaries

1) Sheet GA5.0 – Landscape Plan

The original landscape plan provides a range of lot sizes whilst retaining public connection with the waterway and riparian vegetation. The proposed road (where possible) follows the alignment of the stream and provides an attractive outlook from public spaces and roads. Although having a stream boundary can be a positive feature of private properties, it can also become the 'back' of the section where a high fence is inevitably erected and lawn clippings etc. are dumped.

This proposed subdivision layout enables all outside street edge properties to open onto the adjacent road enhancing vibrancy along the street edge along with passive surveillance. This continues the existing pattern already in place to the north as one enters Waitara, forming a contiguous visual environment. This edge treatment differs to the opposite side of the road where the properties are still overtly rural with shelterbelts and open paddocks.

2) Sheet GA5.1 – Landscape Plan (Alternative Layout '1')

Layout '1' generally retains the original layout of the roads to ensure the public enjoyment of the open space (as above), but all the properties adjacent to Raleigh St are now accessed from the internal roadway via right-of-ways.

3) Sheet GA5.2 – Landscape Plan (Alternative Layout '2')

Layout '2' generally retains the original layout of the roads to the north of the stream, but the internal road has been realigned along the back of the road edge properties along Raleigh Street. This layout removes the number of right-of-ways accessing the eastern lots, but does result in the Raleigh Street properties being 'sandwiched' between two roads. This would inevitably result in the 'front' of the properties being adjacent to the internal road leaving the 'backs' facing Raleigh Street. The internal road alignment removes public space away from the waterway which results in less access to the stream, but more private stream boundaries.

Alternative Layout '1' & '2' will remove the active edge onto Raleigh Street which provides an opportunity to screen this edge with planting so the houses are less

visible. This treatment seems unnecessary when the proposed subdivision is directly adjacent to further residential properties to the north. Planting along this edge could soften the extent of built form and could help in forming an edge that is closer to the existing shelter planting along the rural edge on the eastern side of the road.

The biggest risk of these two alternative layouts is forming an edge that becomes the 'back' of the properties with high fencing and high vegetation. This severs any connectivity to the houses beyond and can result in an unkempt appearance forming the entry to Waitara. Devon Road adjacent to Bell Block is a prime example of a road edge treatment that is visually unappealing, where all interaction with the houses beyond have been restricted by high fencing and no vehicle access.

B) Fencing arrangement

A fence along the northern boundary of the subdivision will be a visible element from the surrounding view catchment (this generally consists of adjacent rural land). This dividing element should be articulated in a manner that is not visually dominant. At virtually every rural residential boundary in the district there are dividing fences, which do not have to be constructed for 'reverse sensitivity' (when the adjacent land is used for grazing or dairy). These properties are not at risk of anything more than experiencing rural sounds and smells, which are an anticipated outcome of purchasing a property adjacent to a rural boundary.

Appropriate design could be in the form of a closed board fence to restrict pets from entering the adjacent rural land, but limiting the structure to 1.2m high, so not to block sun or northern views. The finish of such fence should be stained/painted black to reduce its visual dominance within the rural environment. If further height is required there would be no restriction on hedging or vegetation. This fence should remain while the adjoining land is zoned rural.