

# Memorandum

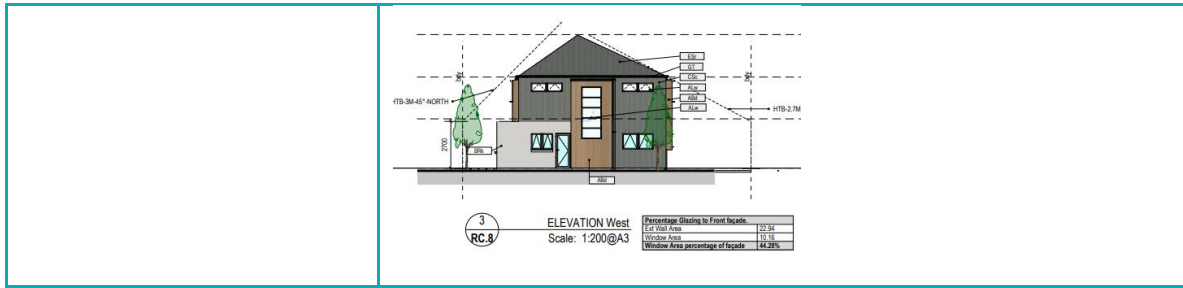
**To:** Layla Gruebner  
**From:** Annette Jones  
**Copy:** :  
**Date:** 11 March 2024  
**Our Ref:** 4671333-36306872-520  
**Subject:** 3 Kelly Road - Urban Design comments on the submitted resource consent submission.

Urban design commentary has been requested by the Waipa District Council Reporting Planner on Resource consent (LU/0125/23) for a six-unit compact housing development. Urban Design comments were provided on the 11<sup>th</sup> September 2023 on an earlier iteration of the design. After these urban design comments were provided with the conclusions/commendations listed in the table below, changes were made to the design. These changes are contained in the lodged set of documentation and explained in the evidence of Francis Peirard dated 29<sup>th</sup> February 2024.

The table below outlines the extent to which the changes made address the earlier recommendations. This commentary does not include comments on the submitter's responses.

<b>Recommendations outlined in the urban design review of 11/09/2023</b>	<b>Commentary on the proposed changes contained within the Resource Consent submission</b>
Identify the location and type of specimen trees as well as their size to indicate the role these will have in breaking up the northern elevation	<p>The evidence of Francis Peirard outlines that specimen trees will be added;</p> <ul style="list-style-type: none"><li>- 1 x additional specimen tree per lot within the north eastern corners of the relevant outdoor living areas. This was recommended to filter views and soften the proposed built form and visually break up the perception of horizontal mass as viewed from 5 and 7 Kelly Road.</li><li>- 2 x specimen trees within the front yard associated with Unit 1 as it relates to Kelly Road. This was recommended to increase the quality and amenity of the streetscape consistent with the established character of Cambridge.</li></ul> <p>The drawing Landscape Plan – RC6, Revision 2 identifies the size and type of the specimen tree to be provided.</p> <p>I agree that the addition of these trees will contribute to visually breaking up the northern elevation, filtering direct views from the dwellings onto the neighbouring sites. The addition of specimen trees in the front yard will increase the quality of the street frontage.</p> <p>It is noted that the Landscape Plan does not label the specimen trees on the plan with the GB3 label and it is recommended this is added to the drawing for clarity (indicated in yellow highlight on the image below).</p>

	
<p>Consider the differentiated surface that can be provided for pedestrians and the landscaped edge on the southern boundary</p>	<p>The evidence of Francis Peirard outlines the provision of a visually delineated at-grade pedestrian threshold and / or at-grade hard surface material variation within the driveway. This was recommended to increase pedestrian amenity and to signalise a shared space / slow speed environment.</p> <p>The drawing Landscape Plan – RC6, Revision 2 shows the differentiated footpath which is further represented in the 3D visuals.</p> <p>I agree that the proposed pedestrian path is a positive step to indicate locations of vehicular and pedestrian movements. The addition of this differentiated surface colour will support a sense of safety for occupants moving on foot or by bike between the front door and the footpath.</p>  
<p>Provide greater passive surveillance and interface to the street from living spaces of the front unit facing onto Kelly Street.</p>	<p>The evidence of Francis Peirard outlines the provision of additional ground floor glazing from Unit 1 orientated toward Kelly Road from an internal active habitable room (i.e. kitchen / dining / living areas). This was recommended to increase opportunities for passive surveillance over the public realm.</p> <p>The drawing Elevations RC8 shows 2 additional windows on the ground floor from the living room and the kitchen respectively. In my opinion these windows will provide for the passive surveillance of and visual connection with the street.</p>



**Building bulk in relationship to the context and character of the area**

An alteration made to the northern elevation in the drawings submitted proposes the lowering of the pitch of two of the units as shown in the second elevation below (the initial scheme reviewed being the first elevation shown below).



In the earlier urban design comments that I provided I noted the following;

*“The neighbours to the north that will see the highest level of change in the character of the site, with six units introduced on this boundary. Breaking down the length into two blocks would mitigate this. For example - splitting the units into a duplex and a terrace and providing for 5 units on the site. Such an approach would read as two distinct buildings on the site, providing a transition from the commercial scale of the Kelly Road Lodge to the south, to the detached dwellings to the north. Splitting the building mass would also reduce the apparent bulk and scale of the development, particularly for occupants of 5 and 7 Kelly Road.*

*An alternative would be to reduce the floor plate and number of bedrooms and break the building into two blocks. For this to be achieved successfully the separation distance would need to be more than a nominal distance or the space between would be shaded by the end wall of each terrace unit.”*

It appears that that a change to the roofline is proposed as a response to minimizing any potential visual dominance effects. This is in particular with respect to how the development is viewed from the north and south along with oblique views from the east and west as described in the evidence of Francis Peirard. It is viewed in this evidence that the roof form amendments will mitigate potential

adverse effects from the elongated building mass to a level where it is appropriate in urban design terms.

In my opinion the greater degree of visual complexity, interest and variety to the skyline would not be perceived from the ground level and there would be negligible difference from the original elevation for the immediate neighbouring properties to the north. Without actual 3d renderings from this location my understanding is a person would not see the roof level difference until they were a few properties away. As an example the change in roof pitch is not visible for a person looking at the southern elevation (refer to the two images below).



The image below from the Resource Consent documentation depicts the development from the level of the roof edge separating the building's length into three higher pitched blocks connected with a lower sloped pitched roof. While this breaks down the bulk of the building this will not be how the building will be seen or experienced from the ground as outlined above. It is therefore an unsatisfactory design response to alleviate the visual bulk of the building.

It is my view as raised in my initial urban design commentary that the visual bulk of this elongated building mass when viewed from the adjacent neighbouring properties to the north would be more successfully addressed by stepping or having a separation between units. This is a common approach that when employed on a site of this size references the scale of surrounding residential dwellings and responds with a length similar to the wings of the motel development to the south.



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