

JUSTIFICATION OF OPEN SPACE LOCATION



STRATEGY 1 - AUGMENT GREENWAY CORRIDOR

Strengths: The Greenway Corridor is enhanced by adjacent green space

Weaknesses: Development is crowded towards east side of site, placing pressure on low-rise neighbours.



STRATEGY 2 - CONSOLIDATE TO EAST

Strengths: Green creates a buffer to eastern neighbours

Weaknesses: Development is crowded towards western side of site, creating building separation issues and placing pressure on the Apia Club.



STRATEGY 3 - CONSOLIDATE WITH APIA

Strengths: The green forms a barrier between development and the Apia club.

Weaknesses: The green space is detached from the street, hard to access and feels less public.



STRATEGY 4 - ADDRESS LORDS ROAD

Strengths: The green feels more public and is easily accessible

Weaknesses: Development is crowded towards Apia Club and eastern neighbours, creating privacy and noise issues.



STRATEGY 5 - EXISTING ARRANGEMENT - DISTRIBUTED TO SITE PERIMETER

Strengths: creates a buffer to neighbours and allows opportunity to augment the Greenway.

Weaknesses: Development is crowded towards centre of site, creating issues with building separation. A long strip of green feels less communal.



PREFERRED ARRANGEMENT: A BALANCED APPROACH

Strengths: creates a centralised and communal green that is easily accessed from Lords Road, making it feel more public. Buildings can be sufficiently separated and height can be distributed in a way that is responsive to neighbouring development. The central open space allows for an extension of the GreenWay whilst a secondary strip of green provides added separation from the eastern neighbours.