

# Decision following the hearing of a Plan Change to the Auckland Unitary Plan under the Resource Management Act 1991



## Proposal

To rezone part of Ellerslie Racecourse from Special Purpose – Major Recreation Facility zone to a combination of Residential – Terrace Housing and Apartment Buildings zone and Residential – Mixed Housing Urban zone.

This plan change is **APPROVED**. The reasons are set out below.

<b>Private Plan Change:</b>	Private Plan Change 104 - 79 Ladies Mile, Remuera
<b>Applicant:</b>	Fletcher Residential Limited
<b>Hearing commenced:</b>	Wednesday 26 February 2025
<b>Hearing panel:</b>	David Mead (Chairperson) Kim Hardy Ina Kara-France
<b>Appearances:</b>	<p><u>For the Applicant:</u> Daniel Minhinnick, Legal Sam Mason, Legal Vijay Lala, Planning Hinsan Li, Corporate Vaughan Crang, Civil Engineering Pranil Wadan, Stormwater Graham Norman, Transport Kevin Brewer, Urban Design Julia Wick, Landscape &amp; Visual</p> <p><u>For the Ōrākei Local Board:</u> David Wong, Member</p> <p><u>For Council:</u> Clare Wall Shaw, Team Leader Daniel Kinnoch, Reporting Officer Stephen Brown, Landscape &amp; Design Gerhard Van der Westhuizen, Traffic Engineer Lee Te, Healthy Waters Roja Tafaroji, Parks Planning Allan Holmes, Arborist Emeline Fonua, Auckland Transport Rebecca Ramsey, Archaeology Alicia Wong, Ecologist</p>

	Senior Hearings Advisor: Patrice Baillargeon
<b>Hearing adjourned:</b>	26 February 2025
<b>Commissioners' site visit:</b>	20 February 2025
<b>Hearing closed:</b>	8 April 2025

## Introduction

1. This decision is made on behalf of the Auckland Council ("**the council**") by Independent Hearing Commissioners David Mead (Chairperson), Kim Hardy and Ina Kara-France, appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 ("**the RMA**").
2. The Commissioners have been given delegated authority by the council to make a decision on Plan Change 104 ("PC 104") to the Auckland Council Unitary Plan Operative in Part (the AUP) after considering all the submissions, the section 32 evaluation, the reports prepared for the hearing and evidence presented during and after the hearing of submissions.
3. PC 104 is a private plan change that has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as enabled under the RMA).
4. The plan change was publicly notified on 25 July 2024. The submission period closed 22 August 2024. A total of 14 submissions were made on the plan change. A summary of submissions was notified for further submissions on 26 September 2024. No further submissions were received.

## SUMMARY OF PLAN CHANGE

5. The proposed plan change is described in detail in the application material and the council's hearing report. In summary, the private plan change seeks to rezone approximately 6.2 hectares of land at 79 Ladies Mile, Remuera (the site) from Special Purpose - Major Recreation Facility zone with Ellerslie Racecourse Precinct provisions applying to a combination of Residential - Terrace Housing and Apartment Buildings (THAB) and Residential - Mixed Housing Urban (MHU) zones, and a new 'Remuera Precinct', to be incorporated within the AUP.
6. The proposed precinct includes specific rules and standards relating to building heights up to 25m in the THAB zone, the provision of public roads and pedestrian linkages and the integration of land use with supporting infrastructure. One significant pōhutukawa tree (Tree #13) along the Ladies Mile frontage is to be added to the AUP's Schedule 10: Notable Trees. Furthermore, a bespoke precinct standard will provide protection for other mature pōhutukawa trees along the Ladies Mile frontage.



7. The design of open spaces (public and private), and pedestrian paths and 'garden streets' as identified in the precinct plans are to be subject to precinct specific landscape guidelines – The Hill Landscape Package, August 2022.
8. The site is in single ownership, being owned by Fletcher Residential Limited (the plan change requestor). The site was previously owned by the Auckland Thoroughbred Racing Incorporated and used for steeplechase racing.
9. Fletcher Residential has obtained resource consents through the fast-track process set out in the COVID-19 Recovery (Fast-track Consenting) Act 2020 to construct 357 residential dwellings on the site (the "Hills fast-track consent"). The consents, granted by an Expert Consenting Panel on 17 April 2023, enable a master planned residential development on the site. This consent is being implemented with site works underway at the time of the plan change hearing.
10. The Hills fast track consent enables<sup>1</sup>:
  - a) 264 apartment units in four buildings, ranging in height from 22m to 24m.
  - b) 93 stand-alone houses and terrace houses, with these being mostly two storey dwellings, all less than 11m high.
11. The plan change request effectively seeks to update the zoning of the land so that it is in alignment with the development enabled by the fast-track consents.

## **RELEVANT STATUTORY PROVISIONS CONSIDERED**

12. The RMA sets out an extensive set of requirements for the formulation of plans and changes to them. These requirements are set out in the requestor's section 32 assessment of the proposed plan change, the council's hearing report and the plan change requestor's evidence. We do not need to repeat these matters in detail as there was no dispute between the parties as to the relevant statutory tests.

## **Existing Planning Context**

13. The plan change area is currently zoned Special Purpose - Major Recreation Facility zone. This zone is applied to facilities within Auckland capable of hosting large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities. The Ellerslie Racecourse Precinct applies. This Precinct provides specific planning controls for the use of the Ellerslie Racecourse.
14. Part of the site is subject to Chapter 14 of the AUP: Natural Heritage - Locally Significant Volcanic Viewshafts Overlay - O10, One Tree Hill. The purpose of this overlay is to manage development to maintain locally significant views to Auckland's volcanic cones (maunga). Buildings that intrude into a locally significant volcanic viewshaft are permitted up to 9m in height, beyond which they require restricted

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<sup>1</sup> Page 45 to 51 AEE

discretionary activity consent. The O10 viewshaft sits at varying heights above the plan change site, between 20.5m and 41.5m above ground level.

15. A method employed by the Ellerslie Racecourse Precinct to manage effects on neighbouring properties is the Interface Control Area (ICA). This area is delineated on the Ellerslie Racecourse Precinct Plan 1. The ICA provisions require that new buildings, external building alterations or additions to buildings must be located outside the ICA.<sup>2</sup> Where proposed within the ICA, resource consent is required as a restricted discretionary activity<sup>3</sup>. The ICA serves as a buffer, helping to mitigate potential adverse effects of the racecourse activities on adjacent properties, particularly those in adjoining residential zones to the north and east of the precinct.
16. An Arterial Road control applies to Ladies Mile. This control is used to restrict the construction or use of vehicle crossings on parts of a site boundary that have frontage to an arterial road, as identified on the planning maps, to ensure the safe and efficient operation of the transport network.
17. Surrounding residential land is zoned Residential – Mixed Housing Suburban and is subject to Plan Change 78 (PC 78). PC78 is the council's intensification planning instrument that incorporates the Medium Density Residential Standards (MDRS) requirements into "relevant residential zones" and gives effect to Policies (3) and (4) of the National Policy Statement -Urban Development.
18. The MDRS to be incorporated into the AUP are set out in Schedule 3A of the RMA and include objectives, policies, subdivision requirements and density standards. The MDRS effectively enable three storey 'town house and terrace house' type development across most of urban Auckland. PC 78 proposed that surrounding residential land be re zoned as Residential – Mixed Housing Urban (with an 11m height limit applying), in accordance with the MDRS.
19. Mana whenua have had involvement in both the fast-track consents and the plan change process<sup>4</sup>. The plan change request AEE<sup>5</sup> noted the following important cultural values were highlighted in pre notification consultation on the plan change:
  - The spiritual relationship with the maunga visible from the site.
  - Passage across the land between the Manukau Harbour and the Ōrākei Basin and beyond
  - The fertile lands used for growing crops
  - The lava caves within the wider Ellerslie Racecourse site.

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<sup>2</sup> Standard I313.6.8

<sup>3</sup> Rule I313.4.1(A40)

<sup>4</sup> Three CIAs were provided: Ngāi Tai ki Tāmaki Tribal Trust, Te Ara Rangatu o Te Iwi o Ngāti Waiohau, and Ngaati Whanaunga Incorporated Society, and the iwi planning document prepared by Ngāti Whātua Ōrākei Trust Board (Iwi Management Plan).

<sup>5</sup> Fletcher Residential Limited Request for Private Plan Change Remuera Precinct Plan Change Report Section 32 Analysis Assessment of Environmental Effects, page 159.

20. The Hills fast-track consent decision<sup>6</sup> also identified the adverse effects of incremental development on wastewater overflows, and the importance of protecting and enhancing Te Mauri o Te Wai in the context of such overflows, as well as stormwater management more generally.
21. The fast-track consent details a range of actions that must be taken to manage environmental effects arising from development of the land including earthworks, stormwater management, open space provision and landscaping, traffic and transport upgrades and building design.
22. Currently the site is being developed in accordance with the fast-track consent requirements. Should an alternative form of development be proposed for the site once re zoning is complete, it will be required to comply with either a variation to the existing fast track consent or a new consent sought under the relevant AUP provision. Subject to timing a variation to the existing or new consent would be assessed against the proposed plan change provisions.

## **SUMMARY OF HEARING AND EVIDENCE**

23. The Council planning officer's report was circulated prior to the hearing and taken as read. This report recommended that the plan change request be granted, subject to minor modifications. A memo dated 13 February 2025 from council's senior parks planner was circulated prior to the hearing, updating her position on boundary fencing.
24. Expert evidence for the requestor was pre-circulated and taken as read. The Ōrākei Local Board attended the hearing with their representative providing speaking notes. Watercare provided a letter dated 10 February 2025 addressing their submission but did not attend the hearing. No other submitters provided any evidence expanding upon their submissions or attended the hearing.
25. The Hearing was adjourned on the 26 February 2025 so that the requestor could provide additional information associated with the Locally Important Viewshaft (O10) that affects part of the site. A Direction was issued outlining the required information and giving the council the opportunity to respond to any new or additional analysis.
26. The requestor's response was received in writing on 5 March 2025, with council's comments received on 11 March 2025. A further memo from the requestor was provided on 14 March 2025, responding to council's comments as to the content of the proposed precinct plans.

### **Requestor**

27. Daniel Minhinnick provided legal submissions on behalf of Fletcher Residential. These outlined the background to the rezoning request; the analysis undertaken and discussed the few points in contention between the requestor and the council.

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<sup>6</sup> RECORD OF DECISION OF THE EXPERT CONSENTING PANEL UNDER CLAUSE 37 OF SCHEDULE 6 OF THE FTA IN RELATION TO THE HILL AT ELLERSLIE RACECOURSE 17 April 2023, Para 5.27

Responses to submissions were outlined. He noted that Fletcher Living and Watercare have agreed on amendments to Objective 6 and Policy 15 of the Precinct provisions to resolve Watercare's concerns with PC104.

28. He further noted that PC104 seeks to reflect the outcome of the consent obtained by Fletcher Living under the COVID-19 Recovery (Fast-track Consenting) Act 2020. To provide 'comfort' that PC104 reflects that consent, Fletcher Living has proposed a non-complying activity status for the construction of more than 357 dwellings on the site, which is the number of dwellings authorised under the consent.
29. Mr Hinsan Li – Development Manager at Fletcher Living - outlined the development enabled by the fast-track consent and how the development was being staged.
30. Mr Vaughan Crang (engineering) briefly addressed infrastructure matters, noting that there were no major points in contention. His assessment was that there are no infrastructure or civil engineering issues that would prevent the rezoning and development of the site. Physical earthworks are already underway on the site in accordance with the granted consents.
31. Mr Pranil Wadan (stormwater) considered PC104 adequately addresses water quality, flood risk and stormwater management with the requirement in the Precinct provisions that the Stormwater Management Plan ("SMP") be implemented. A comprehensive treatment train approach is required including raingardens, swales, and stormwater reuse via a new irrigation pond constructed on the racecourse site.
32. Mr Graham Norman (transport) addressed the transport related provisions of the proposed Precinct. These include a range of improvements to the immediate transport network. In response to submissions and council review, he noted that these provisions had been extended to include:
  - a) A precinct-based cap on dwellings of 357;
  - b) Flush median on Ladies Mile opposite the Upper Loop Road intersection; and
  - c) Pedestrian crossing facility opposite 15 Derby Downs Place.
33. In response to questions over transport impacts of different land use scenarios to that enabled by the fast-track consent, he referred to the proposed cap on development. This cap means that should alternative plans be proposed the transport improvements required in the Precinct provisions will continue to address any effects, provided the density cap is not exceeded. Should an increase in dwellings above the cap be proposed, a non-complying activity consent will be required together with an assessment of the associated transport effects.
34. Mr Kevin Brewer (urban design) identified the 25m height of the proposed Residential - Terrace Housing and Apartment Buildings ("THAB") zone as being the most sensitive area to test in terms of possible effects on the amenity of nearby residential dwellings. The apartment buildings fronting Ladies Mile are separated from existing

detached housing by the width of Ladies Mile and the proposed 6m setback relating to the existing trees. A buffer strip of Residential - Mixed Housing Urban ("MHU") housing to the southern boundary also creates separation. This, combined with the solar orientation of houses on the opposite side of Ladies Mile and the retention of pōhutukawa trees, means privacy, shading and visual dominance effects are sufficiently mitigated.

35. The southern apartment building site by Derby Downs Place is also separated from existing housing, as much as possible. MHU-zoned, two-level terrace housing is located as a visual screen to southern neighbours on Derby Downs Place. Trees along Derby Downs Domain and future allowable development on land already zoned THAB (18m height) screens effects from Lonsdale Road properties.
36. Mr Brewer spent some time discussing the implications of the Medium Density Residential Standards introduced by way of Plan Change 78. These modify the standards (such as height in relation to boundary) of the MHU zone. The RMA requires that the MDRS must be implemented (unless modified by qualifying matters) and their more generous building envelope compared to the operative AUP MHU zone could mean a more concentrated pattern of housing in the area identified as MHU, compared to that authorised by the fast-track consent, should a fresh consent be sought.
37. In particular, the Hills fast track consent enables predominantly 2 - 3 storey detached dwellings around the external perimeter of the site. These dwellings are setback by between 4 – 5 m from their boundary with the existing residential development and do not have their primary living areas or outdoor living spaces facing the existing residential dwellings. The buildings comply with a 2.5m + 45 degree recession plane which is the standard that is applied to general residential development in the Single House and Mixed Housing Suburban Zone<sup>7</sup>. By way of contrast, the MDRS provide for a 4m + 60 degrees recession plane.
38. Mr Brewer concluded that in the areas of the site that adjoined existing residential development, the detached housing lots authorised by the Hill fast-track consent make it impractical to build three level houses even with the MDRS in place.
39. Ms Julia Wick (landscape and visual) concluded that PC104 will not result in significant adverse landscape or visual effects within the plan change area. She considered that PC104 will:
  - a) not result in any adverse landscape effects; and
  - b) result in low adverse effects on viewing audiences in the area.
40. Her evidence appeared to be based on the assumption that the proposed 25m height limit of the THAB zone would not intrude into the O10 viewshaft<sup>8</sup>. She corrected that after discussion with her colleagues. She noted that the existing D14 provisions will

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<sup>7</sup> Page 122 The Hill AEE.

<sup>8</sup> For example, para 1.8, Statement of Evidence: Landscape and Visual, February 2025.

continue to appropriately manage the landscape effects of future development that may seek to intrude into the O10 viewshaft.

41. Mr Vijay Lala (planning) outlined the proposed precinct provisions and provided an assessment of PC104 against the relevant statutory and policy framework. He noted that the ICA was no longer relevant in the area to be rezoned, with racecourse activities to be replaced by residential development.

### **Local Board**

42. Mr David Wong, Ōrākei Local Board member spoke to the Board's comments on the plan change request. He noted a range of issues being faced by the Board in relation to intensification and infrastructure issues.

### **Submitters**

43. No submitters appeared at the Hearing.
44. Key themes of the written submissions included zoning and development capacity, building height and density, traffic and transport effects, pedestrian access and connectivity, infrastructure capacity (water supply and wastewater), interface with existing residential areas, open space and amenity and consistency with Medium Density Residential Standards. Ngāti Te Ata Waiohū sought continued implementation of the recommendations set out in a cultural impact assessment prepared by them for the fast-track resource consent.
45. Prior to the hearing Watercare provided a letter setting out its agreement to revised policy wording addressing capacity issues. On the basis that these agreed provisions address Watercare's submission points, Watercare no longer sought to be heard in support of its submission.

### **Council**

46. Council's comments on the evidence presented at the hearing reiterated the main points of the section 42A report. Mr Brown confirmed that any issues with a new apartment building seeking to utilise the 25m height limit in a way that intrudes into the locally important view shaft could be managed by the existing plan provisions.
47. Following the hearing, in response to Minute 3, council's reporting planner noted a number of minor inconsistencies between matters discussed in the 42A report and the precinct plans. These inconsistencies related to matters such as labelling and plan legends.

### **Applicant's Reply**

48. The applicant's response and closing was provided on the 20 March 2025. This included an updated set of precinct plans, addressing the points raised in council's memo of the 11 March 2025 and a final set of precinct provisions. Further analysis of

the options to manage development in relation to the Locally Important Viewshaft was provided.

## **PRINCIPAL ISSUES**

49. By the time of the hearing, there was no significant disagreement between the requestor and council as to the appropriateness of the proposed zoning and the standards to be applied. While no submitter attended, we note that a range of issues were raised in submissions, four of which have some impact on the appropriateness of the zones proposed to be applied and the related precinct provisions. These related to:

- a) Building heights
- b) Implications of the MDRS
- c) Transport related upgrades.
- d) Mana whenua values.

### **Height of buildings**

50. A 25m building height standard is sought for the two areas to be zoned THAB. This height is higher than the 'standard THAB' height limit of 16 metres. It was noted in evidence and during the hearing that it is not uncommon for the standard THAB height to be modified to reflect local circumstances. The proposed height reflects the height of buildings enabled under the current AUP provisions for the site as well as the fast-track consent.
51. The usual method to implement greater or lesser height is the Height Variation Control. In this particular case, the requestor has proposed a precinct-based standard for 25m. Having a precinct standard (rather than utilising the height variation control mechanism) reflects the detailed master planning undertaken for the area.
52. As noted by Mr Brewer, the THAB area adjacent to Ladies Mile is separated from existing detached housing on the north side of Ladies Mile by the width of Ladies Mile as well as the proposed setback to the existing trees (6m). A buffer strip of MHU housing lies along the site's southern boundary with existing residential housing.
53. The THAB area beside the track in the southwest corner of the site is separated from existing houses. Large trees on Derby Downs Reserve screen views from existing houses on Lonsdale Street and Derby Downs Place. The Site is also beside existing THAB zoning on Racecourse land so is consistent with possible development.
54. The 42A report, while supportive of the increased height of development in the THAB zone did note that this height would overlap with the building height controlled by the MV 010 locally important viewshaft.

55. The MV O10 viewshaft applies across the site at varying heights, with a small area along Ladies Mile where the viewshaft height of approximately 23.5m is below the 25m maximum building height to be enabled by the precinct. For the majority of the 25m THAB area, the O10 viewshaft sits above this height. The fast-track consent decision concluded that the approved apartment buildings (with maximum RLs between 74m and 79.1m) would be at least 1m below the O10 viewshaft plane height of RL 80m to 81m.
56. Both the requestor and council noted that it was not unusual for area-based building height standards to exceed the minimum height of a local viewshaft, given Auckland's varied topography. Development that intrudes into the viewshaft is subject to AUP Chapter D14. We sought assurances that the D14 rules and assessment matters are sufficient to manage any instance where a consent may be required for an infringement into the locally significant MV O10 viewshaft, either as a restricted discretionary activity under rule D14.4.1(A6) or fully discretionary if a s127 application was sought to vary the existing approved fast-track consents for the site.
57. D14 reserves a wide discretion for council in relation to the potential impacts of buildings on the integrity of the identified viewshafts, including:
- a) effects on the visual integrity of the view of the maunga from the identified viewing point or line;
  - b) location, nature, form and extent of proposed works;
  - c) mana whenua values associated with the maunga<sup>9</sup>; and
  - d) the functional or operational need for the proposal and any alternatives considered to fulfil that need without the intrusion into the viewshaft or exceeding the maximum height limit of a height sensitive area.
58. Having reviewed the evidence, we are of the view that the 25m height standard is appropriate for the area and its context and that there are sufficient safeguards in D14 in relation to the integrity of MV O10 should consent be sought in the future to intrude into the viewshaft.

### **Implications of MDRS**

59. This issue concerns the implications of the MDRS that are required to be incorporated into the AUP, as set out in Schedule 3A of the RMA. The MDRS includes objectives, policies, subdivision requirements and set 'density' standards.
60. Under the RMA, the MHU zone is a 'relevant residential zone' and council must incorporate the related MDRS standards into the zone. These standards include a more generous height in relation to boundary standard than was used to develop and

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<sup>9</sup> In this regard, we note that Ngaati Te Ata Waiohua's Cultural Impact Assessment for the Fast Track consent identified the cultural importance of viewshafts.



assess the fast-track consent. The MDRS may be modified by identified qualifying matters.

61. The side boundary arrangements along with the lots approved in the fast-track consent lead to 'detached building volumes' as opposed to continuous attached buildings, as described by Mr Brewer. He noted that the resulting detached volumes are more consistent with the surrounding, existing Residential Mixed Housing Suburban context.
62. Submissions sought the retention of the existing MHU zone and the height to boundary conditions as consented through the fast-track consent.
63. We note that once operative, the MDRS could lead to 'new' resource consent applications that seek a different lot configuration and associated built form to that of the fast-track consent on the areas proposed to be zoned MHU. Equally, the MDRS could see existing surrounding housing redevelop into more intensive forms.
64. Application of the MDRS is a mandatory requirement and we are not able to impose a lesser density of development (to a form of development more akin to that authorised by the Hills fast track consent), on the basis of amenity values through qualifying matters. We accept that the MHU is the appropriate zone for the majority of the land, and that in practical terms, based on Mr Brewer's evidence, there is little difference in outcomes between the MDRS and the AUP's MHU provisions prior to PC 78.

#### **Transport upgrades / provisions**

65. The plan change area fronts Ladies Mile, an arterial road, and Derby Downs Place, a local road. The site is located approximately 1,000m from Ellerslie train station and 1,200-1,400m from Greenlane train station.
66. Submissions noted a number of transport related issues, including access to properties and impact on walking and cycling.
67. To manage transport related effects, the following works are identified in the proposed precinct (and as agreed between the requestor and the council's traffic experts):
  - Installation of a footpath on the western side of Ladies Mile
  - Installation of pedestrian crossings at the Ladies Mile/Abbotts Way intersection
  - Installation of new bus stops as identified on Precinct Plan 3
  - Installation of a flush median along Ladies Mile opposite the Upper Loop Road intersection
  - Upgrade the Derby Downs Place/Ladies Mile intersection to a signalised two-lane intersection with separate through lanes and turning lanes including pedestrian crossings

- Installation of a pedestrian crossing facility on Derby Downs Place opposite 15 Derby Downs Place.
68. One submission<sup>10</sup> sought additional roading that links Ladies Mile to Greenlane East and/or Peach Parade. The council and requestor both noted that provision of such a link was outside the scope of the works needed to manage the effects of the development enabled by the zoning. We agree with that assessment.
69. In response to issues around potentially different land use development scenarios to that authorised by the fast-track consents, the requestor has proposed that any activity, development and/or subdivision that would result in or enable more than 357 dwellings within the Remuera Precinct be a non-complying activity.
70. Vehicle access to and from Ladies Mile is controlled, reflecting its arterial status. Council (as a submitter) considered the existing AUP Vehicle Access Restriction – General Control that applies to arterial roads may be preferable to the proposed PC104 provision. The requestor responded that a precinct specific control was the more appropriate provision. We also agree with that assessment.

### **Mana whenua**

“Mehemea Kaaore he Whakakitenga, Ka mate Te Iwi”

(Without foresight the people will perish)

(Ngāti Te Ata Waiohū “The Hill” Ellerslie Cultural Values Assessment March 2022)

71. The Panel acknowledges and appreciates the extensive consultation and engagement with mana whenua conducted by the requestor throughout the Private Plan Change processes.
72. The Panel notes the Hills fast-track Expert Consenting Panel’s findings regarding mana whenua and Treaty Settlements areas of interest regarding the project site as follows.
73. Eight mana whenua<sup>11</sup> expressed an interest in being involved in discussions regarding the fast-track proposal, including in respect of the future design and implementation activities, namely:
- Ngāi Tai ki Tāmaki
  - Ngāti Whātua Ōrākei
  - Ngāti Tamaoho
  - Ngāti Whanaunga
  - Ngāti Paoa Iwi Trust

<sup>10</sup> Submission 3.1.

<sup>11</sup> Expert Consenting Panel Fast-Track Consenting “The Hill – Ellerslie application: p.p.26,27.

- Ngāti Paoa Trust Board
  - Ngāti Maru
  - Ngāti Te Ata Waiohū.
74. There are eight statutory acknowledged Treaty settlements that apply to the area in which the plan change is located (or "very close" to it).<sup>12</sup> as follows:
- Ngāi Tai ki Tāmaki Claims Settlement Act 2018
  - Ngāti Whātua Ōrākei Claims Settlement Act 2012
  - Ngāti Tamaoho Claims Settlement Act 2018
  - Te Patukirikiri Deed of Settlement, signed on 7 October 2018
  - Ngāti Paoa Deed of Settlement, signed on 20 March 2021
  - Te Kawerau ā Maki Claims Settlement Act 2015
  - Te Ākitai Waiohū Deed of Settlement, signed on 12 November 2021
  - Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014.
75. Three mana whenua prepared Cultural Values Assessments (CVAs) for the fast-track consent and which were referred to in the plan change request:
- Ngai Tai ki Tāmaki Tribal Trust, representing Ngāi Tai ki Tāmaki
  - Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū, representing Ngāti Te Ata
  - Ngaati Whanaunga Incorporated Society, representing Ngaati Whanaunga
76. One Iwi Environmental Management Plan prepared by Ngāti Whātua Ōrākei was referred to<sup>13</sup>.
77. Ngāti Te Ata Waiohū submission to the Private Plan Change was the only mana whenua submission received on the plan change with the request that "their Cultural Impact Assessment Report recommendations are provided for<sup>14</sup>."
78. As noted in paragraph 20, mana whenua values associated with the subject land have been identified through the fast track and plan change processes<sup>15</sup>. These include the following:
- Recognition and acknowledgement of the spiritual relationship with the maunga surrounding The Hill. This includes Maungakiekie, Maungawhau, Te Kopuke, Ōhinerau and Maungarei.

<sup>12</sup> Expert Consenting Panel Fast-Track Consenting "The Hill – Ellerslie application: p.p.26,27.

<sup>13</sup> Expert Consenting Panel Fast-Track Consenting "The Hill – Ellerslie application: p.p.26,27.

<sup>14</sup> PC104 – Submissions: Sub 10. Ngāti Te Ata Waiohū; p.6.

<sup>15</sup> Assessment of Environment Effects: Section 8.3. Cultural Effects, p.p.159,160.

- Recognition that the racecourse site was one associated with passage across the land between the Manukau Harbour and the Ōrākei Basin and beyond.
  - Recognition that the fertile lands of the racecourse and environs were historically used for growing crops and as a food source.
  - Recognition that the historic lava caves within the wider Ellerslie Racecourse site were referred to as Waiatarua. This translates as “two songs”, the name refers to a waiata or song that emanated from caves. It was believed that this singing was created by water and air blowing from a larger cave into a smaller passage, making it vibrate. To clarify, there are no known lava caves within the plan change site.
79. The above values are acknowledged and recognised in the plan change. Several of the values identified are proposed to be reflected in the landscaped areas of the development through:
- a) A “welcome feature” to the site/development at the top of the Belvedere Garden entrance as a potential art opportunity.
  - b) A resting and appreciation location within the Belvedere Gardens where outlook to the surrounding maunga is available.
  - c) Recognition of the historical passage through the site within or beside the trackside pathway. The inclusion of these matters in the Remuera Precinct Landscape document will ensure they are given effect to as part of any future development.
80. Should new or amended consents be sought, the proposed precinct provisions detail a number of additional methods to those currently contained in the AUP (such as those associated with earthworks, sediment control and accidental discovery) to recognise and provide for cultural values identified through the various engagement processes. These include:
- a) protection of the mature pōhutukawa trees along Ladies Mile;
  - b) integration of cultural design elements within public spaces including the Belvedere Gardens and trackside walkway;
  - c) the incorporation of the Remuera Precinct Landscape documentation in Appendix A of the precinct provisions;
  - d) compliance with the approved stormwater management plan, which has been compiled in accordance with Te Mana o te Wai principles; and
  - e) recognition of the capacity of wastewater networks in relevant policies.

81. The Panel acknowledges the collaborative input of mana whenua and the ongoing recognition and acknowledgement of cultural values in the Precinct provisions, by the requestor. Overall, we agree that the proposed precinct provisions appropriately recognise mana whenua values.


## **DISCUSSION**

82. Having considered the evidence and relevant background documents, we are satisfied, overall, that PC 104 has been developed in accordance with the relevant statutory and policy matters. The plan change will clearly assist the council in its effective administration of the AUP.
83. The plan change is in accordance with the National Policy Statement on Urban Development by enabling intensification in an accessible location close to public transport and amenities. It gives effect to the quality compact city outcomes of the Regional Policy Statement of the AUP.
84. We have examined the extent to which the proposed zoning and precinct provisions of the plan change could enable greater height and density of development than that authorised by the fast-track consent. We are satisfied that the zone and precinct provisions are appropriately 'calibrated' to the site and its context.
85. Current AUP provisions relating to matters such as viewshafts, earthworks and discharges will continue to apply to any new consents, or consents that seek to vary the Hills fast-track consents. In addition to the AUP's 'standard' set of provisions that apply to development in the THAB or MHU zones, the proposed precinct adds additional standards relating to stormwater management, wastewater capacity, protection of existing mature trees, road design, open spaces, public access and landscaping.
86. This decision sets out the reasons why we have approved PC 104 and the reasons for our decisions on changes sought by submitters to the precinct provisions. Our decisions on submissions with reference to specific points are set out in Attachment 2. Attachment 2 should be read in conjunction with this decision.
87. The precinct provisions are those as appended to the requestor's final submissions (as attached as Appendix 1).

## **DECISION**

- (a) That pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Proposed Plan Change 104 to the Auckland Unitary Plan (Operative in Part) be approved, as modified by the requestor in response to issues raised by council and submitters.
- (b) Submissions on the plan change are accepted and rejected in accordance with this decision. In general, these decisions follow the recommendations set out in the council's section 42A report.

- (c) The reasons for the decision are that Plan Change 104:
- a. will assist the council in achieving the purpose of the RMA;
  - b. is consistent with the Auckland Regional Policy Statement;
  - c. is consistent with the provisions of Part 2 of the RMA;
  - d. is supported by necessary evaluation in accordance with section 32; and
  - e. will help with the effective implementation of the plan.



**David Mead**

**Chairperson**

15 May 2025

## Appendix One – Plan Change provisions

## **IXXX. Remuera Precinct**

### **IXXX.1 Precinct Description**

The Remuera Precinct comprises approximately 6.2 hectares of sloping land which was formerly part of the Ellerslie Racecourse Precinct. The Remuera Precinct is located at the eastern end of the racecourse site and is bound by Ladies Mile and Derby Downs Place.

The Remuera Precinct enables housing choice including medium to high density living opportunities with development up to 25m in height provided within the Residential - Terrace Housing and Apartment Buildings Zone. The Remuera Precinct incorporates the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991, except that additional building height is enabled to respond to the land's graduated rise from the racecourse and westward aspect encompassing the racecourse and its facilities, and communally accessible private outdoor spaces, which are required when high density living occurs. Development of the Remuera Precinct is defined by identified publicly accessible open spaces, areas of private open space, privately owned and maintained garden streets, an attractive frontage to Ladies Mile along which existing mature pōhutukawa trees are retained, buildings set back from the arterial road, and a safe and attractive environment created for pedestrians by restricting vehicle access and providing roading improvements.

Movement through the Remuera Precinct is provided by two new public roads, one of which connects to Ladies Mile while the other connects to Derby Downs Place. Entry markers are proposed at these locations. A series of interconnected commonly owned access lots in combination with identified pedestrian routes provide internal linkages within and through the Remuera Precinct. An existing tunnel also connects Derby Downs Place with the infield of the racecourse.

Stormwater is managed by the Stormwater Management Plan approved for the development and functioning of the Remuera Precinct.

The zoning of the land within the Remuera Precinct is Residential - Terrace Housing and Apartment Buildings (Sub-precinct B) and Residential – Mixed Housing Urban (Sub-precinct A). All relevant overlay, Auckland-wide and zone provisions apply in this Precinct unless otherwise specified below.

### **IXXX.2 Objectives**

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to:
  - (a) housing needs and demand; and
  - (b) the neighbourhood's planned urban built character, including three-storey buildings.



- (3) The Remuera Precinct is a well-functioning urban environment that is serviced with adequate infrastructure and which recognises the importance of intensification of this locality in proximity to the Ellerslie Rail Station.
- (4) Development is based around an integrated and connected series of public streets, publicly accessible open spaces, garden streets and publicly accessible pedestrian routes.
- (5) An accessible, safe and well-connected transport network is established for all modes within the Remuera Precinct and to the surrounding transport network which enables travel choice including public transport services, pedestrian, cycle, vehicle access and egress.
- (6) Subdivision and development in the Remuera Precinct is coordinated with the adequate provision of required three waters, energy and communications infrastructure.
- (7) Adverse effects on the safe and efficient operation of the road network are avoided.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this precinct with the exception of the following:

- Objective H5.2(2).

### **IXXX.3 Policies**

- (1) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require development to achieve a built form that contributes to high-quality built environment outcomes by:
  - (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
  - (b) providing for residents' safety and privacy while enabling passive surveillance on the street;

- (c) minimising visual dominance effects to adjoining sites; and
  - (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites.
- (7) Require a high-quality open space and landscape outcome as set out on IXXX.10.2 Precinct Plan 2 that achieves all of the following:
- (a) Publicly accessible open spaces
  - (b) A sloping 10m wide visual corridor along the alignment of Abbots Way through to the racetrack
  - (c) Private open spaces within Sub-precinct B
  - (d) Retention of identified mature pōhutukawa trees along the Ladies Mile frontage
  - (e) Two public roads
  - (f) Garden streets.
- (8) Require development to positively respond to the natural and physical features of the area while delivering the planned built outcomes of the Remuera Precinct including a spacious frontage from Ladies Mile and a visual link between the racecourse and the Ladies Mile/Abbots Way intersection at the crown of the hill.
- (9) Provide for varying building heights through the application of a 25 metre building height area as shown on IXXX.10.1 Precinct Plan 1.
- (10) Enable a variety of residential dwelling types to meet varying housing needs of the community.
- (11) Require that stormwater is managed in accordance with the approved Stormwater Management Plan.
- (12) Implement the transport network connections and elements as shown on IXXX.10.3 Precinct Plan 3 including the following:
- (a) The upgrade of the Derby Downs Place/Ladies Mile intersection to a signalised intersection.
  - (b) A new pedestrian footpath along the western side of Ladies Mile adjacent to the Remuera Precinct boundary
  - (c) New pedestrian crossings at the Ladies Mile/Abbots Way intersection and on Derby Downs Place
  - (d) New bus stops on Ladies Mile
  - (e) Two public roads
  - (f) A flush median on Ladies Mile opposite the Upper Loop Road intersection.

(13) Restrict vehicle access to Ladies Mile other than to / from the Upper Loop Road as shown on IXXX.10.1 Precinct Plan 1 to support the effective, efficient and safe operation of the arterial road network.

(14) Avoid any activity, development and/or subdivision that would result in adverse effects on the safe and efficient operation of the road network from more than 357 dwellings within the Precinct.

(15) Require subdivision and development in the Remuera Precinct to be coordinated with the provision of adequate capacity for stormwater, wastewater, and water supply infrastructure.

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5)
- Policies H6.3(1), (3), (5), (6).

#### **IXXX.4 Activity table**

All relevant overlay, Auckland-wide and zone activities apply unless the activity is specified below at IXXX.4(1)-(5).

(1) E27.4.1(A5) Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3).

(2) H5.4.1(A5) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.

(3) H6.4.1(A3) Dwellings (for up to three dwellings on a site)

(4) H6.4.1(A4) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.

(5) H6.4.1(A35) New buildings and additions to buildings (for up to three dwellings on a site).

Table IXXX.4.1 specifies the activity status of activities in the IXXX Remuera Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies.

#### **Note 1**

All applications for subdivision consent are subject to section 106 of the RMA.

**Table IXXX.4.1 Activity Table**

<b>Activity</b>		<b>Activity Status</b>
(A1)	Up to three dwellings per site each of which complies with Standards IXXX.6.1 to IXXX.6.20 inclusive	P

Activity		Activity Status
(A2)	The conversion of a principal dwelling into a maximum of three dwellings each of which complies with Standards IXXX.6.1 to IXXX.6.20 inclusive	P
(A3)	Accessory buildings associated with a development of dwellings each of which complies with Standards IXXX.6.1 to IXXX.6.20 inclusive	P
(A4)	Internal and external alterations to buildings for a development of dwellings all of which complies with Standards IXXX.6.1 to IXXX.6.20 inclusive	P
(A5)	Additions to an existing dwelling which complies with Standards IXXX.6.1 to IXXX.6.20 inclusive	P
(A6)	Any buildings that do not comply with one or more of Standards IXXX.6.2 to IXXX.6.9	RD
(A7)	Any activity, development and/or subdivision that does not comply with one or more of Standards IXXX.6.10 to IXXX.6.18	RD
(A8)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.19 Arterial Road Access Restriction	D
(A9)	Any activity, development and/or subdivision that does not comply with Standard IXXX.6.20 Subdivision and Development Staging & Transport Network Infrastructure Requirements	D
(A10)	Any activity, development and/or subdivision that would result in or enable more than 357 dwellings within the Remuera Precinct	NC
<b>Subdivision for the purpose of the construction or use of dwellings</b>		
(A11)	Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting IXXX.6.21 Standards for controlled subdivision activities	C
(A12)	Subdivision for up to three sites accompanied by: <ul style="list-style-type: none"> <li>(a) A land use consent application for up to three dwellings one or more of which does not comply with any of Standards IXXX.6.2 to IXXX.6.9 inclusive but does comply with all applicable zonal, Auckland-wide, overlay and all other precinct standards; or</li> </ul>	C

Activity		Activity Status
	(b) A certificate of compliance for up to three dwellings each of which complies with Standards IXXX.6.2 to IXXX.6.20 inclusive and applicable zone, Auckland-wide, precinct and overlay standards	
(A13)	Any subdivision listed above not meeting IXXX.6.21 Standards for controlled subdivision activities	
(A14)	Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D
(A15)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D

### IXXX.5 Notification

- (1) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards IXXX.6.2 to IXXX.6.9.
- (2) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with:
  - (a) a land use consent application for the construction and use of one, two or three dwellings that do not comply with one or more of Standards IXXX.6.2 to IXXX.6.9; or
  - (b) four or more dwellings for which a land use consent has been approved for the purpose of the construction, or use of dwellings as a restricted discretionary activity in the Remuera Precinct.
- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of four or more dwellings on a site all of which comply with Standards IXXX.6.2 to IXXX.6.9.

#### Note 2

RMA Schedule 3A Part 2 density standards do not apply to four or more dwellings on a site. The AUP already incorporates MDRS in providing for four or more dwellings on a site as a restricted discretionary activity (see underlying zone). IXXX.5(3) is included only to satisfy clause 5(2) Schedule 3A, RMA but cannot be utilised as no application can be made for four or more dwellings on a site all of which comply with Standards IXXX.6.2 to IXXX.6.9 under any Activity Table IXXX.4.1 rule.

- (4) Any application for a resource consent which is listed above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

#### **IXXX.6 Standards**

Unless specified below, all relevant overlay, Auckland-wide and zone standards apply to all activities in Activity Table IXXX.4.1 above.

The following zone standards do not apply to a permitted activity listed in Activity Table IXXX.4.1 above:

##### **Residential – Mixed Housing Urban Zone:**

- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
- (b) H5.6.4 Building height;
- (c) H5.6.5 Height in relation to boundary;
- (d) H5.6.6 Alternative height in relation to boundary;
- (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
- (f) H5.6.8 Yards;
- (g) H5.6.10 Building coverage;
- (h) H5.6.11 Landscaped area;
- (i) H5.6.12 Outlook space; and
- (j) H5.6.14 Outdoor living space.

##### **Residential – Terrace Housing and Apartment Buildings Zone:**

- (k) H6.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
- (l) H6.6.5 Building height;
- (m) H6.6.6 Height in relation to boundary;
- (n) H6.6.7 Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone
- (o) H6.6.8 Height in relation to boundary adjoining lower intensity zones;
- (p) H6.6.9 Yards;
- (q) H6.6.11 Building coverage;
- (r) H6.6.12 Landscaped area;
- (s) H6.6.13 Outlook space; and
- (t) H6.6.15 Outdoor living space.

The following Auckland-wide standards do not apply to activities listed in Activity Table IXXX.4.1 above - Standards E27.6.4.1(2) and (3) Vehicle Access Restriction.

The activities listed as a permitted activity in Activity Table IXXX.4.1 must comply with permitted activity standards IXXX.6.1 to IXXX.6.20.

Activities listed as a controlled activity in Activity Table IXXX.4.1 must comply with Standards IXXX.6.21 Standards for controlled subdivision activities.

#### **IXXX.6.1 Number of dwellings per site**

- (1) There must be no more than three dwellings per site.

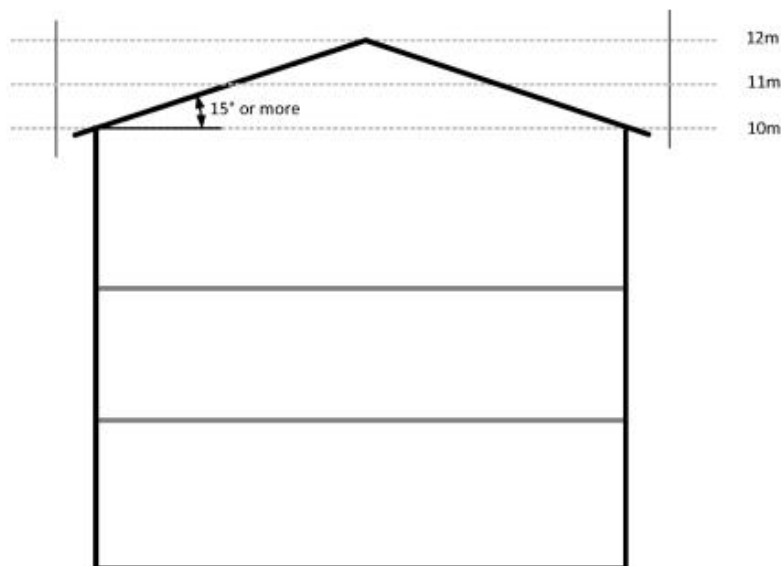
#### **IXXX.6.2 Building height**

Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys and to enable higher building intensity and scale of up to 25 metres in specified areas;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

- (1) In the Residential – Mixed Housing Urban Zone buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure IXXX.6.2.1 below.

**Figure IXXX.6.2.1 Building height**



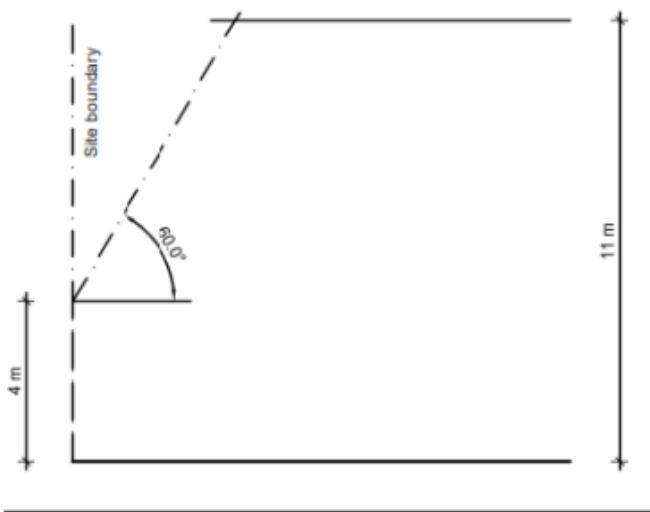
- (2) In the Residential – Terrace Housing and Apartment Buildings Zone buildings must not exceed 25 metres in height.

### IXXX.6.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure IXXX.6.3.1 Height in relation to boundary below.
- (2) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard IXXX.6.3(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (3) Standard IXXX.6.3(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (4) Standard IXXX.6.3(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Standard IXXX.6.3(1) above does not apply to existing or proposed internal boundaries within a site.

**Figure IXXX.6.3.1 Height in relation to boundary**



### IXXX.6.4 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard including protecting the health of existing pōhutukawa trees along the Ladies Mile frontage;
- to ensure a sufficient set back from the Ladies Mile frontage to protect the character and amenity of the street while minimising dominance effects from higher intensity apartment buildings;



- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:

(a) Front yard: 1.5m, except in Sub-precinct B where the boundary is with the Ladies Mile frontage shown on IXXX.10.1 Precinct Plan 1, in which case the front yard is 6m

(b) Side yard: 1m

(c) Rear yard: 1m.

(2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

#### **IXXX.6.5 Building coverage**

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

#### **IXXX.6.6 Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

#### **IXXX.6.7 Outlook space**

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13 or H6.6.14 Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

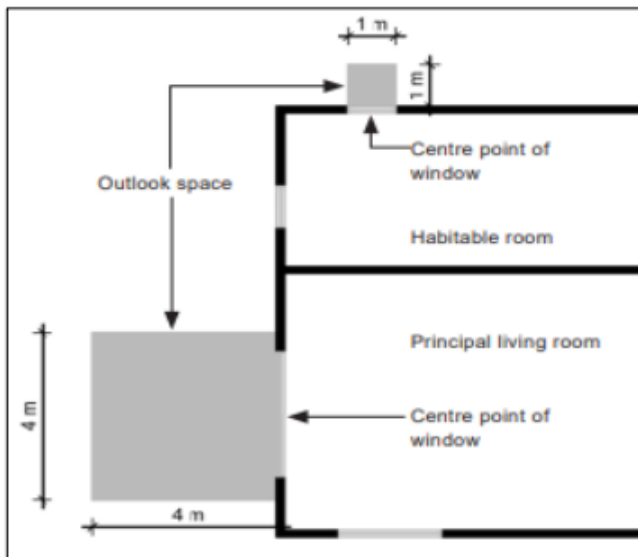
(1) An outlook space must be provided for each development as specified in this standard.

(2) An outlook space must be provided from habitable room windows as shown in Figure IXXX.6.7.1 Outlook space requirements.

(3) The minimum dimensions for a required outlook space are as follows and as shown in Figure IXXX.6.7.1 Outlook space requirements:

- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
- (a) be clear and unobstructed by buildings; and
  - (b) not extend over an outlook space or outdoor living space required by another dwelling.

**Figure IXXX.6.7.1 Outlook space requirements**



### **IXXX.6.8 Outdoor living space**

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that, —
- (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or
    - (ii) located directly adjacent to the dwelling; and
  - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the dwelling.

#### **IXXX.6.9 Windows facing the street**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

#### **IXXX.6.10 Visual Corridor**

Purpose:

- To ensure public views from Ladies Mile through the Remuera Precinct to the racecourse and the infield along the alignment of Abbots Way as identified on IXXX.10.2 Precinct Plan 2.
- (1) Buildings must not be located within the 10m wide Visual Corridor identified on IXXX.10.2 Precinct Plan 2.

### **IXXX.6.11 Publicly Accessible Open Space**

Purpose:

- To ensure a publicly accessible network of connected open spaces that are available for public use and enjoyment
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the Publicly Accessible Open Spaces identified on IXXX.10.2 Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A and ensure these spaces are accessible to the public at all times. The Publicly Accessible Open Spaces must be located in the areas identified and with the dimensions specified on IXXX.10.2 Precinct Plan 2.
- (2) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

### **IXXX.6.12 Publicly Accessible Pedestrian Routes**

Purpose:

- To ensure a connected and publicly accessible pedestrian network within the Remuera Precinct.
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the Publicly Accessible Pedestrian Routes within the Precinct that are identified on IXXX.10.3 Precinct Plan 3 in accordance with the Remuera Precinct Landscape at Appendix A and ensure these routes are accessible to the public at all times except where they need to be temporarily closed for safety, security, maintenance or repair purposes.
- (2) The Publicly Accessible Pedestrian Routes within the Remuera Precinct must be located in the areas identified and with the dimensions specified on IXXX.10.3 Precinct Plan 3.
- (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

### **IXXX.6.13 Existing Pōhutukawa Trees**

Purpose:

Qualifying  
matter  
under  
s77I(j) of  
the RMA

- To retain a mature landscaped frontage along the Ladies Mile boundary of the Remuera Precinct by protecting identified pōhutukawa trees along this frontage.
- To provide a landscaped buffer for the potential 25m high apartment buildings within this part of the Remuera Precinct.
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must not result in the removal of the pōhutukawa trees identified on IXXX.10.2 Precinct Plan 2 or any works within the protected root zone of these trees, except as provided for by Standard E17.6.3 Works within the protected root zone.
- (2) Any trimming or alteration of the pōhutukawa trees identified on IXXX.10.2 Precinct Plan 2 is subject to Standard E17.6.1 Tree trimming or alteration.

- (3) Standard IXXX.6.13 does not apply to Tree #13 identified on IXXX.10.2 Precinct Plan 2, on the planning maps, and in Schedule 10: Notable Tree Schedule.

#### **IXXX.6.14 Garden Streets**

Purpose:

- To ensure a connected network of privately owned and maintained Garden Streets within the Remuera Precinct to provide vehicular and pedestrian access to dwellings.
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the relevant Garden Street identified on IXXX.10.2 Precinct Plan 2 and IXXX.10.3 Precinct Plan 3 necessary to access the activity, development and/or subdivision.
- (2) The Garden Street must be located in the area identified and with the dimensions specified on IXXX.10.2 Precinct Plan 2.
- (3) The Garden Street must be provided in accordance with the Remuera Precinct Landscape at Appendix A.
- (4) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

#### **IXXX.6.15 Planted Embankment**

Purpose:

- To ensure a landscaped Planted Embankment within the Remuera Precinct to improve visual amenity and acknowledge the distinctive Ellerslie racecourse landform.
- (1) Any activity, development and/or subdivision within any part of the Remuera Precinct must provide the Planted Embankment identified on IXXX.10.2 Precinct Plan 2 in accordance with the Remuera Precinct Landscape at Appendix A.
- (2) The Planted Embankment must be located in the area identified and with the dimensions specified on IXXX.10.2 Precinct Plan 2.
- (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

#### **IXXX.6.16 Private Open Space**

Purpose:

- To ensure useable communal private open space for people residing in higher intensity residential development within the Remuera Precinct
- To ensure higher intensity residential buildings are well-integrated with communal private open space and whose building forms do not dominate the Ladies Mile streetscape or the Remuera Precinct.

- (1) Any activity, development and/or subdivision within Sub-precinct B must provide the Private Open Space identified on IXXX.10.2 Precinct Plan 2 and in accordance with the Remuera Precinct Landscape at Appendix A, except that:
  - (a) where a permitted activity listed in Activity Table IXXX.4.1 is undertaken, the application is required to satisfy Standard IXXX.6.8 and Standard IXXX.6.16, subject to Standard IXXX.6.16(1)(b)
  - (b) private open space is to be provided in compliance with Standard IXXX.6.16(2) and neither Standard IXXX.6.8(1)(d)(i) nor Standard IXXX.6.8(2)(c)(i) applies
  - (c) where a controlled activity listed in Activity Table IXXX.4.1 is undertaken the application is required to satisfy IXXX.6.8 and IXXX.6.16, subject to Standard IXXX.6.16(1)(b).
- (2) The Private Open Spaces must be located in the general areas identified and with the dimensions specified on IXXX.10.2 Precinct Plan 2 or in an alternative location within the relevant part of Sub-precinct B as long as the total area of Private Open Space is no less than that identified on IXXX.10.2 Precinct Plan 2.
- (3) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

#### **IXXX.6.17 Entry Point Identifier**

Purpose:

- To enable a high-quality landscape feature at the prominent public entrances to the Remuera Precinct.
- (1) Any development within the Upper or Lower Loop Road blocks shall construct the entry point identifiers in the locations identified on IXXX.10.3 Precinct Plan 3 and in accordance with the Remuera Precinct Landscape at Appendix A.
  - (2) A landscape plan demonstrating compliance with this standard shall be prepared and lodged with any resource consent or building consent application.

#### **IXXX.6.18 Stormwater Management**

Purpose:

- To ensure stormwater is managed in accordance with the approved Stormwater Management Plan.
- (1) The management of stormwater from any activity, development and/or subdivision shall be in accordance with the approved Stormwater Management Plan.

#### **IXXX.6.19 Arterial Road Access Restriction**

Purpose:

- To restrict road intersections onto Ladies Mile.

- To avoid direct vehicle access from individual sites to Ladies Mile.
- To achieve the effective, safe and efficient operation of the arterial road network and existing and future transport network for all modes.
- To avoid or mitigate adverse safety and operational effects on the transport network including Ladies Mile, Abbotts Way, Marua Road and Derby Downs Place.

(1) No road intersections shall be permitted directly onto Ladies Mile except for the two intersections indicated on IXXX.10.3 Precinct Plan 3.

(2) No private vehicle access from any property shall be permitted directly onto Ladies Mile in the location of the Arterial Road Access Restriction identified on IXXX.10.1 Precinct Plan 1.

### **IXXX.6.20 Subdivision and Development Staging & Transport Network Infrastructure Requirements**

Purpose:

- To ensure subdivision and development is integrated with the delivery of the required transport infrastructure upgrades identified in Table IXXX.6.20.1.
- To ensure that the required transport infrastructure upgrades are implemented to avoid or mitigate the adverse traffic effects of any activity, development and/or subdivision on the existing and future transport network.
- To ensure that the required transport infrastructure upgrades are implemented in an integrated and planned manner, and coordinated with development in the Remuera Precinct.
- To ensure an efficient, safe and effective transport network, with infrastructure and service connections for all modes to and through the Remuera Precinct.

(1) Activities, development and/or subdivision (excluding site preparation works, retaining, infrastructure and earthworks) must not exceed the thresholds specified in Column 1 in Table IXXX.6.20.1 until the transport network infrastructure upgrades and measures identified in Column 2 have been implemented, constructed and are operational.

Note 3:

Works in the legal road require prior written agreement from the road controlling authority.

#### **Table IXXX.6.20.1: Transport Network Infrastructure Upgrades and Measures**

Column 1 Activity, development and / or subdivision thresholds for transport network infrastructure upgrades and measures		Column 2 Transport network infrastructure upgrades and measures required
(a)	Prior to occupation of the 20 <sup>th</sup> dwelling with access from Derby Downs Place	<ul style="list-style-type: none"> <li>• Upgrade the Derby Downs Place/Ladies Mile intersection to a signalised two-lane intersection with separate through lanes and turning lanes including pedestrian crossings as identified on IXXX.10.3 Precinct Plan 3 (Upgrade 1)</li> <li>• Construction of the Lower Loop Road in the location identified on IXXX.10.3 Precinct Plan 3 (Upgrade 2)</li> <li>• Installation of a pedestrian crossing facility on Derby Downs Place opposite 15 Derby Downs Place in the location identified on IXXX.10.3 Precinct Plan 3 (Upgrade 3)</li> </ul>
(b)	Prior to the occupation of the first dwelling within the northeastern part of Sub-precinct B adjacent Ladies Mile (shown on IXXX.10.1 Precinct Plan 1), or the first dwelling requiring access to the Upper Loop Road, whichever occurs first	<ul style="list-style-type: none"> <li>• Construction of the Upper Loop Road in the location identified on IXXX.10.3 Precinct Plan 3 (Upgrade 4)</li> <li>• Installation of the Ladies Mile footpath on the western side as identified on IXXX.10.3 Precinct Plan 3 (Upgrade 5)</li> <li>• Installation of pedestrian crossings at the Ladies Mile/Abbotts Way intersection as identified on IXXX.10.3 Precinct Plan 3 (Upgrade 6)</li> <li>• Installation of new bus stops as identified on IXXX.10.3 Precinct Plan 3 (Upgrade 7)</li> <li>• Installation of a flush median along Ladies Mile opposite the Upper Loop Road intersection (Upgrade 8)</li> </ul>

### **IXXX.6.21 Standards for controlled subdivision activities**

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities.

#### **IXXX.6.21.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct**

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1 to IXXX.6.9 except that Standard IXXX.6.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.



- (3) No vacant sites are created.

#### **IXXX.6.21.2 Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet the following:
  - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
  - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1 to IXXX.6.9 except that Standard IXXX.6.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

#### **IXXX.6.21.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings**

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.2 to IXXX.6.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

### **IXXX.7 Assessment – controlled activities**

#### **IXXX.7.1 Matters of control**

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) All controlled activities in Table IXXX.4.1:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
  - (c) the effects of infrastructure provision.

#### **IXXX.7.2 Assessment criteria**

- (1) The Council will consider the relevant assessment criteria below for controlled activities:
  - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
    - (i) refer to Policy E38.3(6);
  - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
    - (i) refer to Policy E38.3(1) and (6);

(c) whether there is appropriate provision made for infrastructure including:

- (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
- (ii) whether appropriate management of effects of stormwater has been provided;
- (iii) refer to Policies E38.3(1), (6), (19) to (23).

## **IXXX.8 Assessment – restricted discretionary activities**

### **IXXX.8.1 Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application, in addition to the matters specified under Auckland-wide Rule C1.9(2):

- (1) For buildings that do not comply with one or more Standards IXXX.6.2 to IXXX.6.9:
  - (a) any precinct and zone policies relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the urban built character of the precinct;
  - (e) the effects on the amenity of neighbouring sites;
  - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (g) the characteristics of the development;
  - (h) any other matters specifically listed for the standard; and
  - (i) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.10 Visual Corridor:
  - (a) The width of the visual corridor
  - (b) Street furniture, artworks, other public amenity elements or retaining structures.
- (3) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.11 Publicly Accessible Open Space:
  - (a) The size, location, dimensions, topography, aspect and landscaping of the open space.

- (b) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space.
- (4) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.12 Publicly Accessible Pedestrian Routes:
  - (a) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the pedestrian routes.
  - (b) Temporary closures for safety, security, maintenance or repair purposes.
- (5) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.13 Existing Pōhutukawa Trees
  - (a) Matters of discretion E17.8.1(1).
- (6) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.14 Garden Streets:
  - (a) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the garden streets.
- (7) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.15 Planted Embankment:
  - (a) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the planted embankment.
- (8) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.16 Private Open Space:
  - (a) The strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the private open space.
- (9) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.17 Entry Point Identifier:
  - (a) The strategy and outcomes identified in the Remuera Precinct Landscape at Appendix A for the entry point.
- (10) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.18 Stormwater Management:
  - (a) The approved Stormwater Management Plan.

## **IXXX.8.2 Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities.

- (1) For buildings that do not comply with one or more of Standards IXXX.6.2 to IXXX.6.9:
  - (a) for all infringements to standards:

(i) refer to Policy IXXX.3(5)

(ii) refer to Policy IXXX.3(6)

(b) for building height:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(5)

Visual dominance

(iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct;
- the location, orientation and design of development; and
- the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

(iv) the extent to which the form and design of the building and any additional height responds to the planned urban built character of the surrounding area, including natural landforms and features;

(v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(c) for height in relation to boundary:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(5)

Sunlight access - Residential – Mixed Housing Urban Zone

(iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard IXXX.6.8; or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard IXXX.6.8.

(iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in IXXX.8.2(1)(c)(iii):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard IXXX.6.3 Height in relation to boundary; and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

#### Daylight access - Residential – Terrace Housing and Apartment Buildings Zone

(v) the extent to which the height and bulk of development maintains daylight access and minimises visual dominance effects to adjoining sites and developments taking into account site orientation, topography, vegetation and existing or consented development.

#### Visual dominance

(vi) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance; and
- providing adequate visual and/or physical break up of long continuous building forms.

#### Overlooking and privacy

- (vii) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(d) for yards:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)

(e) for building coverage:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) whether the non-compliance is appropriate to the context, taking into account:
  - whether the balance of private open space and buildings is consistent with the planned urban built character anticipated for the precinct; and
  - the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas.

(f) for landscaped area:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) refer to Policy H5.3(10)
- (iv) the extent to which existing trees are retained.

(g) for outlook space:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(3)
- (iii) refer to Policy IXXX.3(4)
- (iv) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

- (i) refer to Policy IXXX.3(1)
- (ii) refer to Policy IXXX.3(4)
- (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

- (i) refer to Policy IXXX.3(3)
- (ii) the extent to which the glazing:
  - allows views to the street and/or accessways to ensure passive surveillance; and
  - provides a good standard of privacy for occupants.

(2) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.10 Visual Corridor:

- (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
- (b) Whether the width of the corridor exceeds 10m in parts to compensate for any reductions in the 10m width.
- (c) Whether street furniture, artworks, other public amenity elements or retaining structures will enable a reasonable view corridor to be achieved.

(3) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.11 Publicly Accessible Open Space

- (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
- (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the open space are achieved in the Remuera Precinct.

(4) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.12 Publicly Accessible Pedestrian Routes

- (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
- (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the pedestrian routes are achieved within the Remuera Precinct.

- (c) The extent to which any temporary closures of these routes are required for safety, security, maintenance or repair purposes.
- (5) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.13 Existing Pōhutukawa Trees
  - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
  - (b) Assessment Criteria E17.8.2(1).
- (6) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.14 Garden Streets
  - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
  - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the garden streets are achieved within the Remuera Precinct.
- (7) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.15 Planted Embankment
  - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
  - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the planted embankment are achieved within the Remuera Precinct.
- (8) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.16 Private Open Space
  - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.
  - (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the private open space are achieved within the Remuera Precinct.
- (9) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.17 Entry Point Identifier
  - (a) The extent to which the purpose of the standard is achieved or alternative solutions that achieve the purpose of the standard are demonstrated within the Remuera Precinct.



- (b) The extent to which the strategy and outcomes identified in the Remuera Precinct Landscape Appendix A for the entry point are achieved within the Remuera Precinct.

(10) For any activity, development and/or subdivision that does not comply with Standard IXXX.6.18 Stormwater Management

- (a) The extent to which the provisions of the approved Stormwater Management Plan are met, including the following matters:

- (i) The design and efficacy of stormwater management devices;
- (ii) Stormwater management calculations that confirm the design and capacity of the stormwater management device is fit for purpose and satisfies the requirements of the approved Stormwater Management Plan;
- (iii) The operation and maintenance of the stormwater system, including whether safe and direct access is provided to enable maintenance;
- (iv) Whether there will be health and safety effects associated with stormwater detention and retention ponds and wetlands and the extent to which these can be mitigated through measures such as fencing;
- (v) Whether new buildings and alterations and additions to buildings are made of inert materials; and
- (vi) Flood effects in the 10% and 1% AEP storm events (including climate change effects) and the extent to which any attenuation measures are required within the Remuera Precinct.

- (b) Where alternatives to any approved or consented landscaping are proposed, whether the amended landscape plan will ensure the stormwater management outcomes are maintained and achieved.

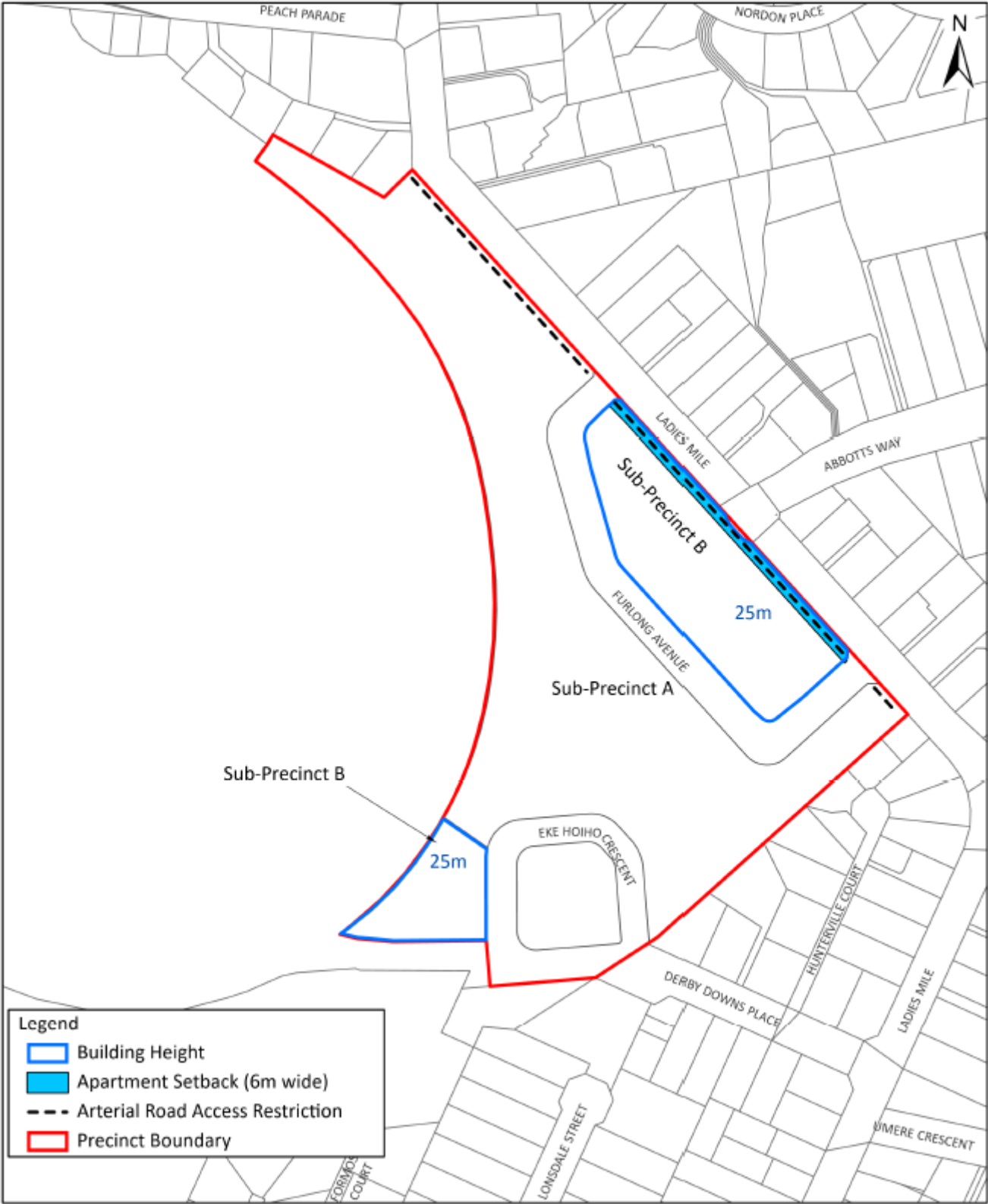
- (c) The extent to which interference with public use and enjoyment of proposed open space is minimised where stormwater detention and retention ponds and wetlands are proposed to be located in or adjacent to proposed public open space.

#### **IXXX.9 Special information requirements**

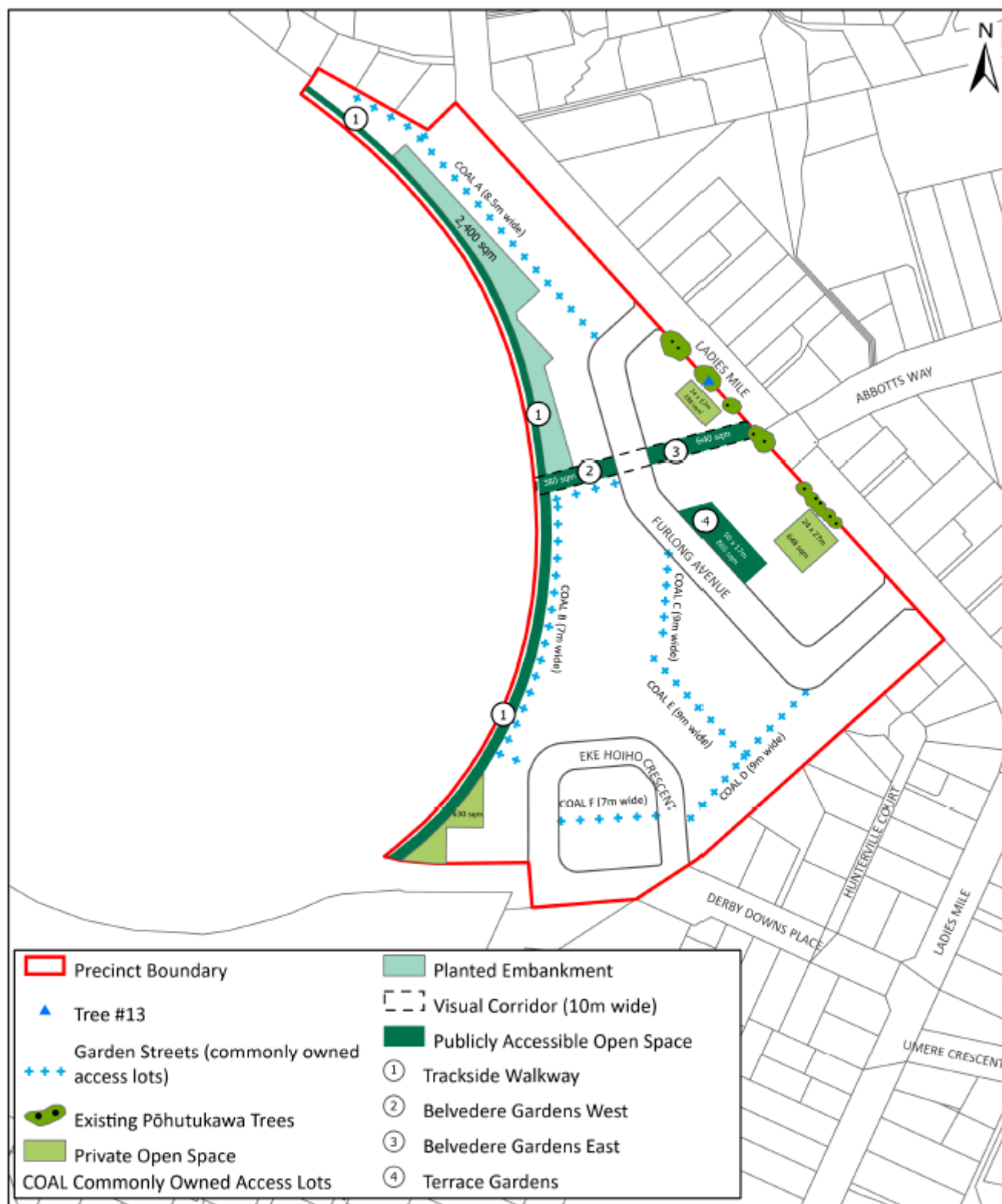
There are no special information requirements in this precinct.

IXXX.10 Precinct plans

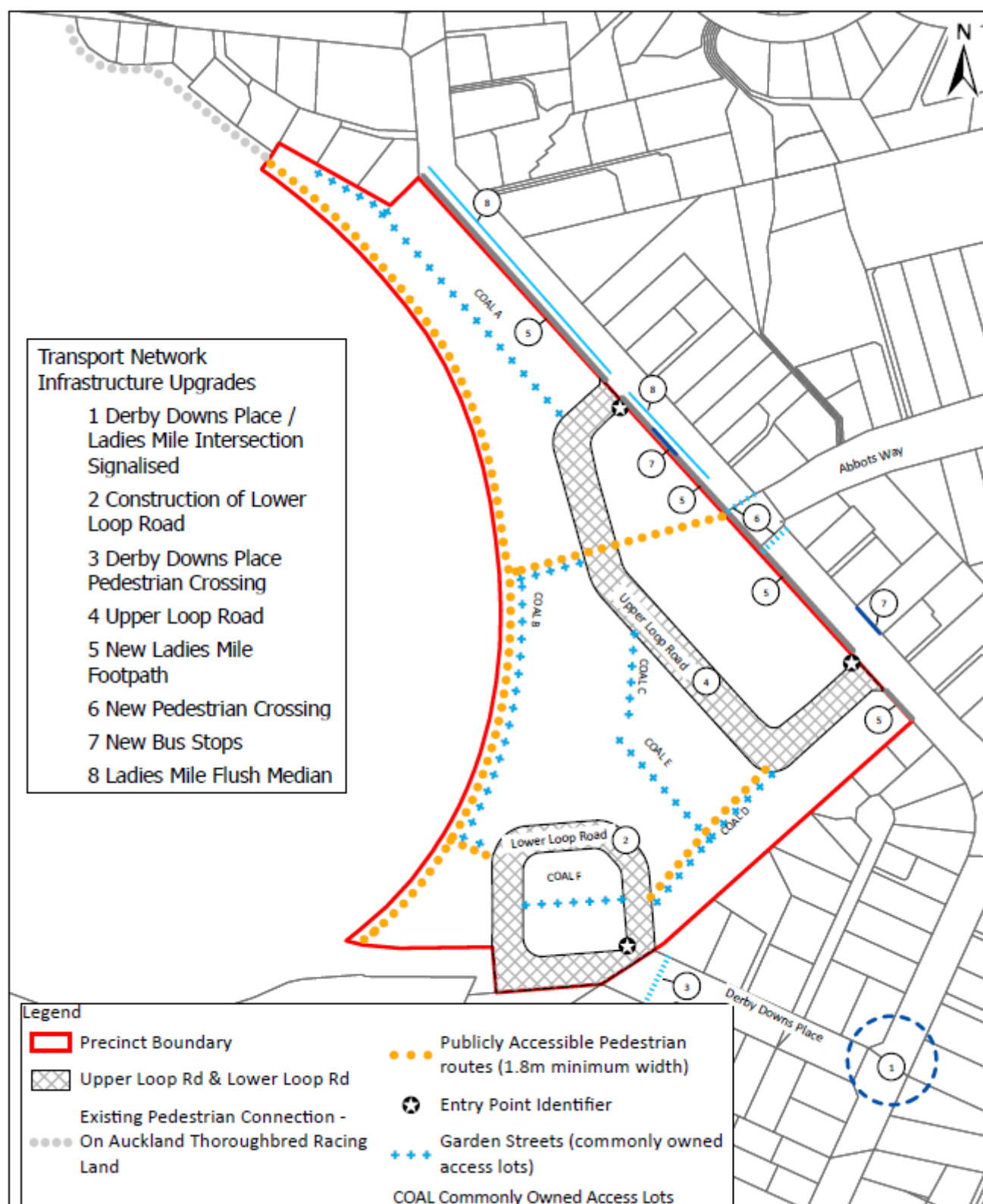
IXXX.10.1 Remuera Precinct Plan 1 – Sub-Precincts and Building Controls



## IXXX.10.2 Remuera Precinct Plan 2 – Open Space & Features



### IXXX.10.3 Remuera Precinct Plan 3 – Movement



## **IXXX.11 Appendix**

### **IXXX.11.1 Remuera Precinct Landscape – Refer Separate Attachment**



# THE HILL

## LANDSCAPE PACKAGE FOR RESOURCE CONSENT

AUGUST 2022







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#### PREPARED BY:

Monica Bainbridge  
Landscape Architect  
Boffa Miskell Ltd

Rebecca Freeman  
Landscape Architect  
Boffa Miskell Ltd

Bailen Thatcher  
Landscape Architect  
Boffa Miskell Ltd

Kieran Dove  
Landscape Architect  
Boffa Miskell Ltd

#### REVIEWED BY:

John Potter  
Landscape Architect - Partner  
Boffa Miskell Ltd

Emma Todd  
Landscape Architect - Associate Partner  
Boffa Miskell Ltd

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# OVERVIEW

## LANDSCAPE STATEMENT



Boffa Miskell has worked in close collaboration with the Architectural, Engineering and Urban Design Teams and the Fletcher Living Team to provide a fully integrated Landscape Design response across the development. This document describes and provides background rationale for the the Landscape Design proposals (as illustrated in the Resource Consent package) as follows:

### PART ONE: SITE-WIDE LANDSCAPE STRATEGY

Part One details the proposed nine **Key Moves** that collectively define the Landscape Strategy for the Hill. Key Moves 1 to 3 speak to site context considerations by: acknowledging and celebrating the site as a special place to acknowledge the landscape of Tāmaki Makaurau; establishing a relationship with the heritage and landscape character qualities of the Auckland Racing Club and integrating the architectural and streetscape form into the distinctive and character-defining landform of ‘The Hill’.

**Key Moves 4 to 7** focus on maximising the opportunities offered by the public realm to: create opportunities offered by the elevated landform to enjoy the site’s unique outlook; provide legible and safe pedestrian connections within and through the site for use by residents and the wider community; design the streetscape as a vibrant part of the public realm that priorities the use by people over vehicles where appropriate, and seeks to retain the existing Pohutukawa trees along the Ladies Mile frontage to form a character-defining garden edge to ‘The Hill’ along the Ladies Mile frontage.

**Key Move 8** focuses on the development of an integrated vegetation strategy that offers a contemporary interpretation of the formal traditional style of the racecourse and Remuera gardenesque style, whilst celebrating the use of native planting and providing opportunities for native biodiversity and habitat creation. Lastly, **Key Move 9** describes the key themes that will collectively deliver a sustainable landscape.

### PART TWO: PUBLIC REALM AND RESIDENTIAL LANDSCAPE

These Key Moves are manifested in the design and location of the following proposed open spaces which collectively form the public realm and private open spaces of the development, and in doing so play a key role in defining the overall character of ‘The Hill’:

- Upper and Lower Loop Roads
- Garden Streets
- Trackside Walk
- Belvedere Gardens
- Terrace Gardens
- Apartment Precinct and Vivid Living Apartments - Residents Courtyards
- Terraced/Duplex/Detached Housing – Residents Gardens

Part Two provides an overview of each of the open spaces listed above and includes intended use of the space and spatial composition illustrated through plan and 3D view illustrations.

### PART THREE: LANDSCAPE ELEMENTS STRATEGY

Part Three provides an overview of the site-wide strategic approach to the use of planting, boundary treatments (fencing and walls) and retaining wall treatments across the development. Collectively, these elements will build on the variety and quality of the open spaces described in Part Two, through how they contribute to both the functionality and visual character of these spaces.

### MANA WHENUA ENGAGEMENT

It should be noted that in addition to the concepts and rationale included in the Resource Consent package, the Project Team is engaged in a process to establish a collaborative relationship with Mana Whenua, with two Hui having taken place to date.

Through this process it is hoped that Mana Whenua will develop a cultural design narrative for the site, and work alongside the Project Team to identify opportunities to embed Mana Whenua cultural values in an authentic manner into designs for the site.

To date, all parties have agreed that the site is a fantastic opportunity to appreciate the surrounding maunga. This place has also been one of passage across the isthmus and between the maunga and has also been an area where crops have historically been located. Lastly we have learned that this place has been recognised as Waiatarua (2 songs) in recognition of the singing noise that could be heard from the lava caves. Discussion have commenced regarding specific opportunities for iwi inputs to artworks at key locations, in particular as part of eth journey through Belvedere Gardens

### PLANNING CONTEXT

Under the current permitted use of the site (horse racing) a large grandstand structure could be erected on The Hill land as a permitted activity. We acknowledge that from a landscape perspective, a more modest development comprising of a mixture of residential activities set within a high quality landscape is an improved outcome overall that integrates well into the existing urban fabric.

It should also be noted that The Hill provides for access by the wider local community, and as such does not function as a ‘gated community’.



MASTERPLAN (BREWER DAVIDSON)



LEGEND

- 1 Apartment Precinct
- 2 Belvedere Gardens East
- 3 Belvedere Gardens West
- 4 Existing Pohutukawa Trees Retained
- 5 Vivid Living Retirement Apartments
- 6 Planted Embankment
- 7 Trackside Walkway
- 8 Planted Swale
- 9 Path Connection to Peach Parade\*
- 10 Relocated Access To Racecourse Infield\*
- 11 Infield Pond\*

\* Provided by ATRI, not part of application, shown for context only

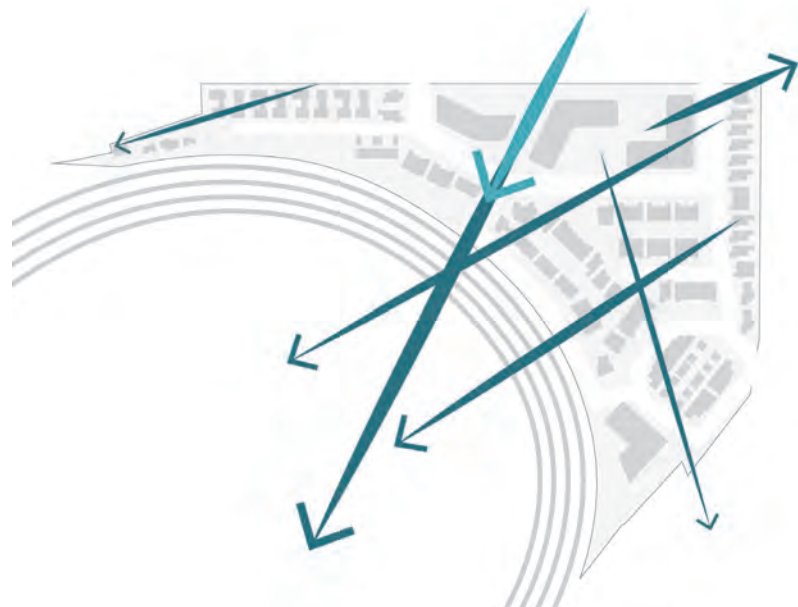


# PART ONE : SITE-WIDE LANDSCAPE STRATEGY



# LANDSCAPE STRATEGY - KEY MOVE 01

## CELEBRATE THE SITE AND ITS CONTEXT AS A SPECIAL PLACE IN TĀMAKI MAKĀURAU



Celebrate distant views to the remnant volcanic landscape of Tāmaki Makaurau – Auckland through retaining and enhancing views to Maungakiekie – One Tree Hill, Maungawhau – Mt Eden, Te Kōpuke – Mt St John, Te Pane o Mataoho – Mangere Mountain, Ōhinerau – Mount Hobson and Maungarei - Mt Wellington, both between and over the top of the buildings of The Hill.

Celebrate the foreground views over the flat open green space of an iconic Auckland Racing Club Destination.

Enhance the Abbotts Way viewshaft through creating a gesture of welcome, entrance and invitation to explore the spectacular vista beyond.

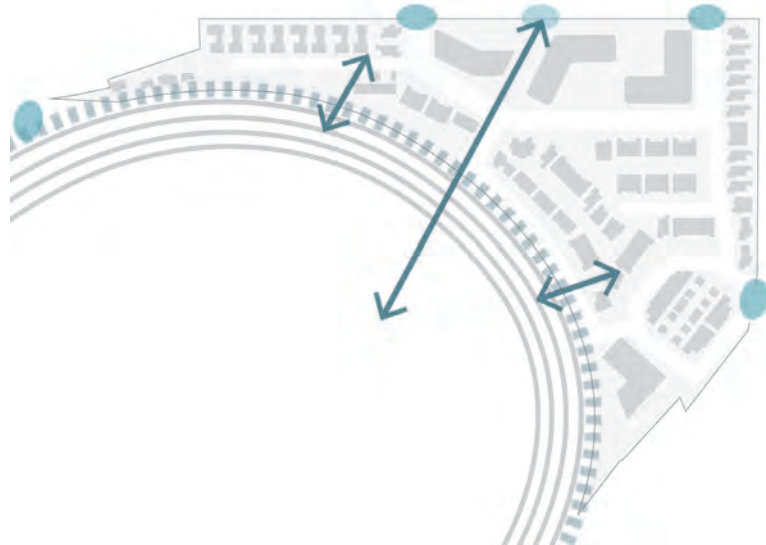
Engage with mana whenua to explore opportunities for celebrating the site's connection with its physical and cultural landscape.





# LANDSCAPE STRATEGY - KEY MOVE 02

## ESTABLISH A STRONG IDENTITY AND CONNECTION WITH AUCKLAND RACING CLUB AND REMUERA



Deliver an outstanding architectural and landscape design approach which creates a strong emotional and physical connection between a new community and the unique development setting.

Attract a community of residents who love living adjacent to the activities of the Auckland Racing Club.

Reflect the established heritage qualities of the Auckland Racing Club through the use of appropriate site entry threshold and site boundary design proposals, and explore other design opportunities to reflect the site’s horse racing heritage and history.

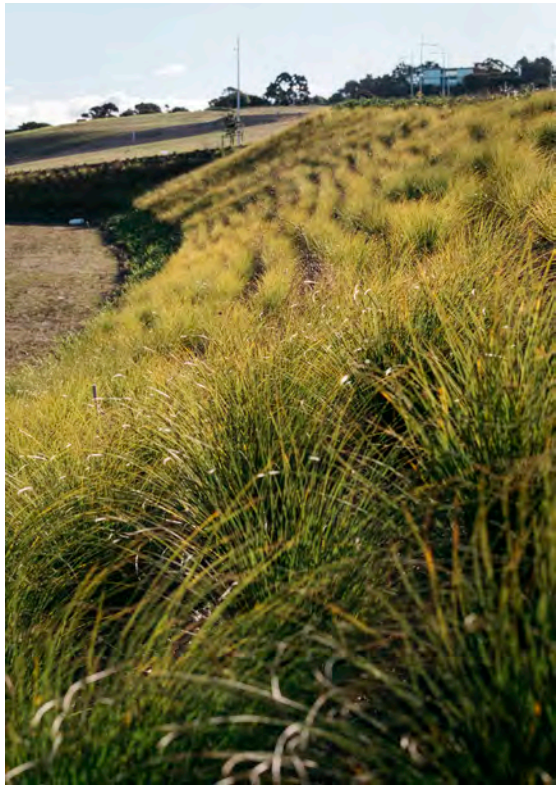
Work with the built form and landform to establish a strong visual and physical connection between the Hill and the racecourse.





# LANDSCAPE STRATEGY - KEY MOVE 03

## INTEGRATE THE DEVELOPMENT INTO THE LANDFORM OF 'THE HILL'



Develop a landscape organising strategy to ensure successful integration of the architectural form into the landform.

To include:

Use of a sloped embankment adjacent to the track to reflect the current landform of 'The Hill' and that of the distant maunga.

Use of a considered terracing/retaining wall treatment design language to respond to level change requirements across the site.

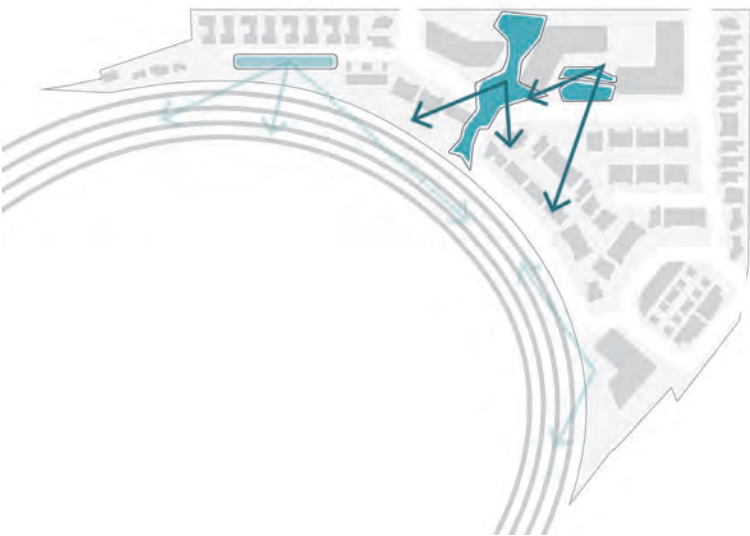
Landscape integration of landform and built form to provide legibility and consistency of treatment across the site, making a positive contribution to the identity of 'The Hill'.





# LANDSCAPE STRATEGY - KEY MOVE 04

CREATE OPPORTUNITIES TO ENJOY THE UNIQUE  
OUTLOOK AND RACECOURSE ‘EXPERIENCE’



Maximise the opportunities offered by the drama of the landform and spectacular outlook to create west-facing open spaces/ viewing belvederes for residents to use and enjoy.

Provide seating opportuntites within the streetscape environment, integrated into, and working with the landform. Align to take full advantage of views and vistas on offer.





# LANDSCAPE STRATEGY - KEY MOVE 05

## LEGIBLE PEDESTRIAN CONNECTIONS AND A CIRCULATION HIERARCHY FOR USE BY RESIDENTS AND THE PUBLIC



Use design response, materiality and wayfinding to provide:

Pedestrian access points into and out of the site from Ladies Mile, Derby Downs Place and Peach Parade (via the Trackside Walk).

A circulation hierarchy for both pedestrians and vehicles to assist with wayfinding, and the definition of public open spaces and walkways into which all users are welcomed, and those spaces primarily intended for use by residents.

Access to some areas of the Apartment Precinct as communal open space.

An enhanced pedestrian and cycling connection to Ellerslie Town Centre and the train station utilising the existing connection through Derby Downs Domain into Lonsdale Street.

Seating areas to enable people to pause their walking journey to rest, socialise and enjoy the view.

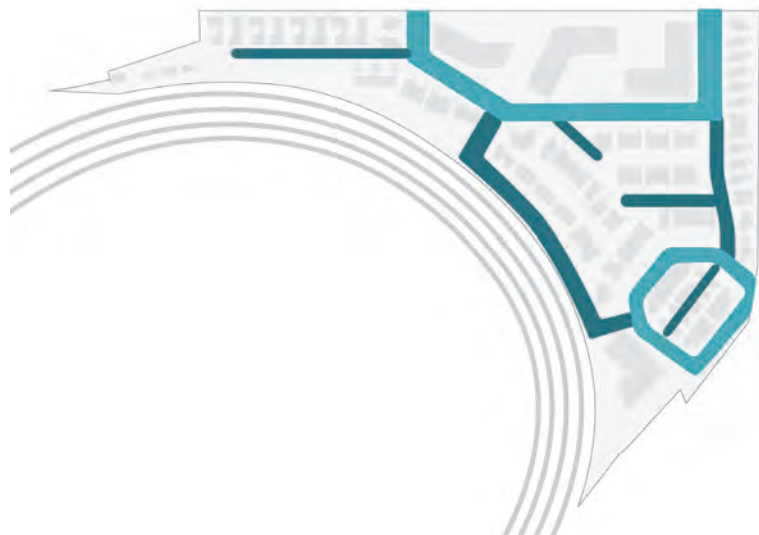
Appropriate design responses to respond to CPTED requirements.





# LANDSCAPE STRATEGY - KEY MOVE 06

## STREETSCAPE AS VIBRANT PUBLIC REALM THAT HELPS TO DEFINE THE CHARACTER OF 'THE HILL'



Deliver a high quality public realm that provides cohesion and consistency to the varied architectural form across the development.

Define a vehicle movement hierarchy based on through movement (Loop Roads) and residential access (JOALs) to provide visual legibility around public and private access and deter 'rat-running'.

Meet all functional requirements - spatial allocation for pedestrian, active transport and vehicular movement, on-street parking, servicing, emergency vehicle access and rubbish collection

Use of vegetation to provide visual amenity and contribute to sustainable stormwater management.

Provide 'pause points' to provide opportunities for community social interaction and the enjoyment of the spectacular views on offer.

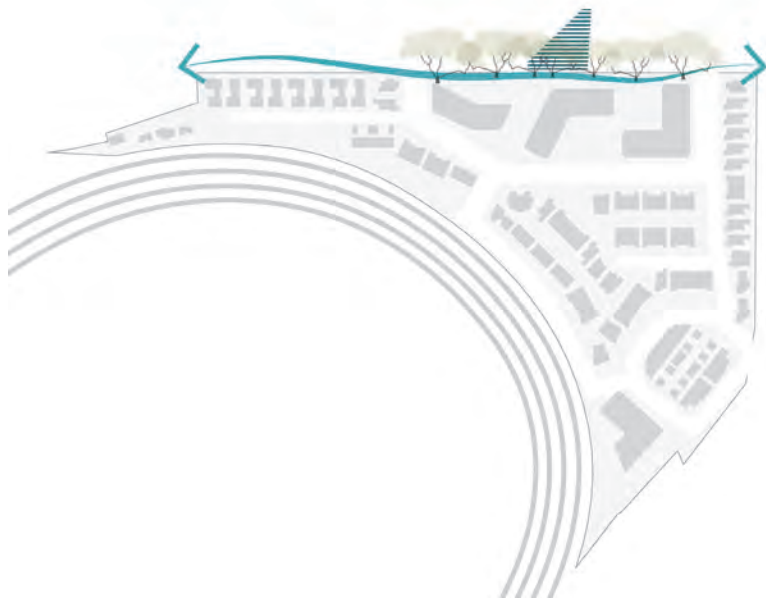
Provide opportunities for public realm use by a wide demographic.





# LANDSCAPE STRATEGY - KEY MOVE 07

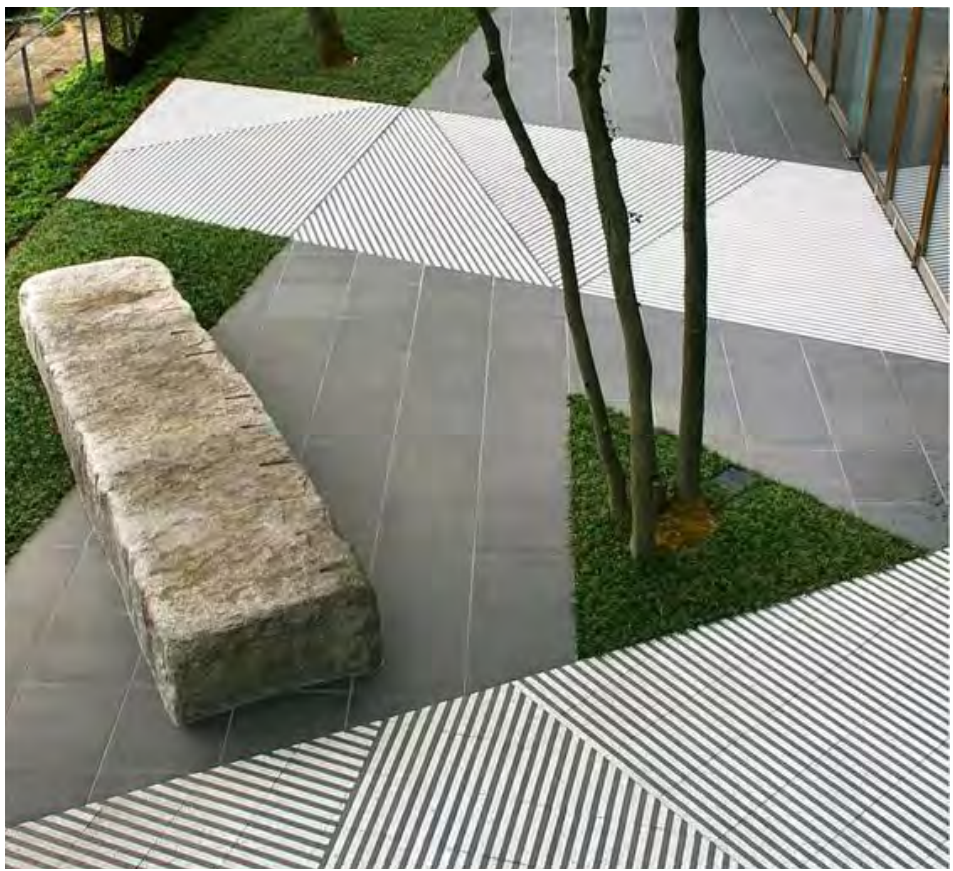
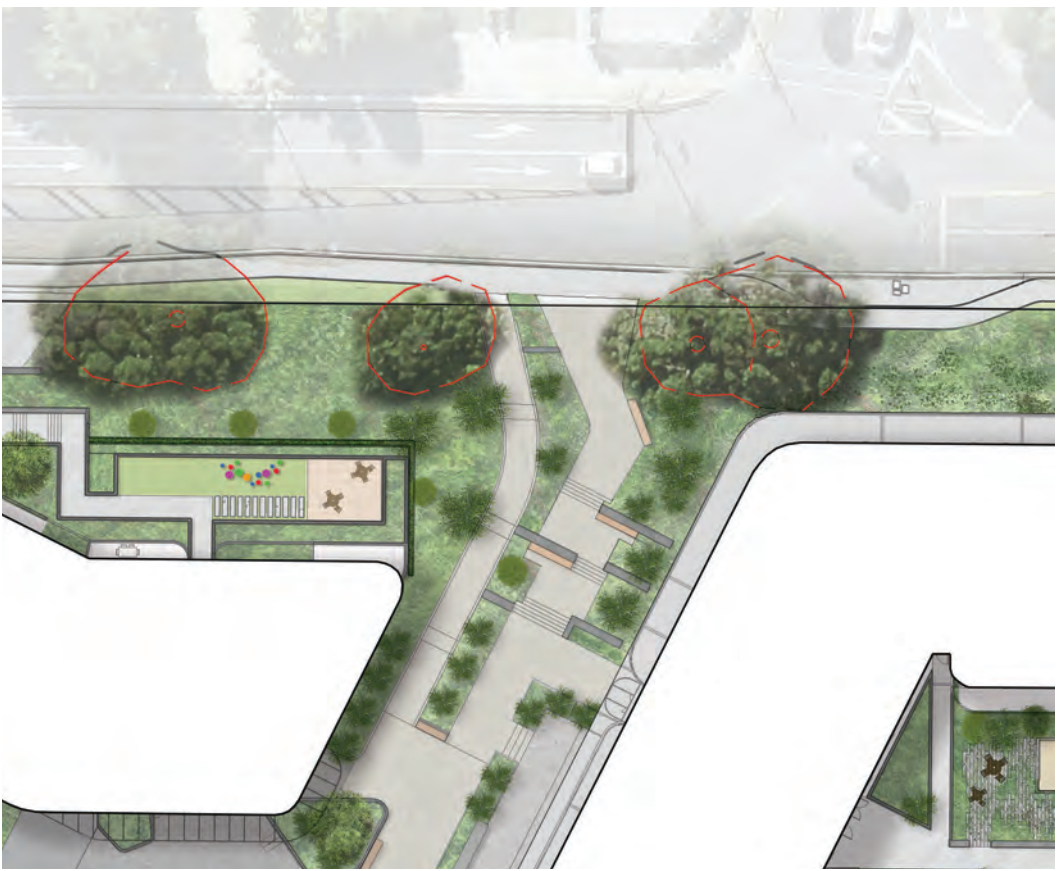
## POSITIVE CONTRIBUTION TO LADIES MILE STREETSCAPE



Retain the existing Pohutukawa trees and augment with understory planting and additional tree planting where appropriate. The integration of these existing trees into the Apartment Precinct in combination with the proposed planting will form a character-defining garden edge along the length of the Ladies Mile frontage.

Provide a new public pedestrian footpath within the road reserve along the length of the Ladies Mile frontage. Introduce a signalised pedestrian crossing at the Ladies Mile – Abbotts Way intersection.

Create specific pedestrian and vehicular entrance statements into the development which provide a contemporary interpretation of the established heritage qualities of the Auckland Racing Club. To feature the use of basalt (potentially sourced from the adjacent racecourse site) and layered planting.





# LANDSCAPE STRATEGY - KEY MOVE 08

## DEVELOP AN INTEGRATED VEGETATION STRATEGY



Define the character of 'The Hill' by referencing the established heritage qualities of Ellerslie Racecourse and the landscape character of Remuera.

Create a gardenesque setting that offers a contemporary interpretation of the formal traditional style of the racecourse and surrounding areas, whilst also providing native biodiversity and opportunities for habitat creation.

A balanced use of native and exotic vegetation, with final species selection aligned with required planting purpose and design outcome

Provide consistency and legibility to the varied topography and architectural form.

Provide recreational and visual amenity for residents and visitors – Remuera inspired planting using planting layering in combination with hedges and low walls to celebrate level change, textured foliage to provide variation, and structured planting offset with accents of seasonal colour and feature trees.

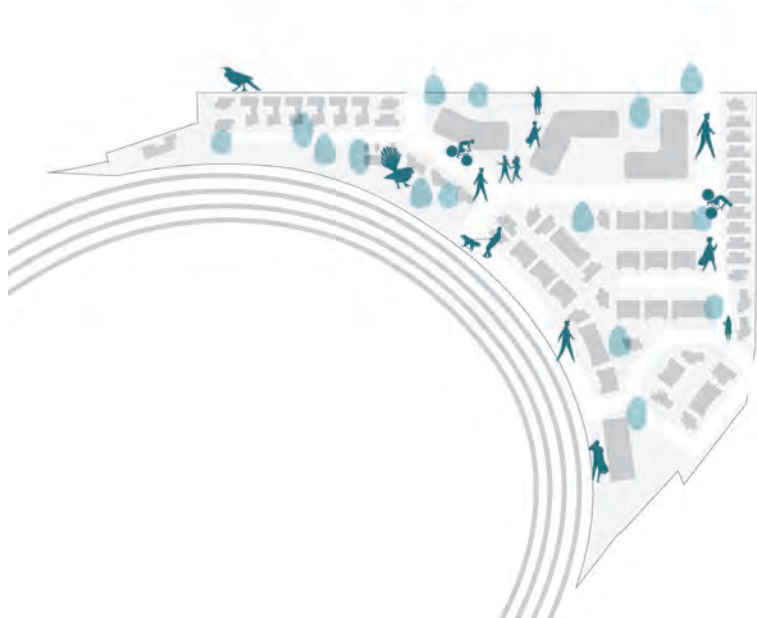
Assist in defining resident and public access through landscape character differentiation throughout the development.





LANDSCAPE STRATEGY - KEY MOVE 09

A SUSTAINABLE LANDSCAPE



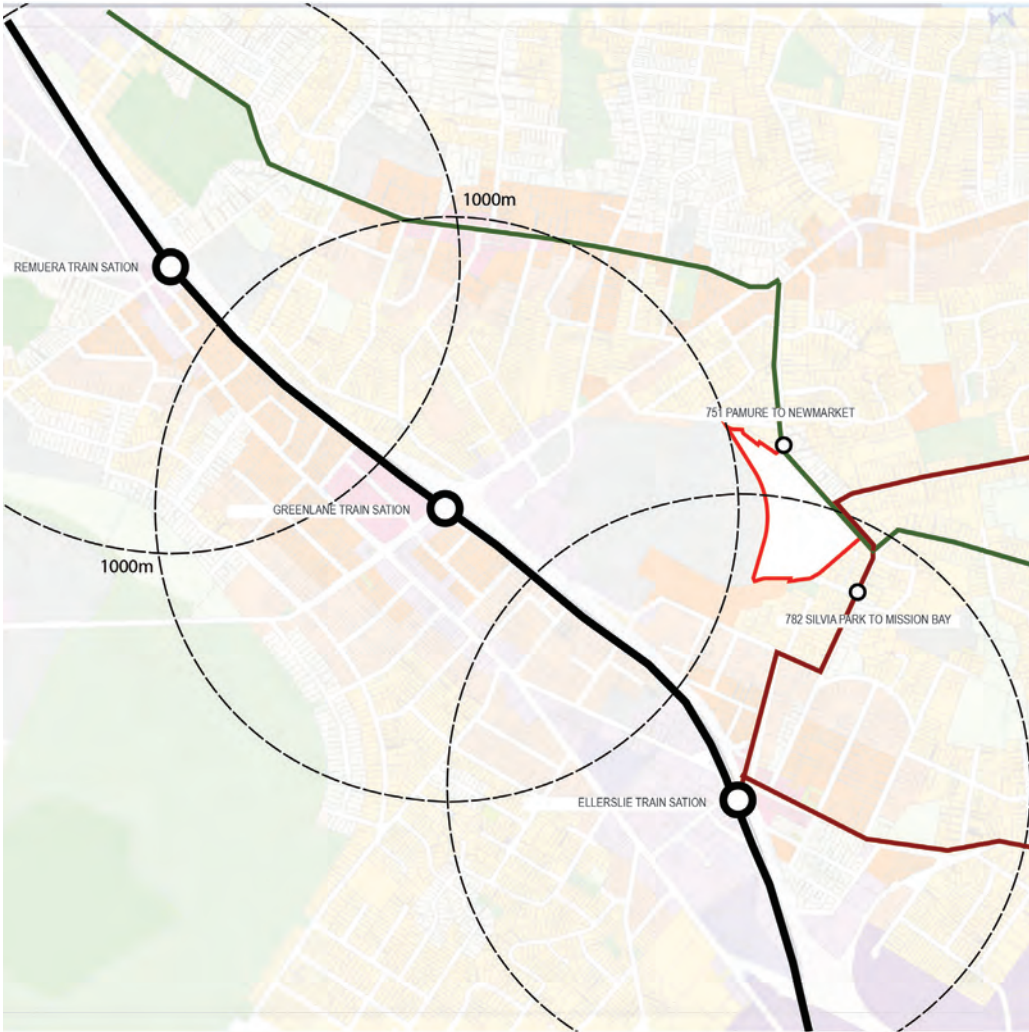
Promote walking and cycling as a transport choice through the provision of legible and convenient connections to Ellerslie town centre, train station and other local centres.

Promote walking as a health and recreational activity through the provision of a pedestrian-focused streetscape network, seating areas and the trackside walkway.

Provide ecological biodiversity and habitat creation for birds and insects through the use of both native and appropriate exotic vegetation.

Utilise streetscape tree and groundcover planting for sustainable stormwater management through the use of raingardens, as required.

Potential Re-purposing of existing basalt boulders along Ladies Mile boundary as features within the wider landscape, and potential use of basalt sourced from the adjacent racecourse site (excavated during recent drainage works).





# LANDSCAPE STRATEGY DIAGRAM

## LEGEND:

- BELVEDERE**  
An integrated and cohesive formal garden experience that is the defining landscape feature of 'The Hill'. Incorporates viewing belvederes to take full advantage of the outlook on offer, and features the use of feature walls and feature paving in combination with planting using hedging and textured foliage planting. Basalt will be a featured material.  
  
The Belvedere Gardens incorporates an informal and welcoming flexible use level open space adjacent to the proposed cafe, and also directly accessible from the Upper Loop Road. This is a space in which locals can meet and socialise, enjoy outdoor dining, or simply pause to watch the world go by.
- TERRACE GARDENS**  
A contemporary reinterpretation of a 'Remuera gardenesque' style to provide relaxing and tranquil spaces for the enjoyment of residents and visitors. Incorporate viewing belvederes to take full advantage of the outlook on offer and 'natural' play opportunities
- GARDEN STREETS**  
Outdoor courtyard thoroughfares in which vehicles are calmed and the pedestrian experience is prioritised. Where the residents and the public can come together, and planting, paving and hard landscaping define spaces for residents and visitors to come together, play or simply sit and enjoy the views
- Residents only**
- Residents and public**
- TRACKSIDE WALK**  
The trackside walk provides both residents and visitors with the opportunity to enjoy the unique experience of trackside proximity and expansive views across the racecourse, whilst also enjoying the adjacent continuous and varied garden edge and convenient access to surrounding areas.
- RESIDENTS COURTYARDS**  
The Apartment Precinct and Vivid Living Apartment each feature two courtyard spaces for exclusive use by residents and their visitors. These courtyards provide flexible spaces to encourage a variety of intergenerational outdoor use and relaxation, and include the provision of shade through pergola structures, and seating positioned to maximise both shelter and the opportunity to experience the panoramic outlook on offer. The use of raised planters provides the opportunity for residents in both apartments to engage in the propagation of vegetables, salads and herbs in productive gardens.





## PART TWO : PUBLIC REALM AND RESIDENTIAL LANDSCAPE



# INTRODUCTION





# LANDSCAPE STATEMENT - UPPER AND LOWER LOOP ROAD



## OVERVIEW

The intention is to provide a vehicle movement hierarchy within ‘The Hill’ based on the ‘movement’ and place’ concept. This results in the creation of 1) Upper and Lower Loop Roads, which focus on the movement of vehicles and pedestrians into and out of ‘The Hill’ from the adjacent road network, and access to the residential properties serviced by the Loop Roads, and 2) Six JOALs, which present these streetscape spaces as high quality place-based ‘Garden Streets’.

Recognising that the two legal roads that provide access to ‘The Hill’ will need to be roads vested to Auckland Transport, a strategic call was made to follow a conventional but nonetheless high-quality streetscape design approach in the design of the Upper and Lower Loop Roads.

Both feature a 6m carriageway with wide front berms accommodating street trees, lawns, limited areas of groundcover planting, raingardens, streetlights, and parking bays (including some to be identified as P5 loading/drop off zones adjacent to the apartment entrances).

The Upper Loop Road includes a raised table zebra crossing connecting the eastern and Western sections of the Belvedere Gardens, with parking provided adjacent to both the Belvedere and Terrace Gardens. Compliant in-and-out vehicle crossings provide porte-cochere access to Apartments B1 and C2.

Refer Boffa Miskell Dwg. No. RC 40.02 Upper Loop Road Plan

The Lower Loop Road includes parking bays both inside of the loop and on the outside, adjacent to the Vivid Living building (including two to be identified as P5 loading/drop off zones adjacent to the apartment entrance). The Lower Loop Road footpaths provide for pedestrian access from within the wider development across the end of Derby Downs Place and into Derby Downs Domain, from which point a footpath leads to Lonsdale Street and to Ellerslie town centre and the train station beyond.

Refer Boffa Miskell Dwg. No. RC 40.03 Lower Loop Road Plan

### INFIELD ACCESS ROAD ENTRANCE GATES

It is intended to relocate the Auckland Racing Club Gates (currently situated at the Mitchelson Street entrance to the Raceday car park) to form a gated entrance to the Infield Access Road, which is accessible from the Lower Loop Road. Whilst the construction of the Infield Access Road and gate relocation will be undertaken by Auckland Thoroughbred Racing (ATR) and falls outside the extent of this project, it is notable context that the gates will form a distinctive feature within the wider landscape of the Lower Loop Road.

### UPPER LOOP ROAD/ LADIES MILE SITE ENTRANCES

It is intended to reflect the established heritage qualities of the racecourse through the use of appropriate site entry threshold design proposals. These heritage qualities are defined by the use of basalt walls, black vertical rail fencing, low planting and entrance piers around gates. Site boundary treatment is discussed in further detail on page 99, and it is

proposed to use basalt walls formed in a contemporary curved plan form in combination with ‘The Hill’ entrance signage and low planting to celebrate the Upper Loop Road entrances off Ladies Mile. This proposal builds on the existing use of basalt walls of various heights along residential frontages with Ladies Mile, and the proposed use of basalt walls and black vertical rail fencing in areas of the Apartment precinct frontage with Ladies Mile – refer page 61 apartment Ladies mile frontage

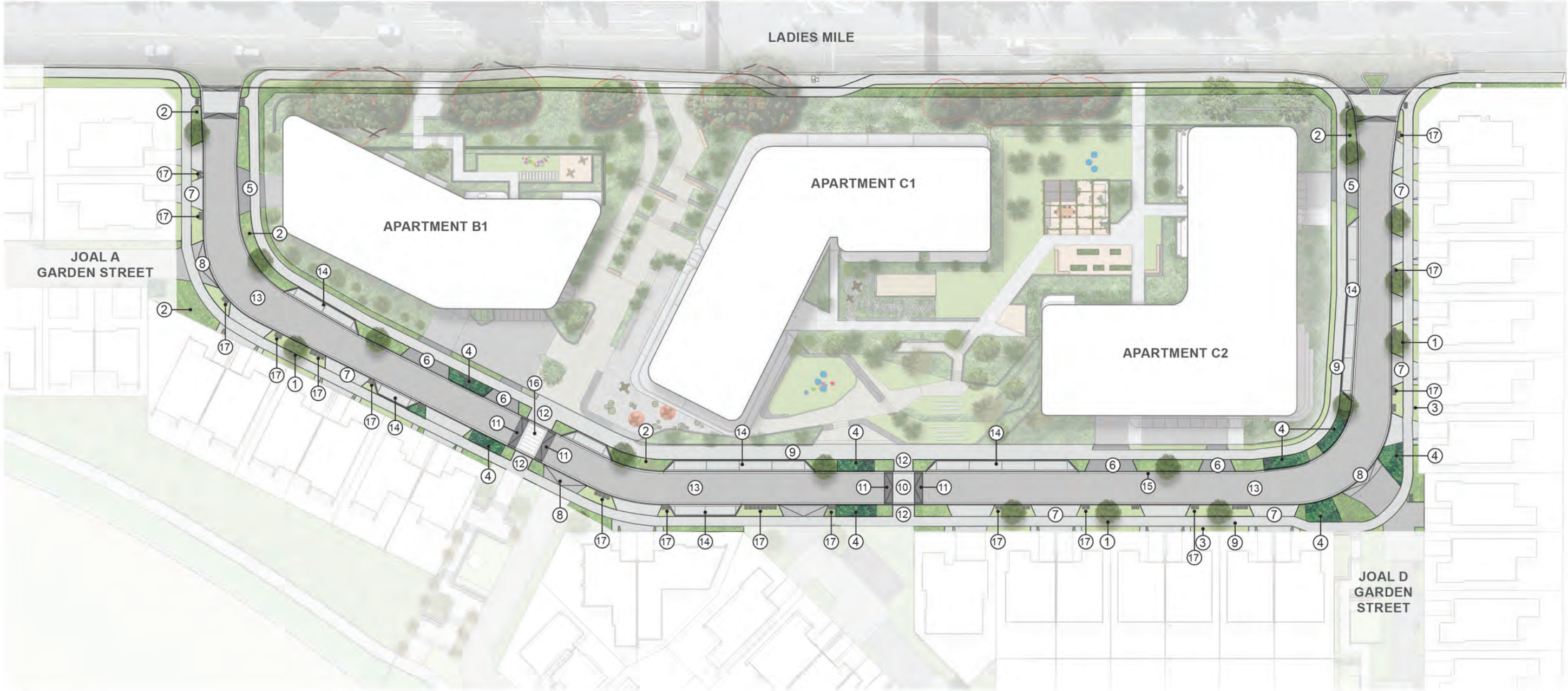
### LOWER LOOP ROAD/DERBY DOWNS PLACE SITE ENTRANCE

The use of a basalt feature retaining wall positioned at the start of the Lower Loop Road in combination with ‘The Hill’ entrance signage and low planting provides a consistent and legible entry statement to those proposed at the Ladies Mile site entrances. The low retaining wall is required to the house units to the west of JOAL F and continues along the reserve frontage. The wall will be visually complemented by a curved wall around the base of the JOAL Dend house unit.



UPPER LOOP ROAD - PLAN

Excerpt from Dwg.No. RC 40.02



LEGEND:

- ① Street tree planting  
80-160L size

② Low/groundcover amenity planting  
Max. height 600mm

③ Grass berm

④ Raingarden  
Low/groundcover amenity native species amenity planting

⑤ Vehicle crossing - apartment car park  
small unit feature paving

⑥ Vehicle crossing - apartment porte cochere  
small unit feature paving

⑦ Vehicle crossing - residential lot  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail
- ⑧ Vehicle crossing - JOAL garden street entry ramp and threshold paving using setts  
Basalt or similar

⑨ Footpath  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail

⑩ Pedestrian courtesy crossing - raised table  
concrete with charcoal oxide

⑪ Pedestrian courtesy crossing - raised table ramps using setts  
Basalt or similar

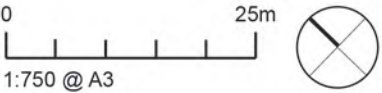
⑫ Pedestrian crossing - flush pram crossing as footpath with use of TGSI to AT Standard Detail

⑬ Carriageway  
Asphalt to AT Standard Detail
- ⑭ Car parking bays  
Concrete with charcoal oxide to AT Standard Detail

⑮ Kerb and channel  
In-situ concrete to AT Standard Detail

⑯ Pedestrian zebra crossing - raised table  
Concrete with charcoal oxide

⑰ Bin storage area - indicative location  
Grass berm





UPPER LOOP ROAD - VIEW





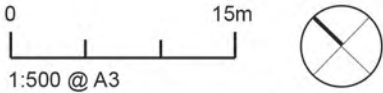
LOWER LOOP ROAD - PLAN

Excerpt from Dwg.No. RC 40.03



LEGEND:

- ① Street tree planting  
80-160L size
- ② Low/groundcover amenity planting  
Max. height 600mm
- ③ Grass berm
- ④ Raingarden  
Low/Groundcover Amenity Native Species  
Amenity Planting
- ⑤ Vehicle crossing - residential lot  
Exposed aggregate concrete dark chip/charcoal  
oxide to AT Standard Detail
- ⑥ Vehicle crossing - JOAL Garden Street entry ramp  
and threshold paving using setts  
Basalt or similar
- ⑦ Footpath  
Exposed aggregate concrete dark chip/charcoal  
oxide to AT Standard Detail
- ⑧ Pedestrian crossing - flush pram crossing  
As footpath with use of TGSI to AT Standard  
Detail
- ⑨ Carriageway  
Asphalt to AT Standard Detail
- ⑩ Car parking bays  
Concrete with charcoal oxide
- ⑪ Flush entrance threshold  
Basalt setts
- ⑫ Infield access road  
Concrete carriageway flush with Lower Loop Road  
- not part of this application
- ⑬ Kerb and Channel  
In-situ Concrete to AT Standard Detail
- ⑭ Basalt Retaining Wall With 'The Hill' Entrance  
Signage
- ⑮ Bin storage area - indicative location  
Grass berm





LOWER LOOP ROAD - VIEW





LOWER LOOP ROAD/DERBY DOWNS PLACE SITE ENTRANCE





# LANDSCAPE STATEMENT - GARDEN STREETS



## OVERVIEW

The six JOALs envisaged as Garden Streets play a central role in the provision of high-quality public realm within “The Hill”. Each is designed using paving and planting to slow vehicle speeds. In the larger JOALs there are also a series of open spaces for residents to come together, play, or simply sit and enjoy the views where seating areas are provided.

Whilst having a pedestrian focus, each JOAL will meet all functional requirements in relation to spatial allocation for residents’ vehicle movement and manoeuvring, servicing, emergency vehicle access and rubbish collection.

JOALs D and B provide a vehicular and pedestrian connection between the two loop roads. We have determined that best the mechanism for ensuring these are “residents only” in respect of vehicle traffic and minimising the potential for ‘rat-running’ is to keep them (along with the other JOALs) as privately owned and managed by a management entity responsible for all of ‘The Hills’ shared areas. This enables the use of a streetscape design language beyond that typically specified by Auckland Transport and ensures that there is clear visual differentiation between the Upper and Lower Loop Roads (as public roads) and the JOALs (in which vehicular access is intended to be limited to residents of houses serviced by the JOAL, or to residents of ‘The Hill’ in the case of JOALs B and D).

### JOAL B AND D GARDEN STREETS

JOAL B and D Garden Streets differ from the other JOALs in that they provide a higher quality separated pedestrian connection between the Upper and Lower Loop Roads. Consequently, their design

accommodates the movement of people through the space, as well as providing opportunity for people to pause and spend time within the space.

JOAL B Garden Street descends from the Upper Loop Road adjacent to the western continuation of the Belvedere Gardens, then runs parallel to the track edge ‘Trackside Walk’ (refer page xx) to emerge onto the Lower Loop Road. Traffic is calmed through horizontal deflection and narrowing between plantings, emphasised through changes in pavement materiality. Pedestrian access is encouraged along the adjacent Trackside Walk, and regular breaks in the garden area separating the Trackside Walk from JOAL B Garden Street enable pedestrian movement between both spaces. A four-bay visitor car park is accommodated at the southern end.

JOAL D Garden Street descends from the Upper Loop Road to the Lower Loop Road and provides access to JOAL E Garden Street. A separate walkway connects a series of garden spaces which offer seating areas from which to enjoy the views to the west, and tree, hedge, groundcover planting and areas of open lawn – all intended for use by local residents.

The combination of psychological traffic calming offered by extensive landscape treatment and the encouragement of use of the street by residents, and physical traffic calming offered by horizontal and vertical deflection design measures and pavement materiality changes are collectively intended to achieve the right balance between enabling resident permeability through the site and discouraging vehicular “rat running” between The Upper and Lower Loop Roads. Refer to the Integrated Transport Assessment (ITA) for more detail.

Refer Boffa Miskell Dwg. No. RC 40.04 JOAL B Garden Street Plan

Refer Boffa Miskell Dwg. No. RC 40.05 JOAL D Garden Street Plan

### JOAL A, C E AND F GARDEN STREETS

In contrast to JOAL B and D, these four JOAL Garden Streets do not sit on pedestrian routes through the development, indeed JOALs A, C and E are cul-de-sacs. As such, these Garden Streets are intended for use exclusively by those residents serviced by each Garden Street. As for JOALs B and D, these are private JOALs providing both front access and rear lane functions for the dwellings they serve. The design philosophy for these spaces follows that used for JOALs B and D, with pavement materiality changes, low planting and the use of street trees all contributing to provide a sense of higher quality pedestrian-focused space for the use of adjacent residents.

Refer Boffa Miskell Dwg. No. RC 40.06 JOAL A Garden Street Plan

Refer Boffa Miskell Dwg. No. RC 40.07 JOAL C Garden Street Plan

Refer Boffa Miskell Dwg. No. RC 40.08 JOAL E Garden Street Plan

Refer Boffa Miskell Dwg. No. RC 40.09 JOAL F Garden Street Plan



JOAL B GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.04



LEGEND:

- ① Belvedere Gardens West  
Refer DWG. No. RC 40.18

② Trackside Walk  
Refer DWG. No. RC 40.10

③ Street tree planting  
80-160L size

④ Low ground cover amenity planting  
Max. height 600mm
- ⑤ Vehicle crossing - apartment car park  
Small unit feature paving

⑥ Vehicle crossing - JOAL Garden Street entry  
ramp and threshold paving, using setts  
Basalt or similar

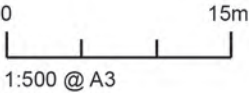
⑦ JOAL footpath  
Exposed aggregate concrete dark chip/charcoal  
oxide to AT Standard Detail
- ⑧ Footpath connection to Trackside Walk  
Concrete with charcoal oxide

⑨ JOAL surface - type 1  
Exposed aggregate concrete dark chip/charcoal oxide

⑩ JOAL surface - type 2  
Concrete with charcoal oxide

⑪ Flush edging to planted areas

⑫ Bin storage area - indicative location  
Concrete with charcoal oxide





JOAL B GARDEN STREET - VIEW



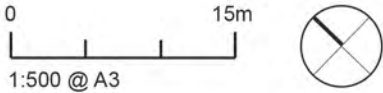


JOAL D GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.05

LEGEND:

- ① Street tree planting  
80-160L size
- ② Low/groundcover amenity planting  
Max. height 600mm
- ③ Vehicle crossing - JOAL Garden Street entry ramp and threshold paving  
using setts  
Basalt or similar
- ④ Footpath exposed aggregate concrete  
Dark chip/charcoal oxide to AT Standard Detail
- ⑤ JOAL surface - type 1  
Exposed aggregate concrete dark chip/charcoal oxide
- ⑥ JOAL surface - type 2  
Concrete with charcoal oxide
- ⑦ Bin storage area - indicative location  
Grass berm
- ⑧ Bin storage area (servicing JOAL E)  
Reinforced turf (geogrid)
- ⑨ Raingarden  
Low/groundcover amenity native species amenity planting
- ⑩ JOAL footpath  
Concrete with charcoal oxide
- ⑪ Steps and handrail  
Concrete with charcoal oxide
- ⑫ Seating area  
Concrete
- ⑬ Low retaining wall  
Dark concrete or basalt
- ⑭ Low feature wall  
Dark concrete or basalt
- ⑮ Feature retaining wall  
Materiality to be confirmed (eg. keystone or basalt)
- ⑯ Seating bench
- ⑰ Flush edging to planted areas and footpath





JOAL D GARDEN STREET - VIEW





JOAL A GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.06



LEGEND:

- ① Street tree planting  
80-160L size

② Low ground cover amenity planting  
Max. height 600mm

③ Vehicle crossing - JOAL Garden Street entry  
ramp and threshold paving using setts  
Basalt or similar

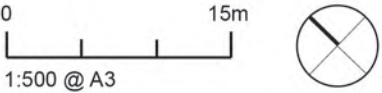
④ Footpath exposed aggregate concrete  
Dark chip/charcoal oxide to AT Standard Detail
- ⑤ JOAL surface - type 1  
Exposed aggregate concrete dark chip/charcoal  
oxide

⑥ JOAL surface - type 2  
Concrete with charcoal oxide

⑦ Bin storage area - indicative location  
Grass berm

⑧ Raingarden  
Low/groundcover amenity native species amenity  
planting
- ⑨ Lookout area  
Concrete with charcoal oxide

⑩ Flush edging to planted areas and JOAL surface





JOAL A GARDEN STREET - VIEW





JOAL C GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.07





JOAL C GARDEN STREET - VIEW





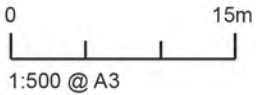
JOAL E GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.08



LEGEND:

- ① Street Tree Planting  
80-160L size. Includes use of deciduous trees along western edge of JOAL
- ② Low/groundcover amenity planting  
Max. height 600mm
- ③ JOAL surface - type 1  
Exposed aggregate concrete dark chip/charcoal oxide
- ④ JOAL surface - type 2  
Concrete with charcoal oxide
- ⑤ Raingarden  
Low/groundcover amenity native species amenity planting
- ⑥ Retaining wall below JOAL E with vertical rail (safety from falling) balustrade
- ⑦ Flush edging to planted areas and footpath
- ⑧ Bin storage area  
Reinforced turf (geogrid)





JOAL E GARDEN STREET - VIEW





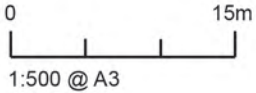
JOAL F GARDEN STREET - PLAN

Excerpt from Dwg.No. RC 40.09



LEGEND:

- ① Low/groundcover amenity planting  
Max. height 600mm
- ② Vehicle crossing - JOAL Garden Street entry  
ramp and threshold paving using setts  
Basalt or similar
- ③ Footpath Exposed Aggregate Concrete  
Dark chip/charcoal oxide to AT Standard Detail
- ④ JOAL surface - type 1  
Exposed aggregate concrete dark chip/charcoal  
oxide
- ⑤ JOAL surface - type 2  
Concrete with charcoal oxide
- ⑥ Flush edging to planted areas and footpath
- ⑦ Street tree planting  
80-160L size
- ⑧ Bin storage area - indicative location





JOAL F GARDEN STREET - VIEW





# LANDSCAPE STATEMENT - TRACKSIDE WALK



The Trackside Walk provides both residents and visitors with the opportunity to enjoy the unique experience of trackside proximity and expansive views across the racecourse, whilst also enjoying the journey through a linear garden. The 2.5m wide pathway will be set back from the trackside edge, typically separated by a swale planted with groundcover and mostly native grass species, with a low hedge adjacent to the pathway edge.

The planting to the rear of the walkway will be simple and low maintenance while providing continual visual interest, as the walkway passes in front of the Vivid Living Apartment Building, JOAL B, and the Embankment. At the northern end, as it passes the Embankment and the north end houses, the Trackside Walk corridor narrows slightly, and the pedestrian pathway passes into the middle of the swale. The Embankment offers significant opportunity for both visual amenity and mostly native species ecological enhancement and habitat creation planting. The retention of a trackside planted embankment in the development provides an ongoing acknowledgement of the distinctive and iconic Ellerslie racecourse landform that provides the development with its name of 'The Hill'.

The Trackside Walk will be extended beyond the northern end of the development by ATR, to provide a connection through to Peach Parade. It is envisaged that on race days the section of the walkway between Peach Parade and JOAL B will be closed by the use of lockable gates to limit pedestrian access adjacent to the racetrack (and thus avoid potential spooking of horses e.g. by dogs).

Those sections of the Trackside Walk adjacent to the Vivid Living Apartment Building and JOAL B will benefit from high levels of passive surveillance. In those locations of the Trackside Walk not immediately adjacent to residential development (to the north of JOAL B), the use of low planting adjacent to the walkway will maintain clear sightlines and open vistas to offer a high level of comfort to all users.

ATR (as the developer of the adjacent PC168 land) is required to provide pedestrian connection to the adjacent Plan Change 168 land to the south of the Vivid Living Apartment. This will take the form of a continuation of the Trackside Walk pathway across the top of the new tunnel entrance. However, given that the connection will not be made until the PC168 land is developed, it is proposed to form the Trackside Walk adjacent to the Vivid Living Apartment but keep it gated and locked at the southern end of JOAL B until such time as the PC168 land is developed. The Vivid Living

Apartment podium and outdoor areas do not access directly onto the Walkway.

Refer Boffa Miskell Dwg. No. RC 40.10 Trackside Walk - Overall Plan

Refer Boffa Miskell Dwg. No. RC 40.11 Trackside Walk – The Embankment Plan

Refer Boffa Miskell Dwg. No. RC 40.12 Trackside Walk – JOAL B Plan

Refer Boffa Miskell Dwg. No. RC 40.13 Trackside Walk – Vivid Living Apartment Plan

Refer Boffa Miskell Dwg. No. RC 40.14 Trackside Walk Sections Sheet 1

Refer Boffa Miskell Dwg. No. RC 40.15 Trackside Walk Sections Sheet 2

Refer Boffa Miskell Dwg. No. RC 40.16 Trackside Walk Sections Sheet 3



TRACKSIDE WALK - OVERALL PLAN

Excerpt from Dwg.No. RC 40.10





TRACKSIDE WALK - THE EMBANKMENT PLAN

Excerpt from Dwg.No. RC 40.11



LEGEND:

- ① ATR to deliver trackside walk from this point north to new Peach Parade entrance gate

② Vertical rail boundary fence and pedestrian gate to Peach Parade  
Gate to be locked on race days

③ Vertical rail fence and pedestrian gate  
Gate to be locked on race days

④ Trackside fence  
To be installed by ATR
- ⑤ Swale (1:4 gradient sides to 500mm depth) with native species groundcover/low planting

⑥ Swale terminates at this location

⑦ Retaining wall (1m height)  
Keystone block or similar

⑧ Low retaining wall with vertical rail (safety from falling) balustrade  
Keystone block or similar

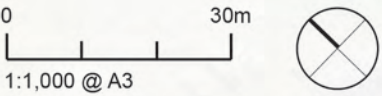
⑨ Retaining wall  
Keystone block or similar
- ⑩ Vertical rail balustrade

⑪ Embankment slope max. 1:2 gradient slope stabilisation to be used where gradient exceeds 1:2.5

⑫ Walkway 2.5m wide  
Concrete

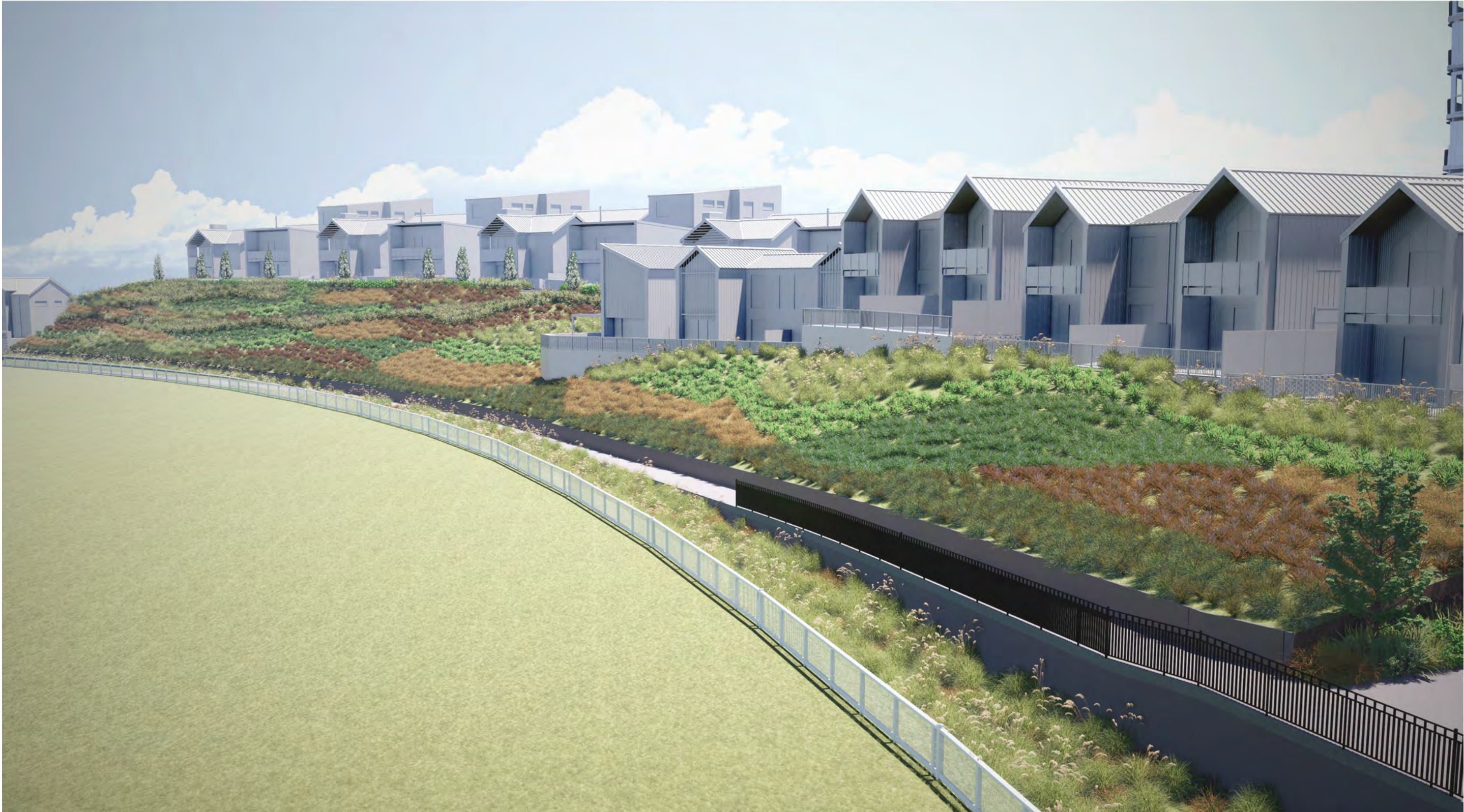
⑬ Walkway 2.5m wide  
From this point north to termination of swale (6) walkway moves from rear of swale to centre of swale
- ⑭ Amenity planting mix to provide a balance of seasonal visual variety and native species ecological enhancement. Predominantly low/groundcover amenity planting with shrubs. Groundcover planting used where adjacent to walkway

⑮ Racecourse
- NOTE:  
Refer DEG No. RC 40.14 for Sections





TRACKSIDE WALK - THE EMBANKMENT VIEW





TRACKSIDE WALK - JOAL B PLAN

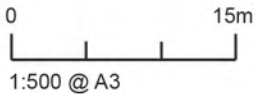
Excerpt from Dwg.No. RC 40.12



LEGEND:

- ① Vertical rail fence and pedestrian gate  
Gate to be locked on race days. Fence terminates at trackside fence
- ② Trackside fence  
To be installed by ATR
- ③ Swale (1:4 gradient sides to 500mm depth) with native species groundcover/low planting
- ④ Retaining wall with vertical rail (safety from falling) balustrade  
Keystone block or similar
- ⑤ Walkway 2.5m wide  
Concrete
- ⑥ Low Hedge  
Evergreen species or low open fence
- ⑦ Racecourse
- ⑧ Low groundcover amenity planting and trees adjacent to walkway within JOAL B Garden Street  
Refer DWG RC40.04

NOTE:  
Refer DWG No RC 40.15 for Sections





TRACKSIDE WALK - VIVID LIVING APARMENT PLAN

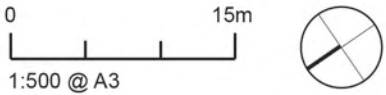
Excerpt from Dwg.No. RC 40.13



LEGEND:

- ① Vertical rail fence and pedestrian gate  
Gate to be typically locked except for maintenance access until such point that the path is connected to the south
- ② Trackside fence  
To be installed by ATR
- ③ Swale (1:4 gradient sides to 500mm depth) with native species groundcover/low planting
- ④ Swale terminates at this location
- ⑤ Walkway 2.5m wide  
Concrete
- ⑥ Amenity planting (low groundcover planting adjacent to walkway) and tree planting within Vivid Living Apartment site  
Refer DWG RC40.25
- ⑦ Low hedge  
Evergreen species
- ⑧ Racecourse

NOTE: Refer DWG No. RC 40.16 for Sections

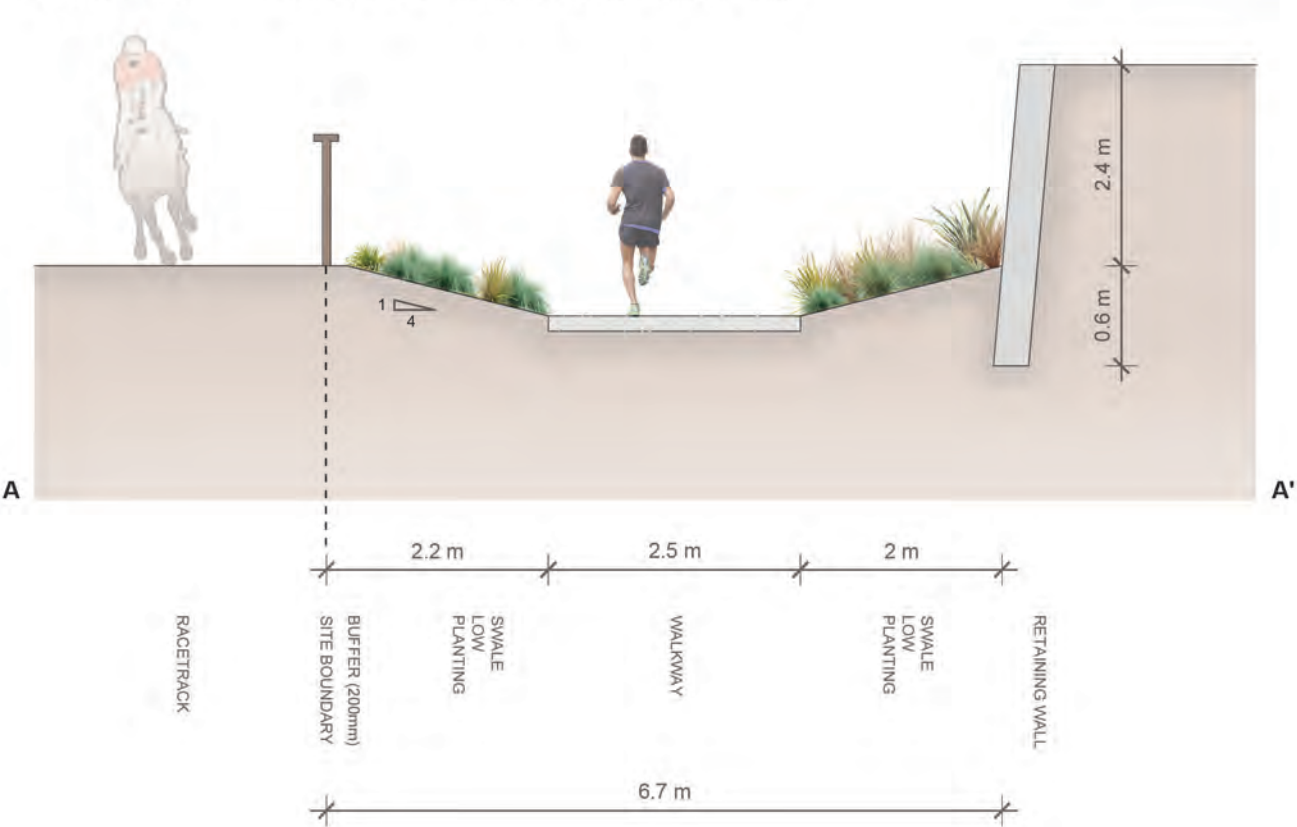




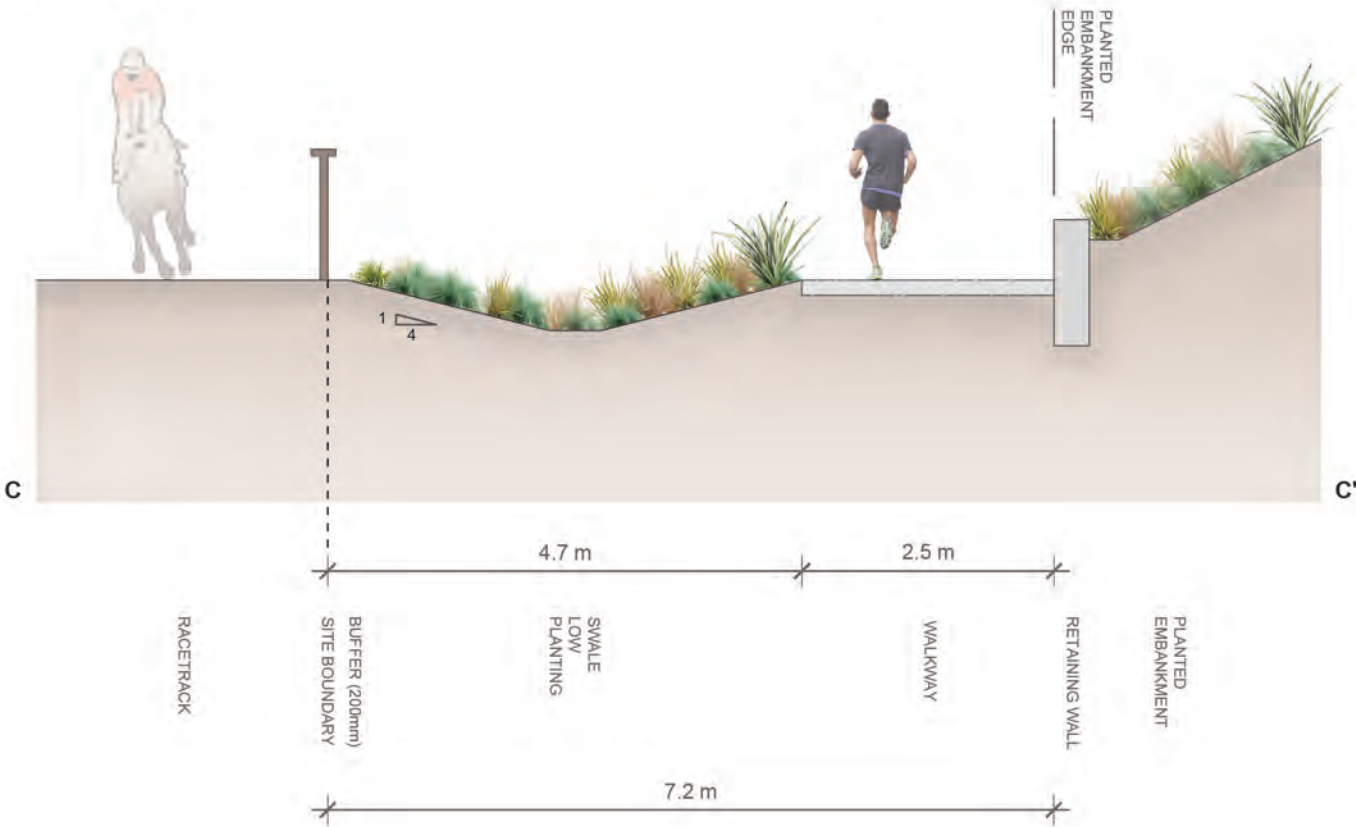
TRACKSIDE WALK - SECTIONS SHEET 1

Excerpt from Dwg.No. RC 40.14

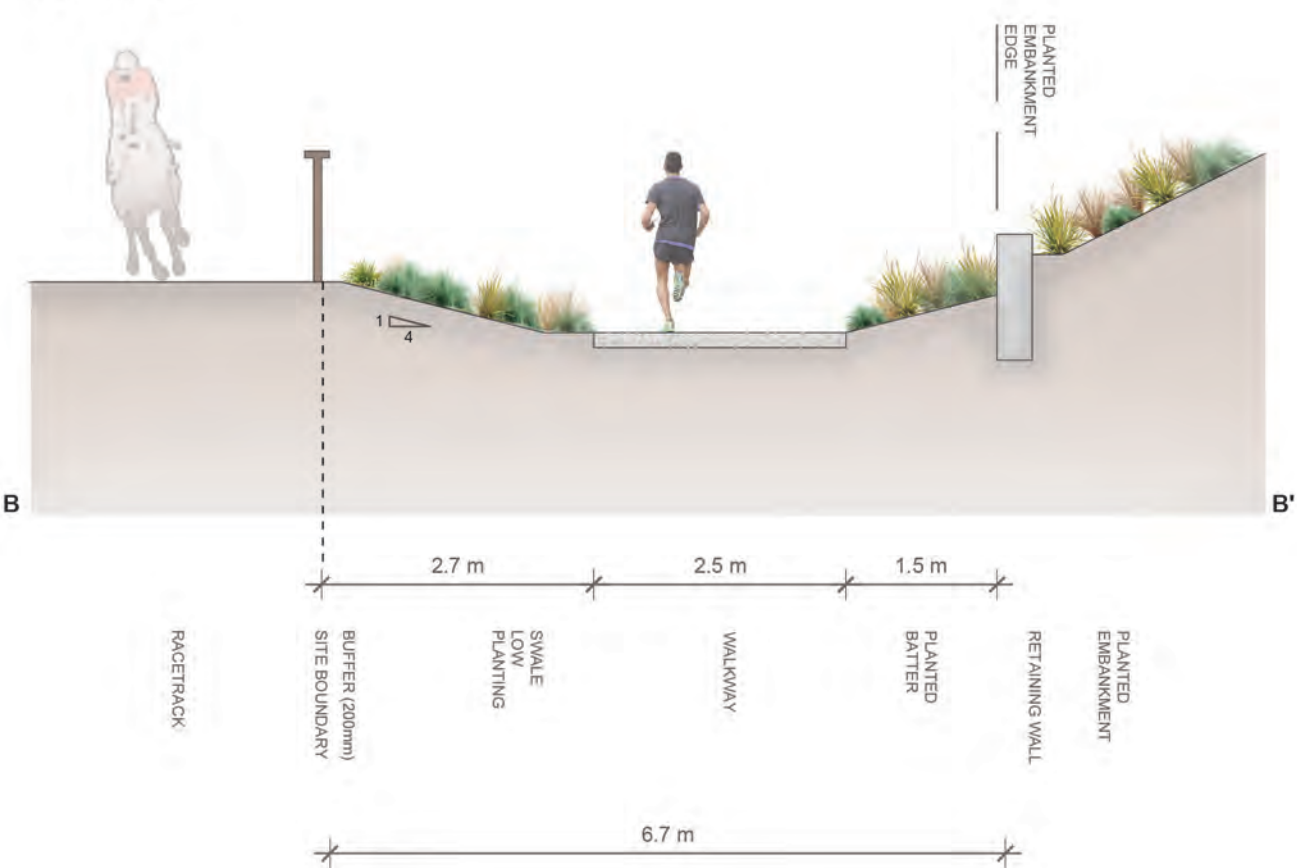
SECTION AA' Note: Refer DWG No. RC.40.11 For Section Locations



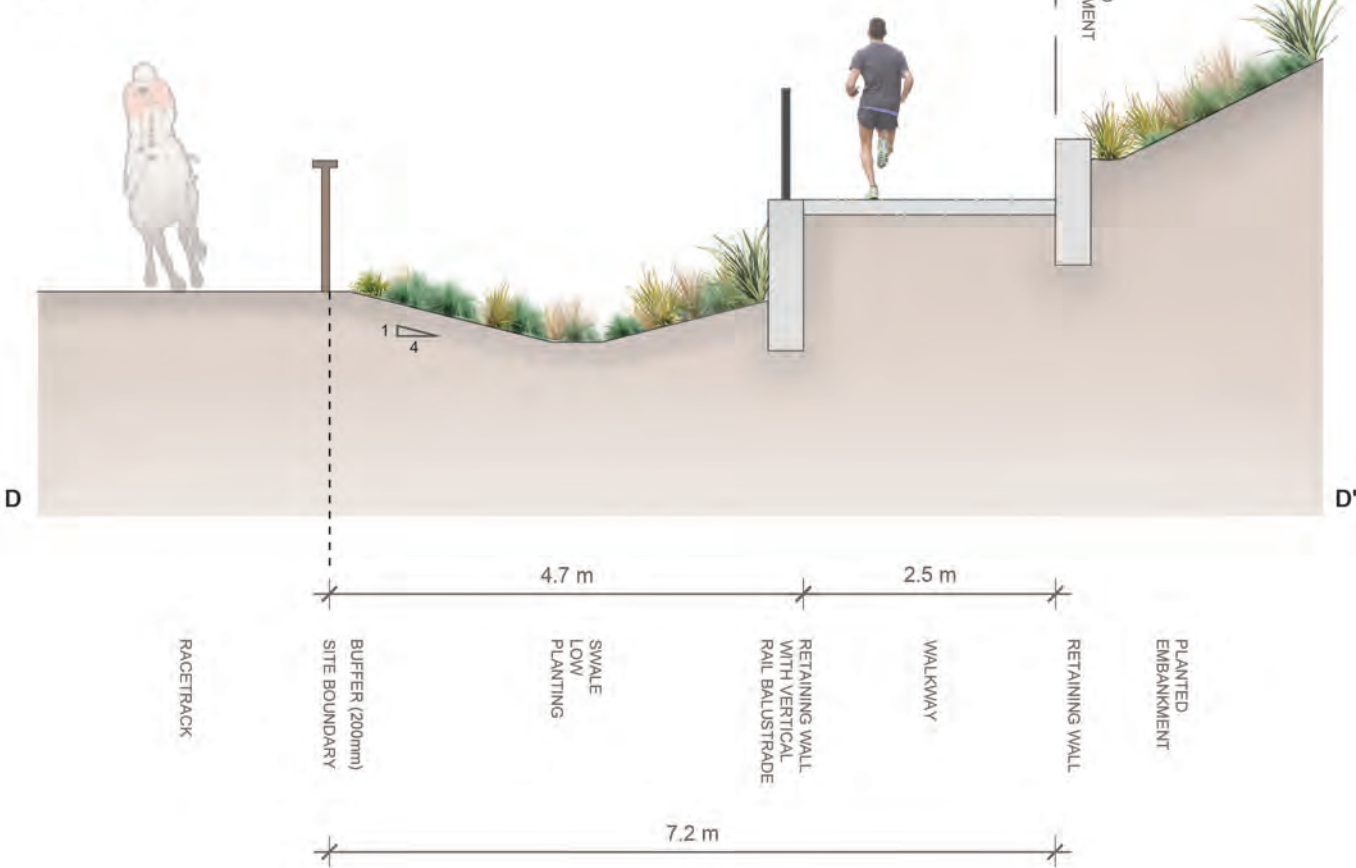
SECTION CC'



SECTION BB'



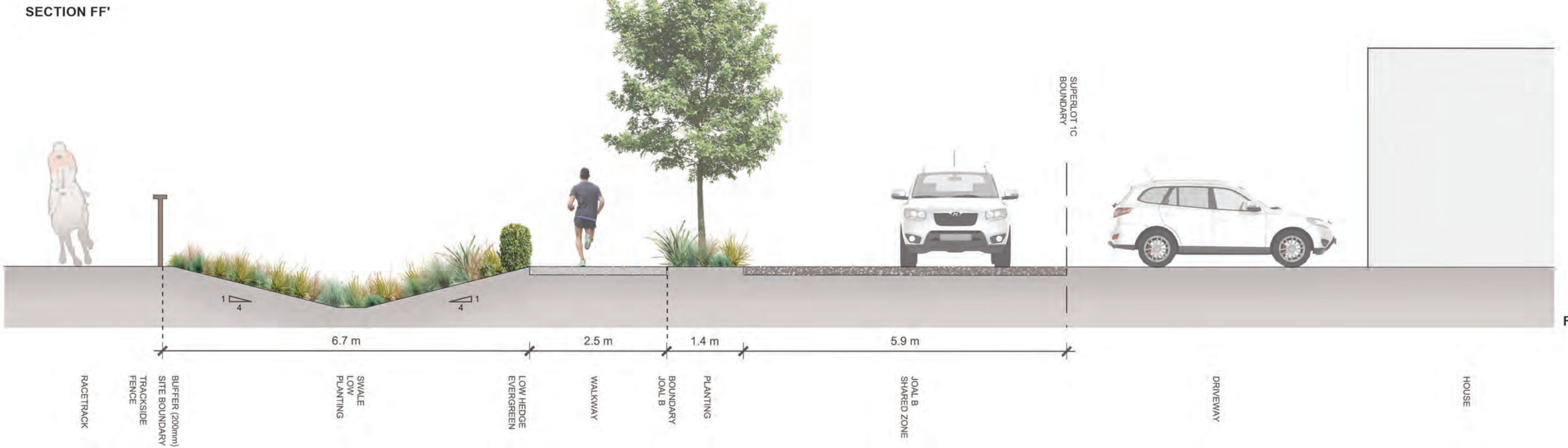
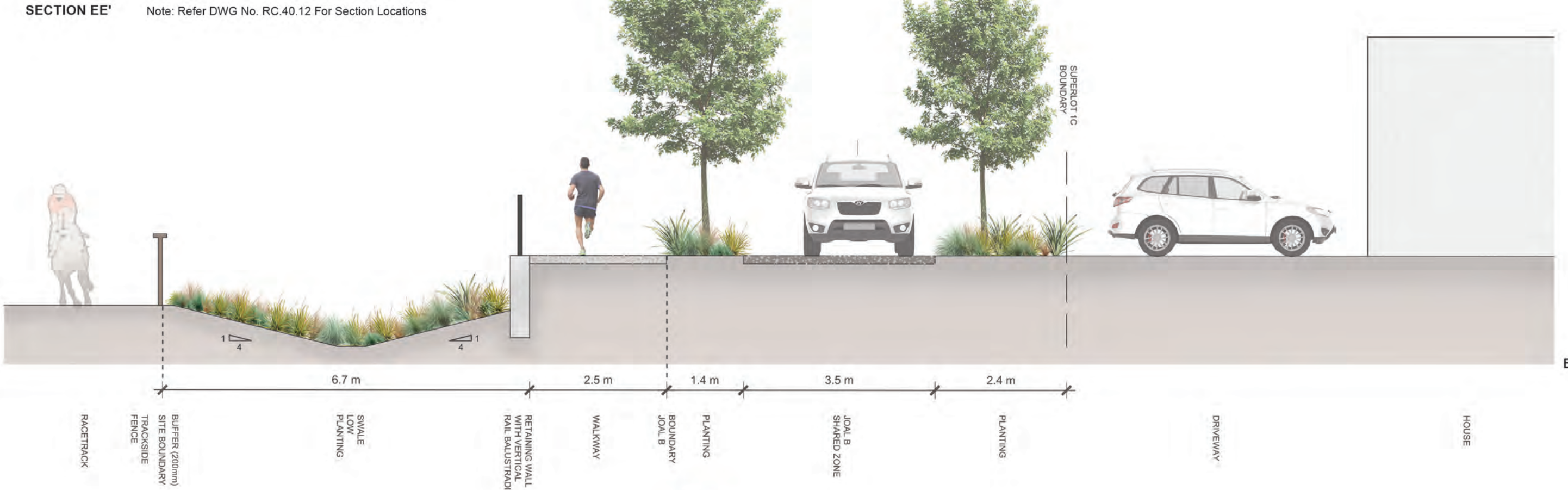
SECTION DD'





TRACKSIDE WALK - SECTIONS SHEET 2

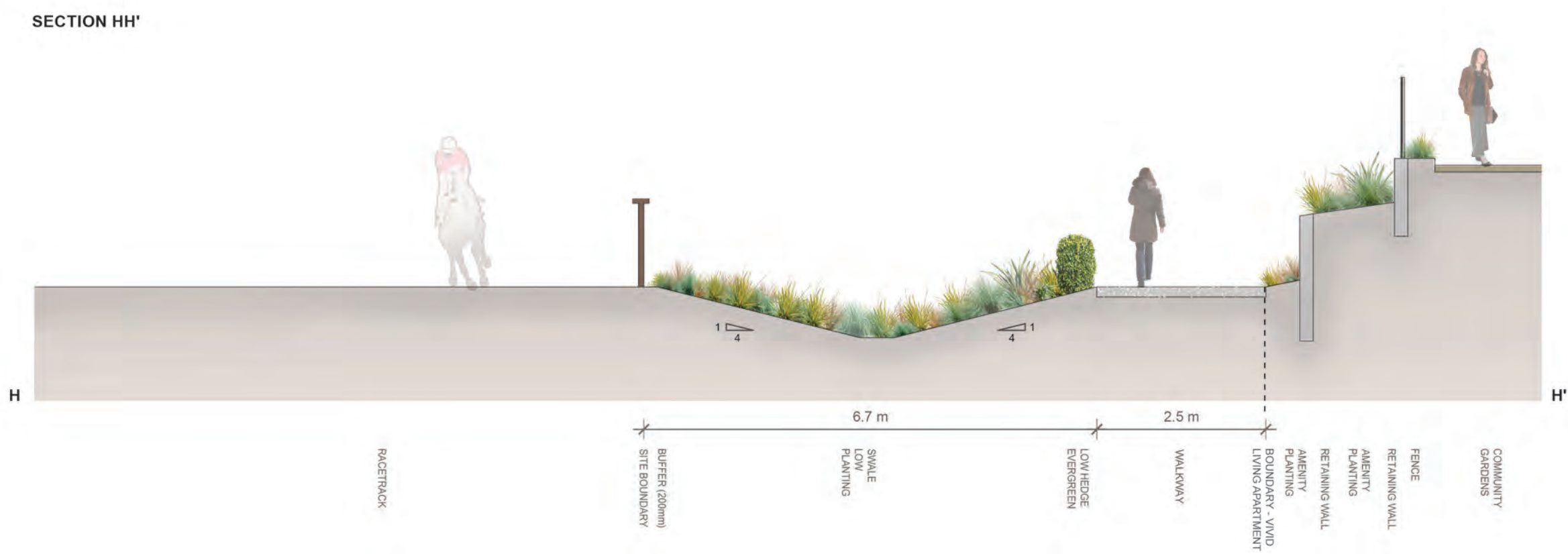
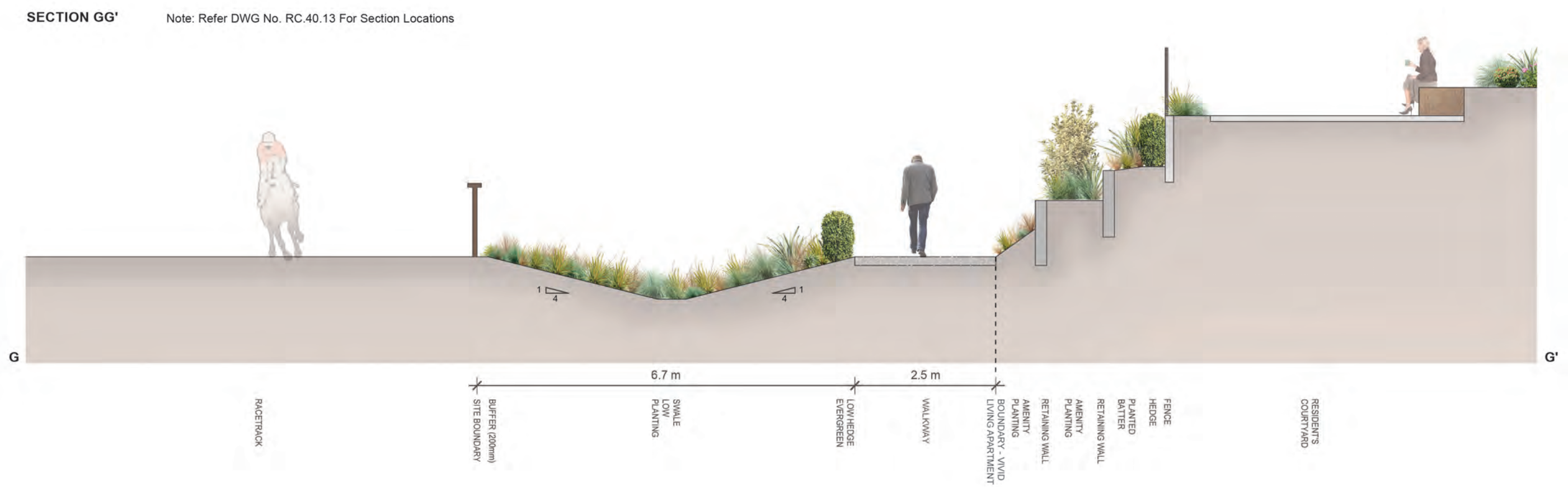
Excerpt from Dwg.No. RC 40.15





TRACKSIDE WALK - SECTIONS SHEET 3

Excerpt from Dwg.No. RC 40.16





# LANDSCAPE STATEMENT – BELVEDERE GARDENS



The importance of establishing a visual and physical connection from Ladies Mile down to the racecourse edge was established at an early point in the site masterplanning process. This space has now been conceptualised as the “Belvedere Gardens”, an integrated and cohesive formal garden experience – and the defining landscape feature of The Hill.

The Belvedere Gardens consist of two separate areas:

- Belvedere Gardens East: Connecting Ladies Mile to the Upper Loop Road, and providing ‘Accessible Route’ pedestrian access to Apartments B1 and C1 through a combination of ramps, pathways, seating areas and stairs across a ground level change of 3.9m
- Belvedere Gardens West : Connecting the Upper Loop Road to the Trackside Walk (racetrack edge) through a combination of pathways seating areas and stairs across a ground level change of 4.1m

A raised table pedestrian zebra crossing of the Upper Loop Road connects the above areas, providing a pedestrian-focused route along the full length of the Belvedere Gardens.

## BELVEDERE GARDENS EAST

The Belvedere Gardens commence at the Ladies Mile boundary with the Apartment Precinct, where a generously proportioned pedestrian walkway

located between the existing large pohutukwa trees retained along the Ladies Mile boundary provides a welcoming pedestrian entrance into the site. The walkway leads to a series of stairs and integrated seating plinths, which provide both residents and visitors with the opportunity to pause their journey and rest enjoying the dramatic views on offer.

A series of terraced garden spaces provide foreground interest and seasonal variety through careful selection of plant species, form and texture. The terraced gardens are also intended to provide a transition to the building facades that are elevated above the belvedere Gardens.

A secondary pedestrian route is also offered from Ladies Mile – this consists of an Accessible Ramp at 1:12 gradient with landings at intervals, all in accordance with the requirements of the Building Code D1 Access Routes. The ramp re-joins the pedestrian walkway below the stairs.

To the immediate south of the Belvedere Gardens East and adjacent to Apartment C1 is a plaza area, intended as an informal and welcoming flexible use open space in which residents and visitors can meet and socialise, enjoy outdoor dining at the proposed adjacent café, or simply pause to watch the world go by. This predominantly paved open space is directly accessible from both the walkway of Belvedere Gardens East and the Upper Loop Road, which incorporates 7No. car parking spaces in vicinity of the plaza. The plaza incorporates areas of permanent seating

incorporated within low retaining walls, and paved open space with provision for flexible seating spaces and outdoor café activities.

Refer Boffa Miskell Dwg. No. RC 40.17 Belvedere Gardens East Plan

## BELVEDERE GARDENS WEST

The Belvedere Gardens continue from the west of the Upper Loop Road, and run adjacent to JOAL B Garden Street as both follow the landform as it descends towards the racetrack and the Trackside Walk. A walkway (separated from JOAL B Garden Street by planted beds and small lawn areas) which includes the use of stairs, low walls and integrated seating plinths continues the design language of Belvedere Gardens East, and again provides pause points, at which users can sit and enjoy the foreground views of the Trackside Walk and racecourse beyond.

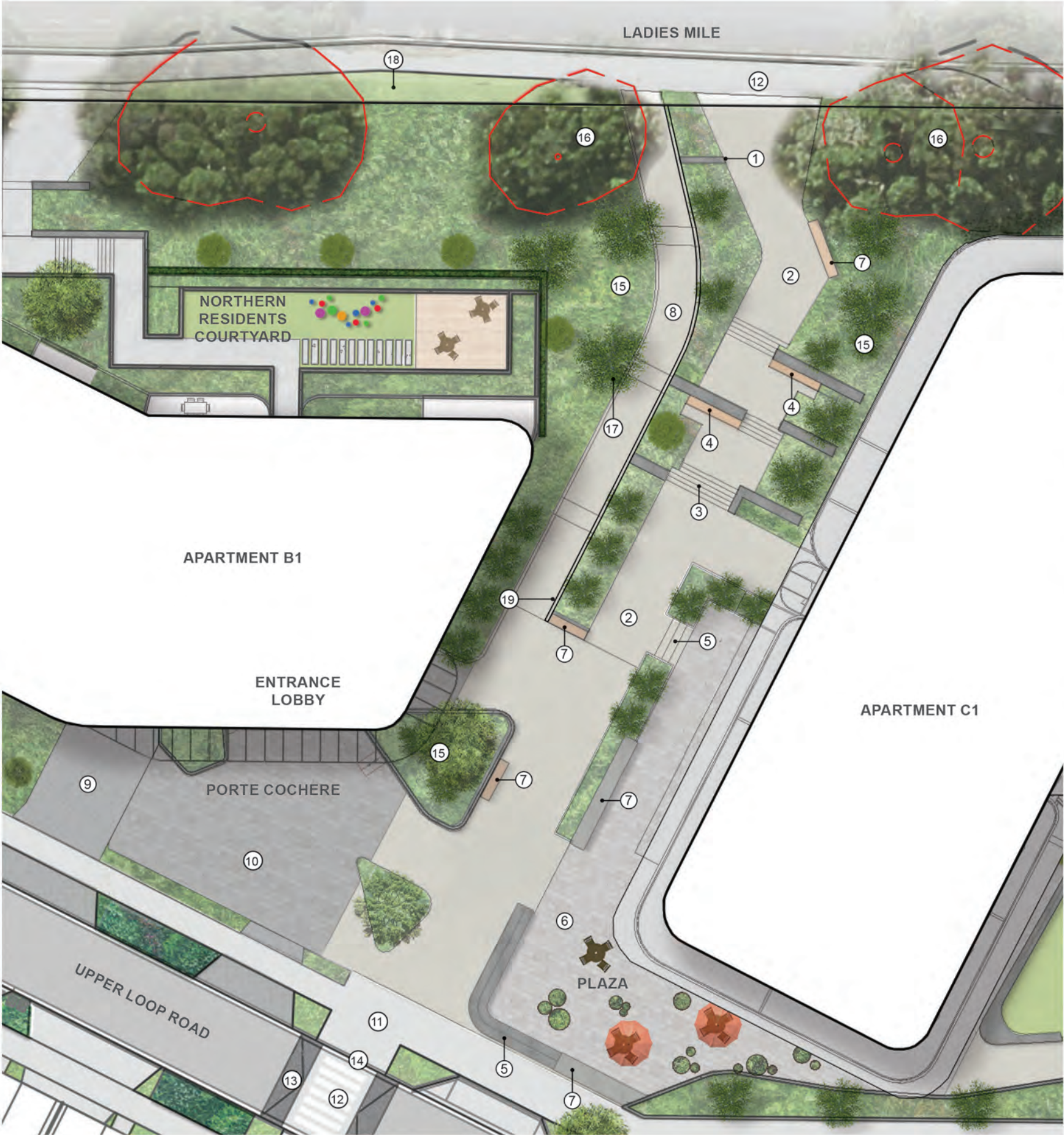
One of the proposed lawn areas is located to enable occasional maintenance access by Watercare via JOAL B to the chamber manhole providing maintenance access to the 1950mm dia. stormwater pipe.

Refer Boffa Miskell Dwg. No. RC 40.18 Belvedere Gardens West Plan



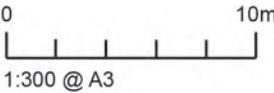
BELVEDERE GARDENS EAST - PLAN

Excerpt from Dwg.No. RC 40.17



LEGEND:

- ① Belvedere Gardens entrance feature: Basalt wall with 'The Hill - Belvedere Gardens' entrance signage  
Wall height nom. 1.4m
- ② Walkway  
Concrete
- ③ Stairs  
Concrete
- ④ Seating plinths integrated into stair/low retaining wall structures  
Basalt, concrete or keystone with timber seating
- ⑤ Plaza stairs  
Concrete
- ⑥ Plaza feature paving using large unit pavers  
Basalt or similar
- ⑦ Low wall with integrated seating  
Concrete with timber seating
- ⑧ Accessible ramp – 1:12 gradient with handrail and landings at intervals  
Concrete
- ⑨ Porte cochere vehicle entrance to car park using setts  
Basalt or similar
- ⑩ Porte cochere shared space using large module setts  
Basalt or similar
- ⑪ Footpath  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail
- ⑫ Pedestrian zebra crossing - raised table  
Concrete with charcoal oxide
- ⑬ Pedestrian zebra crossing - raised table ramps using setts  
Basalt or similar
- ⑭ Pedestrian crossing - flush pram crossing  
As footpath with use of TGSI to AT Standard Detail
- ⑮ Amenity planting mix to provide visual interest and seasonal variety. Low/groundcover amenity planting used adjacent to walkway (max. height 600mm)
- ⑯ Mature Pohutukawa trees retained along Ladies Mile boundary
- ⑰ Tree planting
- ⑱ Low/groundcover amenity planting within road reserve
- ⑲ Low retaining wall  
Concrete









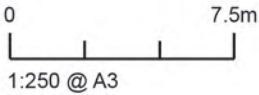
BELVEDERE GARDENS WEST - PLAN

Excerpt from Dwg.No. RC 40.18



LEGEND:

- ① JOAL B Garden Street  
Refer Dwg. No. RC 40.04
- ② Trackside Walk  
Refer Dwg. No. RC 40.12
- ③ Walkway  
Concrete
- ④ Stairs  
Concrete
- ⑤ Low Retaining Wall  
Basalt, dark concrete or keystone
- ⑥ Seating bench integrated into low retaining wall  
Basalt dark concrete or keystone with timber seating
- ⑦ Lawn
- ⑧ Existing watercare chamber integrated into proposed lawn  
Services access from JOAL B
- ⑨ Feature retaining wall  
Material to be confirmed, eg. basalt or keystone
- ⑩ Footpath  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail
- ⑪ Pedestrian zebra crossing - raised table  
Concrete with charcoal oxide
- ⑫ Pedestrian zebra crossing - raised table ramps using setts  
Basalt or similar
- ⑬ Pedestrian crossing - flush pram crossing  
As footpath with use of TGSI to AT Standard Detail
- ⑭ Amenity planting mix to provide visual interest and seasonal variety. Low/groundcover amenity  
planting used adjacent to walkway (max. height 600mm)
- ⑮ Tree planting





BELVEDERE GARDENS WEST - VIEW





BELVEDERE GARDENS - VIEW





# LANDSCAPE STATEMENT - TERRACE GARDENS



The Terrace Gardens are an integral part of the Apartment Precinct, and are intended as a relaxing ‘Remuera gardenesque’ series of terraced landscaped spaces catering for the enjoyment of both Apartment residents and ‘The Hill’ community members. The level changes along this western edge of the Apartment Precinct ‘plateau’ are used to take full advantage of the spectacular outlook on offer through the creation of viewing terraces, with landform and informal play elements used in combination to create a welcoming space that offers a range of activities from rest and repose to informal play.

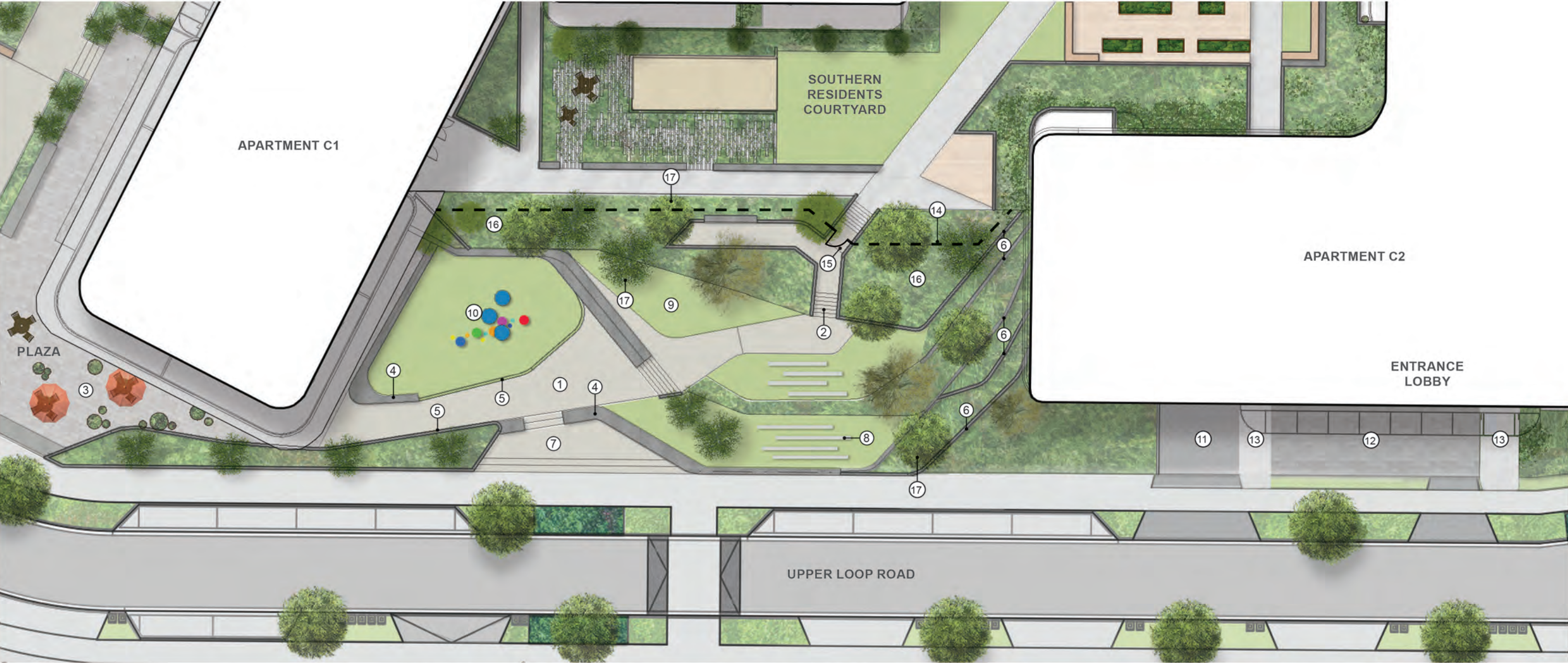
The Terrace Gardens rise from the edge of the Upper Loop Road and form a series of level terraces through the use of stairs, low retaining walls, planted slopes, garden and lawn areas. The integration of fencing and gate, retaining walls and hedging into the terraced landscape provides a subtle and yet legible demarcation between the public realm of the Terrace Garden and the private open space between Apartment C1 and C2 (Southern Residents Courtyard) beyond.

Refer Boffa Miskell Dwg. No. RC 40.19 Terrace Gardens Plan



TERRACE GARDENS - PLAN

Excerpt from Dwg.No. RC 40.19



LEGEND:

- ① Walkway  
Concrete

② Stairs  
Concrete

③ Plaza feature paving using large unit pavers  
Basalt or similar

④ Low retaining wall with integrated seating  
Concrete with timber seating

⑤ Low feature retaining wall  
Concrete and textured finish
- ⑥ Low retaining wall  
Concrete and textured finish

⑦ Entrance stairs and paving  
Concrete

⑧ Feature 'steppers' in lawn  
Concrete

⑨ Lawn

⑩ Mounded lawn with informal play elements

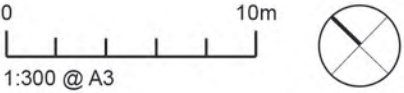
⑪ Porte cochere vehicle entrance to car park using setts  
Basalt or similar
- ⑫ Porte cochere shared surface using large module setts  
Basalt or similar

⑬ Porte cochere pedestrian entrance using contrasting large module setts  
Concrete

⑭ Vertical black rail fence (demarcates extent of private Southern Residents Courtyard)

⑮ Vertical black rail pedestrian gate to above
- ⑯ Amenity planting mix to provide a balance of seasonal visual variety and native species ecological enhancement. Low/groundcover amenity planting used adjacent to walkway (max. height 600mm)

⑰ Tree planting









# LANDSCAPE STATEMENT - APARTMENT PRECINCT



It is proposed to retain all the existing Pohutukawa trees along the Ladies Mile site boundary, and augment these with understory planting and additional tree planting where appropriate. The integration of these existing trees into the Apartment Precinct in combination with the proposed planting will form a character-defining garden edge along the length of the Ladies Mile frontage.

The pedestrian entrance to the Belvedere Gardens forms the centrepiece of the Ladies Mile frontage and invites both residents and members of the wider community to enter and move though the Apartment Precinct via the Belvedere Gardens and on into the wider development.

The configuration of the apartment buildings has created two courtyard spaces in the Precinct. Both courtyards are envisaged for exclusive use by residents and their visitors, with gated access provided from Ladies Mile. The Southern Residents’ Courtyard is located between and enclosed on three sides by Apartments C1 and C2. The Northern Residents’ Courtyard is located on the Ladies Mile side of Apartment B1.

Both Residents Courtyards are intended to:

- Provide a welcoming garden environment with a variety of spaces and environments that give residents choice.
- Enhance the residents experience with on-site amenities that foster a community feel.
- Establish a familiar relationship with the surrounding communities - Remuera style garden planting and structured landscape plantings and lawn spaces.
- Provide a combination of active social spaces, open lawn areas and intimate garden seating spaces where residents can feel a sense of enclosure.

- Utilise space in the podium build up for planting media, minimising the requirement for raised planters.
- Use mounding in lawn and garden areas to create variation, privacy and interest.

The Southern Residents’ Courtyard includes a ‘garden pavilion space’ offering a multifunctional space for outdoor gathering, dining, and food preparation with a combination of open pergola structure and the ability to enclose some of the space as required. It is in proximity to a series of raised planters intended for the propagation of vegetables, salads, and herbs. The adjacent lawn space provides for intergenerational activities ranging from natural play using landform and possible play features such as ground level trampolines. Further towards Building C2 the courtyard takes full advantage of the elevated view to the south with seating and an elevated deck providing residents with the opportunity to experience the spectacular outlook. An informal petanque area and flat lawn is provided for informal games.

The Northern Residents’ Courtyard occupies an elevated position adjacent to the retained Pohutukawa trees along the Ladies Mile frontage. The gardenesque theme of understory planting along this frontage will be extended into the B1 courtyard to provide a Remuera-inspired garden planting, using plant layering in combination with hedges and low walls to celebrate level change, textured foliage to provide variation, and structured planting offset with accents of seasonal colour and feature trees of an appropriate scale and form. Informal play, flat lawn areas and decking seating areas provide opportunities for intergenerational interactions, flexible seating opportunities and social spaces for residents.

The communal resident courtyards are sleeved with private patio spaces for ground floor units. The private patios are paved and allow enough space for an outdoor table and/or furniture. Low walls and planting provide separation between the private patio and communal residents courtyard spaces giving adequate separation between uses.

Refer Boffa Miskell Dwg. No. RC 40.20 Apartment Precinct Plan

Refer Boffa Miskell Dwg. No. RC 40.21 Apartment Precinct – Northern Residents Courtyard Plan

Refer Boffa Miskell Dwg. No. RC 40.22 Apartment Precinct – Southern Residents Courtyard Plan

## LADIES MILE FRONTAGE

The Upper Loop Road vehicle entrances to the development ‘bookend’ the Apartment Precinct frontage to Ladies Mile. These entrances will be celebrated using basalt walls formed in a contemporary curved plan form to both sides of each entrance, in combination with ‘The Hill’ entrance signage and low planting. An additional basalt wall plinth and ‘The Hill’ signage will be positioned at the entrance to the Belvedere Walkway.

As discussed on page xx, the use of basalt walls and black vertical rail fencing defines the heritage boundary treatment of ATR land, and basalt walls of various heights and styles are currently used to define a number of residential frontages with Ladies Mile. It is therefore proposed to build on, and indeed strengthen this existing streetscape character by continuing the use of basalt walls, black vertical rail fencing and hedging in various combinations along the Apartment Precinct and adjacent housing boundary of ‘The Hill’ with Ladies Mile

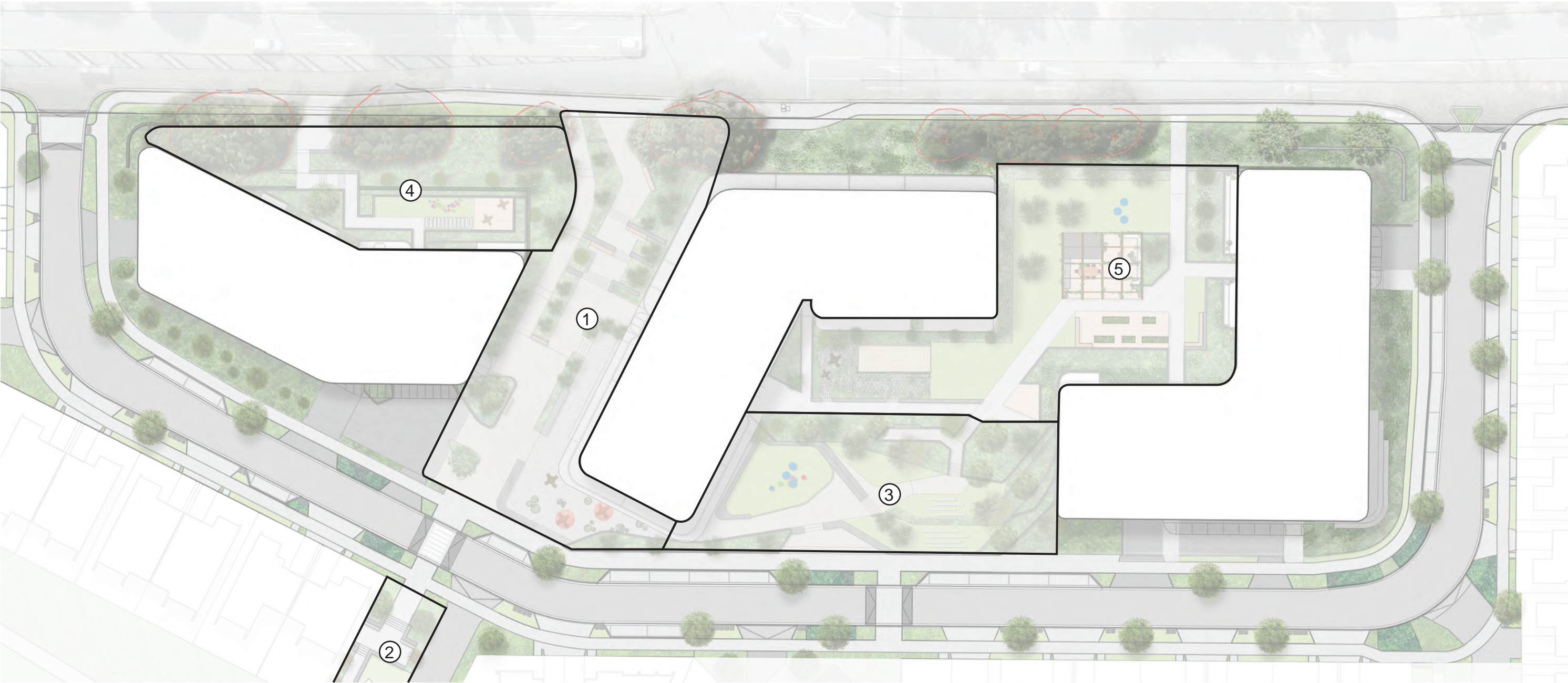
Refer Boffa Miskell Dwg. No. RC 40.23 Ladies Mile Frontage Plan Sheet 1

Refer Boffa Miskell Dwg. No. RC 40.24 Ladies Mile Frontage Plan Sheet 2

Refer Boffa Miskell Dwg. No. RC 40.25 Ladies Mile Frontage – Apartment Precinct Sections

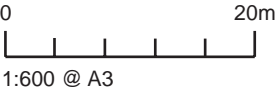


APARTMENT PRECINCT OPEN SPACES



LEGEND:

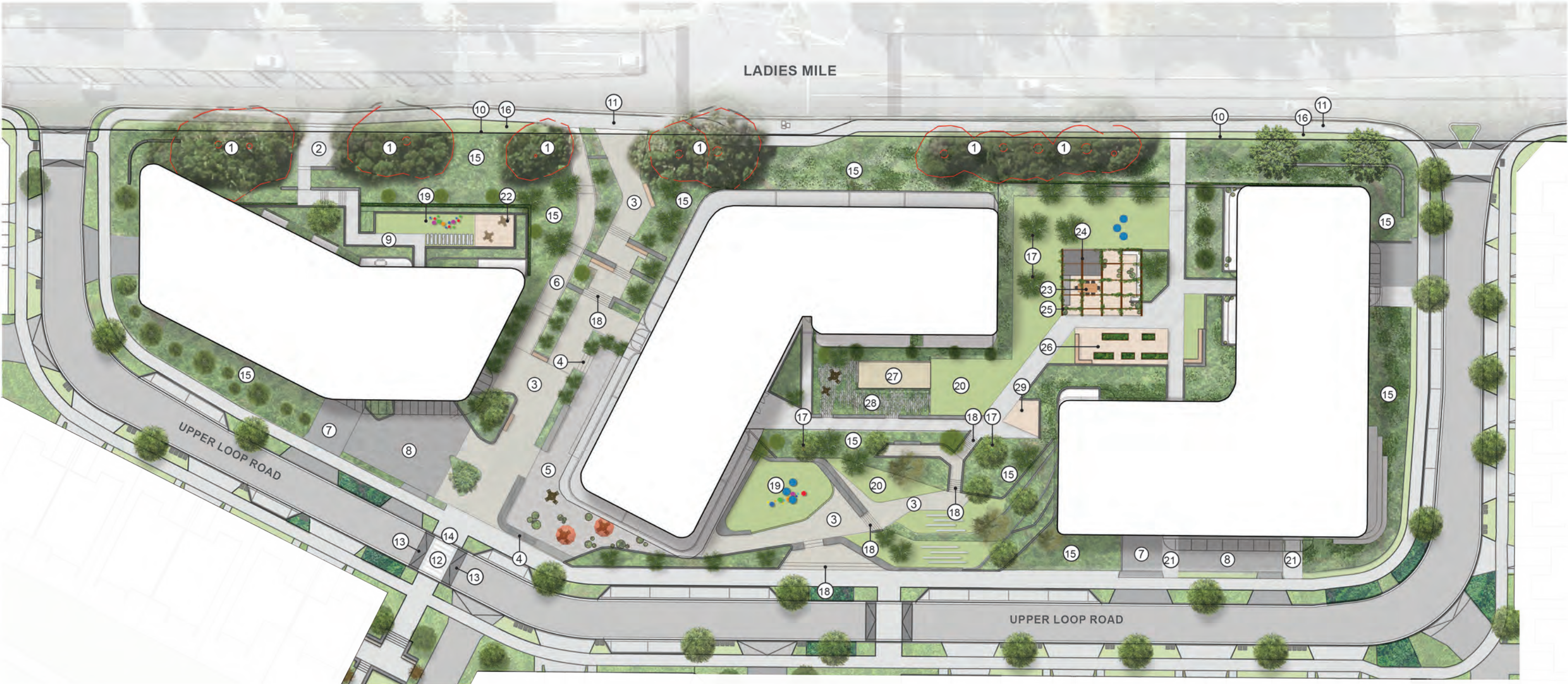
- ① Belvedere Gardens East  
Refer DWG. No. RC 40.17
- ② Belvedere Gardens West  
Refer DWG. No. RC 40.18
- ③ Terrace Gardens  
Refer DWG. No. RC 40.20
- ④ Northern Residents Courtyard  
Refer DWG. No. RC 40.21
- ⑤ Southern Residents Courtyard  
Refer DWG. No. RC 40.22





APARTMENT PRECINCT - PLAN

Excerpt from Dwg.No. RC 40.20



LEGEND:

- ① Mature Pohutukawa trees retained along Ladies Mile boundary

② Entrance paving  
Concrete

③ Walkway  
Concrete

④ Plaza stairs  
Concrete

⑤ Plaza feature paving  
Large unit pavers (basalt or similar)

⑥ Accessible ramp – 1:12 gradient with handrail and landings at intervals  
Concrete

⑦ Porte cochere vehicle entrance to car park using setts  
Basalt or similar

⑧ Porte cochere shared space using large module setts  
Basalt or similar

⑨ Paving  
Concrete and concrete pavers in combination

⑩ Site boundary

⑪ Footpath  
Exposed aggregate concrete basalt chip/charcoal oxide to AT Standard Detail

⑫ Pedestrian zebra crossing - raised table  
Concrete with charcoal oxide

⑬ Pedestrian zebra crossing - raised table ramps using setts  
Basalt or similar

⑭ Pedestrian crossing - flush pram crossing  
As footpath with use of TGSI to AT Standard Detail

⑮ Amenity planting

⑯ Low/groundcover amenity planting within road reserve

⑰ Tree planting

⑱ Stairs  
Concrete

⑲ Mounded lawn with informal play elements

⑳ Lawn

㉑ Porte cochere pedestrian entrance using contrasting large module setts  
Basalt or similar

㉒ Timber decking

㉓ Outdoor dining area

㉔ Pavilion

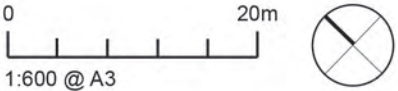
㉕ Timber pergola structure

㉖ Raised planters for propagation of vegetables, salads and herbs

㉗ Petanque court

㉘ Informal seating area  
Concrete pavers set in groundcover planting

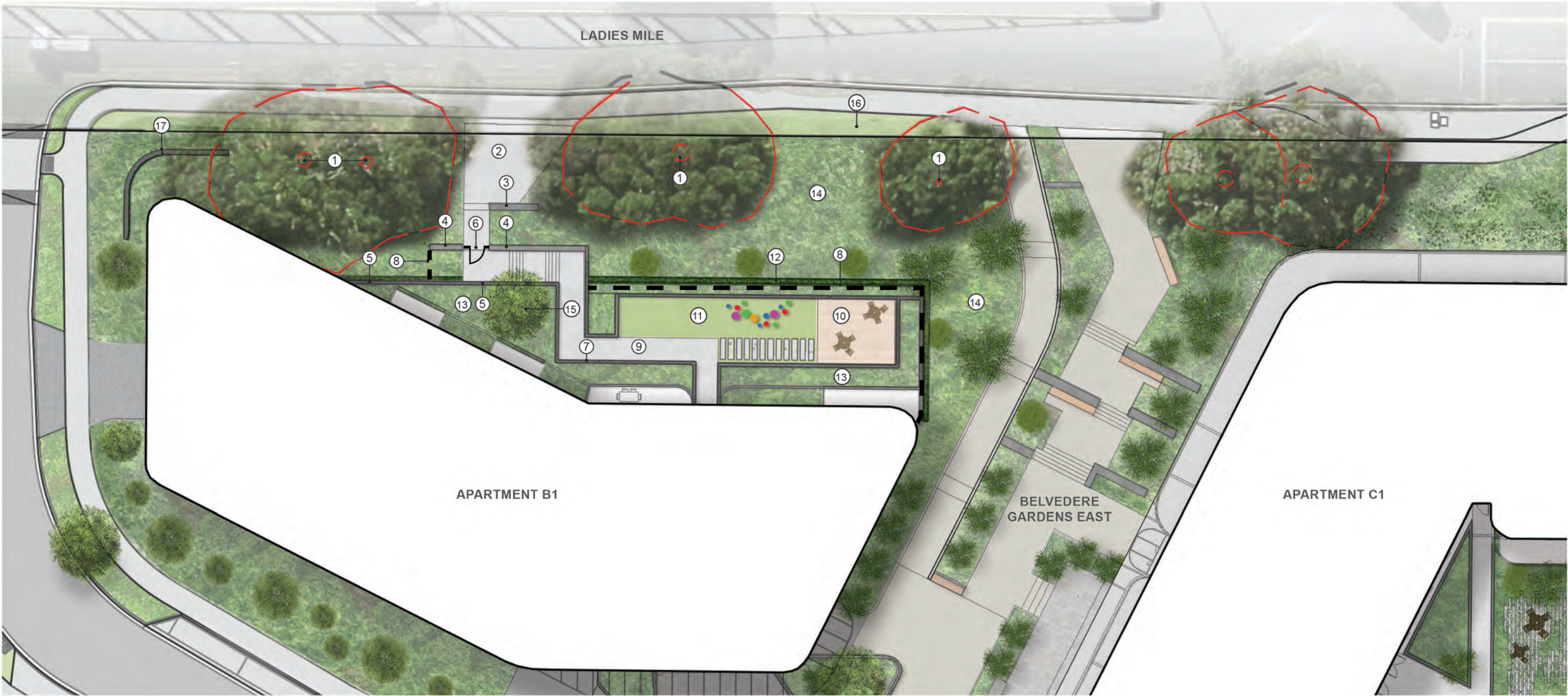
㉙ Raised timber viewing deck





APARTMENT PRECINCT - NORTHERN RESIDENTS COURTYARD PLAN

Excerpt from Dwg.No. RC 40.21



LEGEND:

- ① Mature Pohutukawa trees retained along Ladies Mile boundary

② Entrance paving  
Concrete

③ Low basalt entrance wall  
Informal seating Height

④ Wall to either side of gate  
Basalt, concrete or similar

⑤ Retaining/freestanding wall to entrance path, steps and courtyard landscape  
Basalt, concrete or similar
- ⑥ Vertical rail pedestrian gate to above

⑦ Low upstand to planted areas  
Concrete

⑧ Vertical black rail fence defines extent of private Northern Residents Courtyard

⑨ Paving  
Concrete and concrete pavers in combination

⑩ Timber decking

⑪ Lawn with informal play elements

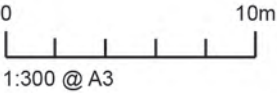
⑫ Hedging to front of '8'
- ⑬ Amenity planting to provide visual interest, seasonal variety and privacy where adjacent to ground floor apartment balconies

⑭ Amenity planting mix on battered slopes to provide visual interest and seasonal variety

⑮ Tree planting

⑯ Low/groundcover amenity planting within road reserve

⑰ Basalt entry feature wall





APARTMENT PRECINCT - NORTHERN RESIDENTS COURTYARD VIEW





# APARTMENT PRECINCT - SOUTHERN RESIDENTS COURTYARD PLAN

Excerpt from Dwg.No. RC 40.22



## LEGEND:

- |  |   |  |  |
|--|---|--|--|
| ① Mature Pohutukawa trees retained along Ladies Mile boundary          | ⑥ Paving<br>Concrete and concrete pavers in combination | ⑫ Low wall with integrated seating<br>Concrete with timber seating   | ⑰ Amenity planting mix on battered slopes to provide visual interest and seasonal variety              |
| ② Entrance paving<br>Concrete  | ⑦ Lawn with informal play elements                      | ⑬ Petanque court   | ⑱ Tree planting  |
| ③ Wall to either side of gate 1.6m high<br>Basalt, concrete or similar | ⑧ Outdoor dining area                                   | ⑭ Informal seating area<br>Concrete pavers set in groundcover planting   | ⑲ Vertical black rail fence defines extent of private Southern Residents Courtyard with hedge in front |
| ④ Vertical black rail pedestrian gate to above                         | ⑨ Pavilion  | ⑮ Raised timber viewing deck   | ⑳ Vertical black rail pedestrian gate to above   |
| ⑤ Low upstand to planted areas<br>Concrete                             | ⑩ Timber pergola structure                              | ⑯ Amenity planting to provide visual interest, seasonal variety and privacy where adjacent to ground floor apartment balconies | ㉑ Low/groundcover amenity planting within road reserve   |
|  | ⑪ Raised planters for propagation of edible plants      |  |  |

0 10m  
1:300 @ A3









APARTMENT PRECINCT - LADIES MILE FRONTAGE PLAN SHEET 01

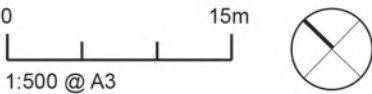
Excerpt from Dwg.No. RC 40.23



Continued on  
DWG RC.40.23 →

LEGEND:

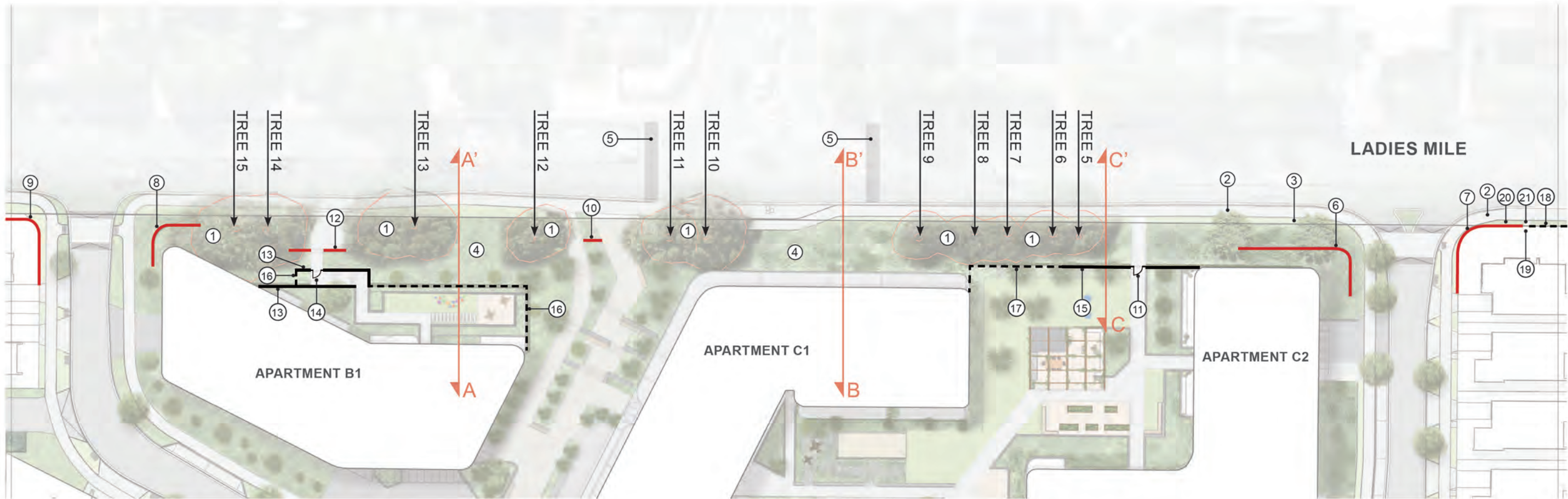
- ① Site boundary
- ② Proposed footpath adjacent to existing kerbline  
Exposed aggregate concrete basalt chip/  
charcoal oxide to AT Standard Detail
- ③ Upper Loop Road Northern Entrance Feature:  
Basalt wall formed in a contemporary curved plan  
form along the boundary with adjacent corner  
residential lot  
Wall height max. 1.6m at Road Reserve level. Top  
of wall horizontal with step down
- ④ Vertical black rail fence
- ⑤ Vertical rail pedestrian gate to above
- ⑥ Grass rear berm within road reserve
- ⑦ Entrance footpath within road reserve  
exposed aggregate concrete basalt chip/charcoal  
oxide to AT Standard Detail





APARTMENT PRECINCT - LADIES MILE FRONTAGE PLAN SHEET 02

Excerpt from Dwg.No. RC 40.24



Continued on  
 DWG RC.40.22

LEGEND:

- ① Mature Pohutukawa trees retained along Ladies Mile boundary (Trees 5-15 numbers refer to Arborists report)

② Proposed footpath adjacent to existing kerbline  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail

③ Low/groundcover amenity planting within road reserve

④ Low/groundcover planting reinforces the established landscape character of the Ladies Mile Frontage

⑤ Proposed signalised pedestrian crossing at Abbots Way/Ladies Mile intersection

⑥ Upper Loop Road Southern Entrance Feature: Basalt wall formed in a contemporary curved plan form in combination with 'The Hill' entrance signage and low planting  
Wall height varies from nom. 0.3m to 2.0m. top of wall horizontal
- ⑦ Upper Loop Road Southern Entrance Feature: Basalt wall formed in a contemporary curved plan form along the boundary with adjacent corner residential lot  
Wall height max. 1.6m at Road Reserve level. Top of wall horizontal with step down

⑧ Upper Loop Road Northern Entrance Feature: Basalt wall formed in a contemporary curved plan form in combination with 'The Hill' entrance signage and low planting  
Wall height varies from nom. 1.5m to 1.6m. top of wall horizontal

⑨ Upper Loop Road Northern Entrance Feature: Basalt wall formed in a contemporary curved plan form along the boundary with adjacent corner residential lot  
Wall height max. 1.6m at Road Reserve level. Top of wall horizontal with step down

⑩ Belvedere Gardens Entrance Feature: Basalt wall with 'The Hill - Belvedere Gardens' entrance signage and low planting  
Wall height nom. 1.4m
- ⑪ Vertical black rail pedestrian gate

⑫ Low basalt entrance wall  
Informal seating height

⑬ Freestanding/retaining wall to entrance path, steps and courtyard landscape  
Basalt, concrete or similar

⑭ Vertical black rail pedestrian gate to above

⑮ Wall defines entrance to Southern Residents Courtyard, with appropriate entrance signage adjacent to pedestrian gate. Wall height nom. 1.6m  
Basalt, concrete or similar

⑯ Vertical black rail fence defines extent of private Northern Residents Courtyard

⑰ Vertical black rail fence defines extent of private Southern Residents Courtyard with hedge in front

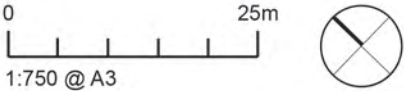
⑱ Vertical black rail fence
- ⑲ Vertical rail pedestrian gate to above

⑳ Grass rear berm within road reserve

㉑ Entrance footpath within road reserve  
Exposed aggregate concrete basalt chip/charcoal oxide to AT Standard Detail

— Basalt wall

NOTE:  
 Refer to DWG RC 40.24 for sections





APARTMENT PRECINCT - LADIES MILE FRONTAGE VIEWS





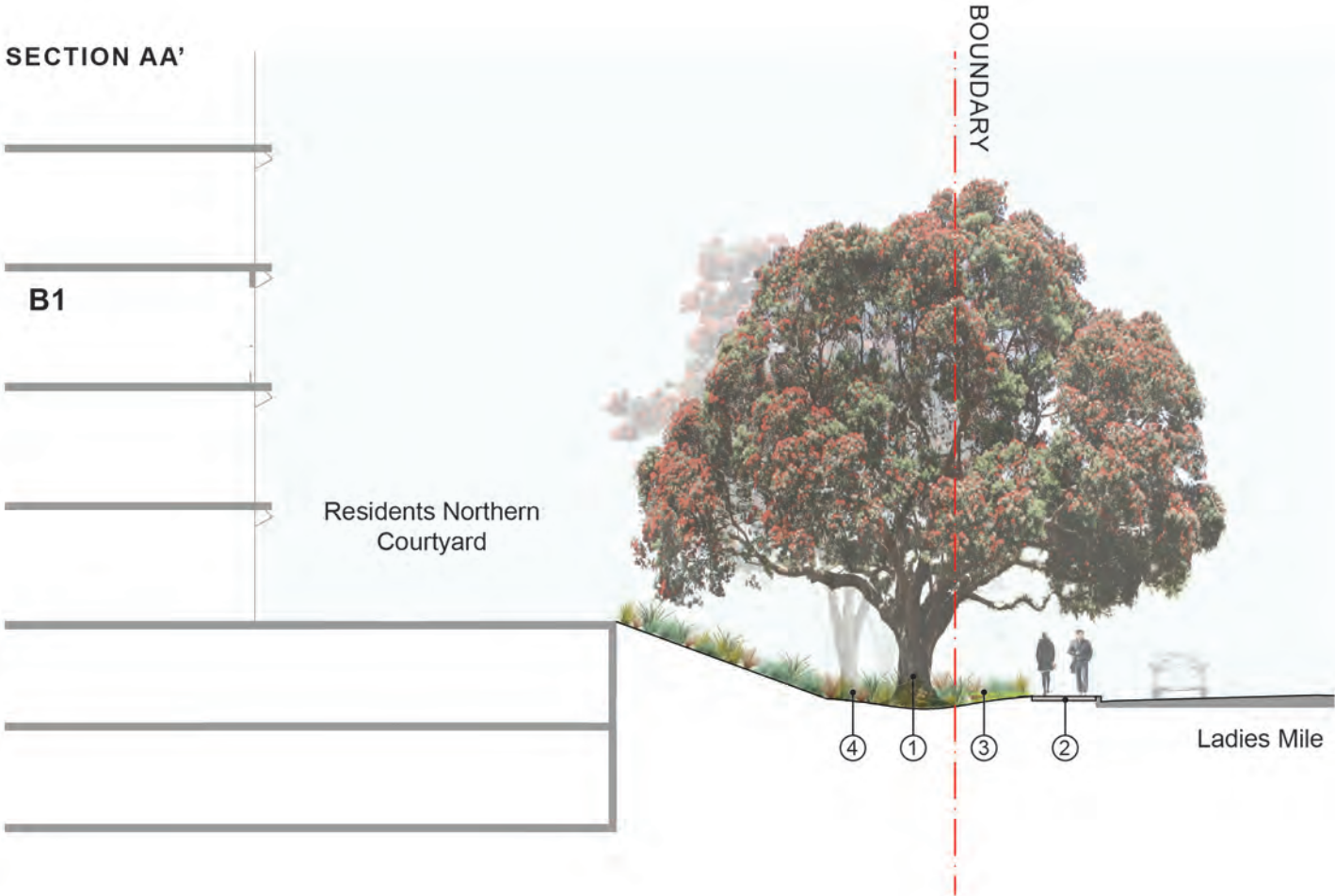
APARTMENT PRECINCT - LADIES MILE FRONTAGE VIEWS





APARTMENT PRECINCT - LADIES MILE FRONTAGE SECTIONS

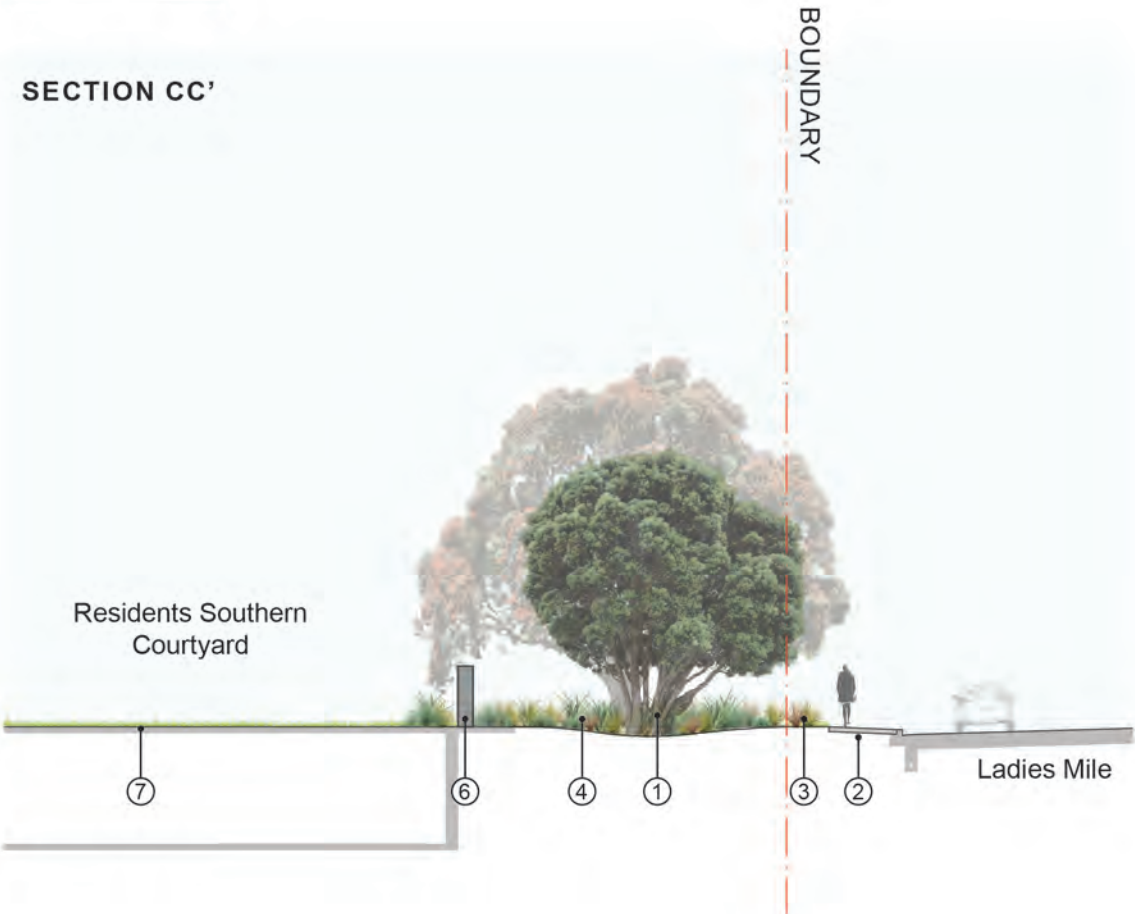
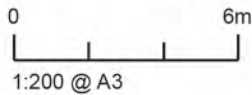
Excerpt from Dwg.No. RC 40.25



LEGEND:

- ① Mature Pohutukawa trees retained along Ladies Mile boundary
- ② Proposed footpath adjacent to existing kerbline  
Exposed aggregate concrete dark chip/charcoal oxide to AT Standard Detail
- ③ Low/groundcover amenity planting within Road Reserve
- ④ Low/groundcover planting reinforces the established landscape character of the Ladies Mile frontage
- ⑤ Ground floor apartment balcony
- ⑥ Wall defines extent of Southern Residents Courtyard and provides privacy (basalt, concrete or similar)  
1.6m high located along edge of podium
- ⑦ Lawn with informal play elements

Note: Refer DWG No. RC.40.23 For Section Locations





# LANDSCAPE STATEMENT - VIVID LIVING APARTMENT BUILDING



## VIVID LIVING APARTMENT BUILDING

The Vivid Living Apartment Building is located adjacent to the racecourse, and is orientated to take full advantage of the spectacular outlook across the racecourse and beyond, whilst also making a positive contribution to the Lower Loop Road streetscape environment.

The apartment podium sits above the track edge level and creates the opportunity to provide two external spaces for the use of, and enjoyment by residents.

The Vivid Living Residents' Courtyard provides a flexible space for outdoor use and relaxation, and includes two pergola structures for shade and enclosure, hedging and layered planting to provide screening from adjacent units and foreground interest and seasonal variety. Its elevated location and proximity to the site boundary provide the courtyard with spectacular outlook over the Trackside Walk to the racecourse and beyond.

The Vivid Living Community Gardens makes full use of the space available between the outdoor paved terrace of the Community Centre and the site boundary with the Trackside Walk to provide the opportunity for residents to engage in the propagation of vegetables, salads and herbs in the productive gardens. Several raised planters will be provided, together with glasshouse, storage for garden tools and seating areas.

The level difference between the Courtyard and Community Centre terrace and the adjacent Trackside Walk is reconciled by the integration of several low retaining walls, black vertical rail fencing and screening hedge planting into the perimeter landscape of the Apartment. This landscaped area will also contribute to the character of the Trackside Walk, and the contemporary use of Remuera-inspired planting in combination with appropriate native species also serves to further reinforce the site-wide integrated vegetation strategy as described later in this report.

Refer Boffa Miskell Dwg. No. RC 40.26 Vivid Living Apartment Landscape Plan

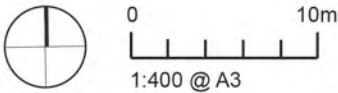


VIVID LIVING APARTMENT - PLAN

Excerpt from Dwg.No. RC 40.26

LEGEND:

- ① Trackside Walk  
Refer Dwg. No. RC 40.13
- ② Open boundary with adjacent Trackside Walk
- ③ Low retaining wall (varies from 0 to 1m height)  
Keystone block
- ④ Amenity planting mix to provide a balance of seasonal visual variety and native species ecological enhancement. Low/groundcover amenity planting used adjacent to walkway. Includes tree planting
- ⑤ Vertical rail fence (continuation of trackside walk fence and pedestrian gate) terminates at building facade
- ⑥ Vertical rail (safety from falling) balustrade
- ⑦ Residents courtyard
- ⑧ Residents courtyard paving  
Concrete and concrete pavers in combination
- ⑨ Small water feature
- ⑩ Low wall with integrated seating  
Concrete with timber seating
- ⑪ Steel frame pergola
- ⑫ Amenity planting to provide visual interest, seasonal variety and privacy where adjacent to ground floor apartment balconies
- ⑬ Community gardens
- ⑭ Community gardens access path  
Concrete
- ⑮ Raised planters for edible plants
- ⑯ Community gardens paving  
Bound aggregate
- ⑰ Glasshouse  
Aluminium frame and glass, 2 x 2.6m
- ⑱ Garden seats
- ⑲ Hedge planting provides screening to low retaining walls
- ⑳ Low retaining wall  
Dark coloured brick
- ㉑ Entrance paving and stairs  
Concrete
- ㉒ Seating to entrance drop-off/pick up area
- ㉓ Vertical rail pedestrian gate
- ㉔ Site boundary with ATR Infield Access Road land
- ㉕ Vertical rail fence (along boundary) ties into ATR concrete retaining wall
- ㉖ Proposed basalt wall, piers and relocated entrance gates to Infield Access Road entrance to be delivered by ATR (not part of this RC application)





VIVID LIVING APARTMENT - VIEW





# LANDSCAPE STATEMENT – HOUSE TYPOLOGY LANDSCAPE



The provision of 34 two storey detached houses and 59 two to three storey duplex or terrace houses sits alongside the proposed Apartment Precinct and Vivid Living retirement apartment to provide a total of 358 dwellings at ‘The Hill’.

The Landscape Design of the house Lots is intended to work in combination with, and to compliment the adjacent streetscape environment and overall built form of ‘The Hill’ to build on the Landscape Strategy Key Moves described from page 4.

## HOUSE LOT DESIGN:

The creation of functional and enjoyable outdoor living spaces is the focus of the Landscape Design proposals for the individual house lots, with a focus on delivering on the following outcomes:

- **Make a positive contribution to the public realm:** House frontage landscape to contribute to the character of the adjacent streetscape landscape, in particular to the JOAL Garden Streets where it is intended that the JOAL landscape is a seamless extension of house

frontages to provide an integrated ‘outdoor courtyard’ for use primarily by those residents who front onto the Garden Street

- **Integrate topography and landform:** The character-defining landform of ‘The Hill’ requires the careful integration of building platforms and streetscape levels into the existing contours. The visual impacts of retaining walls have been minimised through various mitigation measures (including platform level finessing, the use of areas of batter slope where appropriate within Lots, appropriate materiality and the use of planting etc), and refinement of wall and batter solutions along the external site boundaries has also been undertaken to minimise any walls on or near the adjacent neighbouring properties
- **Celebrate the spectacular views on offer whilst balancing the desire for privacy:** A number of house Lots offer views and vistas across the racecourse and beyond. A variety of Lot boundary fencing types in combination with planting are proposed to ensure that the right balance of privacy and outlook is achieved. The fencing strategy

ensures that privacy is achieved for the main outdoor living spaces while more permeable and low height fencing types are used to create outlook and a positive relationship with adjacent streetscape front ages

- **Use planting to encourage outdoor living whilst contributing to a site-wide planting strategy:** Outdoor living spaces are provided through a combination of paved and lawn surfaces where practical. Where space is limited groundcover planting is proposed to reduce maintenance requirements and provide visual interest with a degree of seasonal variety.

The proposed site-wide planting and boundary treatment/retaining wall strategies are described in further detail in Part Three of this report. Further information on proposed hard landscape materiality within House Lots is provided in Brewer Davidson Resource Consent documentation.



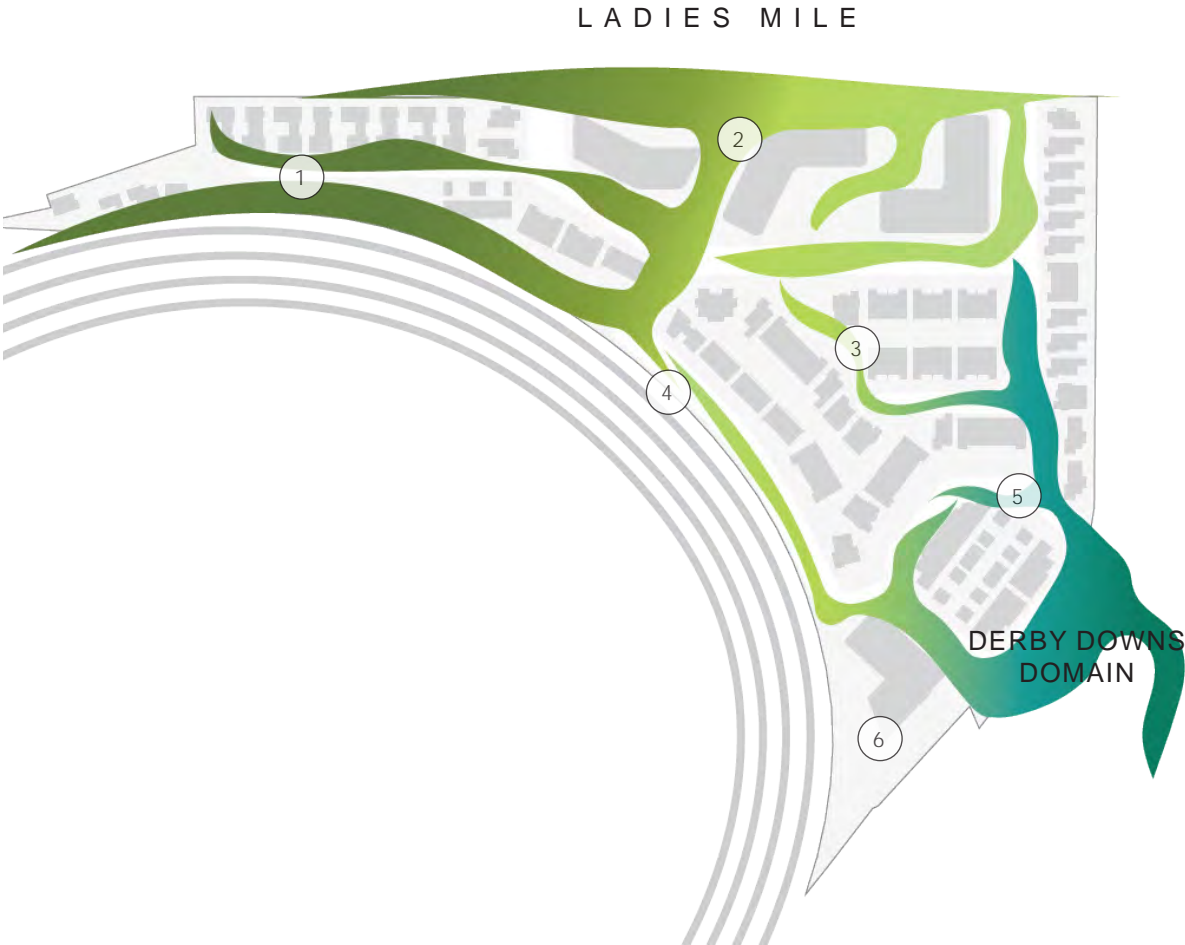


## PART THREE: LANDSCAPE ELEMENTS STRATEGY



# LANDSCAPE ELEMENTS

## SITEWIDE - PLANTING STRATEGY



① NATIVE / FORMAL



② APARTMENT PRECINCT



③ GARDEN STREETS



④ TRACKSIDE WALK



⑤ EXOTIC / FORMAL



⑥ VIVID LIVING



The surrounding vegetated character of the area is woven through the site along the streets and within the private lots. The combination of plant and tree species have been chosen to form links to the existing matrix of flora and landscape features in the area.

Building on the established and retained avenue of Pohutukawa trees present along Ladies Mile, a strong influence of native species has been used in the north-eastern corner of the site. Formality in the landscape has been introduced with the use of clipped hedges, tidy layering, and subtle accents of floral colour.

To the south of the site Derby Downs Domain displays a variety of grand parkland exotic trees. Pulling from this collection of trees the theme of the species selections from this corner of the site reflect a European landscape style, repeating the formal layering seen throughout the development and within the wider Remuera environs.

Centrally located within the site the streets and private lot planting style emerges from a crossover of both native and exotic species to form the vibrant

JOAL garden streets.

A low maintenance planted embankment reflects the current landform of 'The Hill' into the new typology of the development. With a trackside walkway running the length of this edge, the planting provides amenity with seasonal colour, bird attracting qualities and a combination of appropriate native and exotic groundcover and low planting.

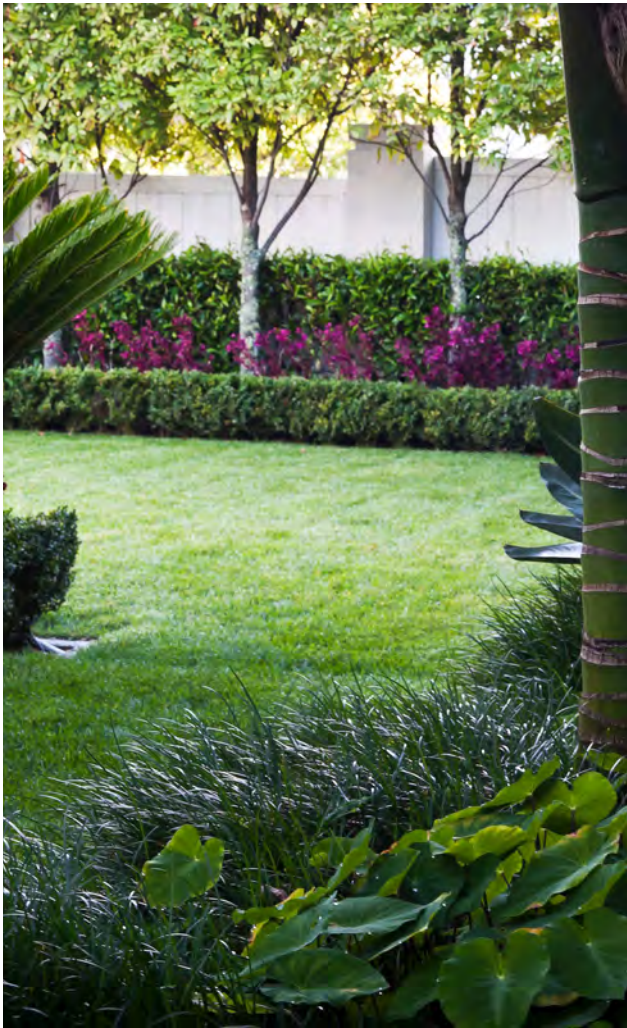
The Belvedere Gardens are an opportunity for layering of plant species. Hedges and carefully placed trees will retain views out to the Maunga whist also providing sheltered areas to sit and enjoy the view.

An owners association (via incorporated society, which all residents of The Hill will contribute to) will be established with responsibility for maintenance and management of all planting within the privately owned common areas. This proposal is intended to ensure that the proposed significant investment in the public realm landscape will be maintained and managed to a consistently high standard over the long term future of The Hill.



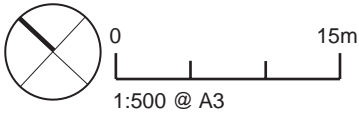
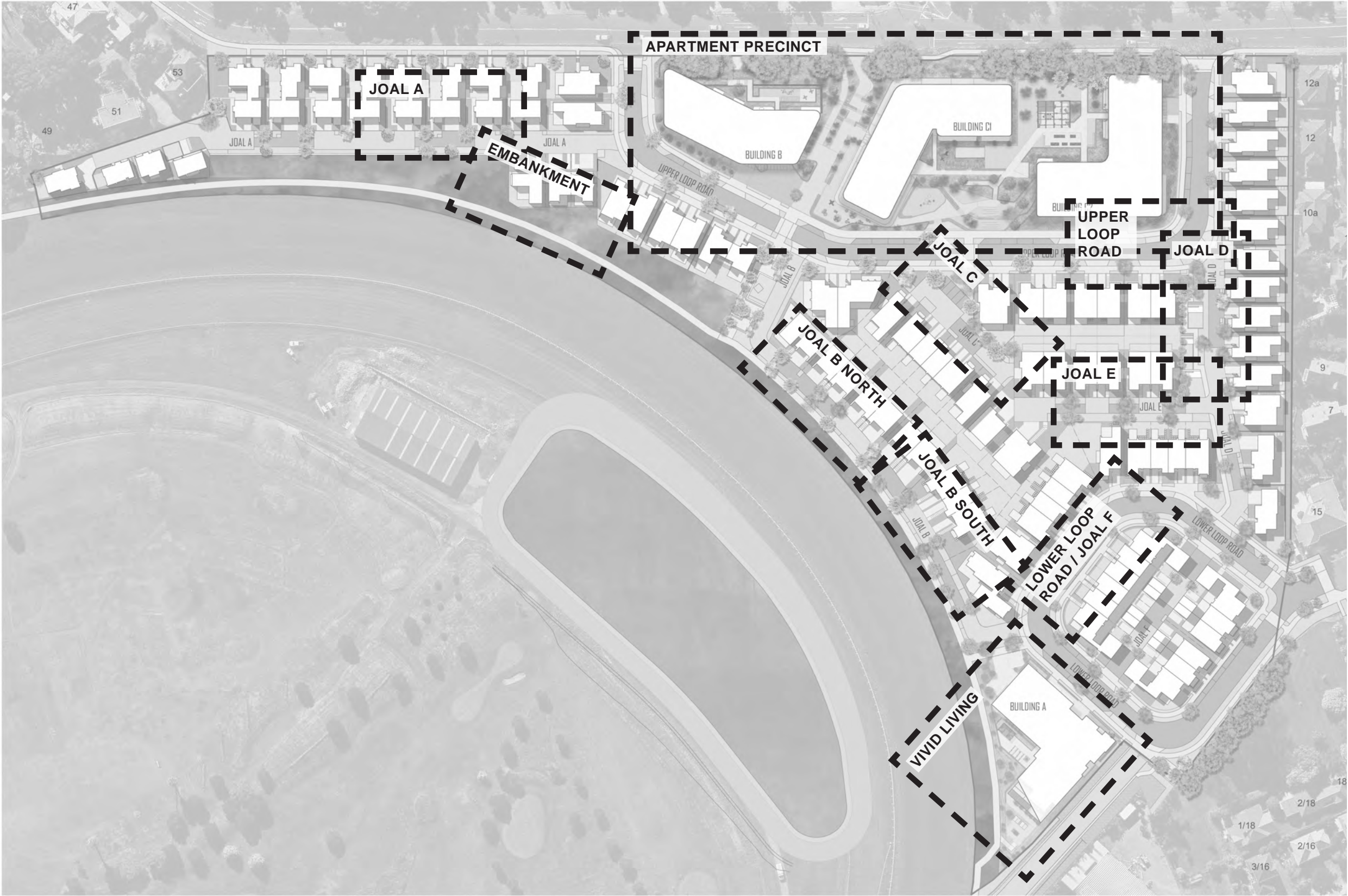


PLANTING LOOK & FEEL



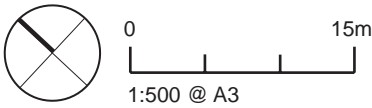
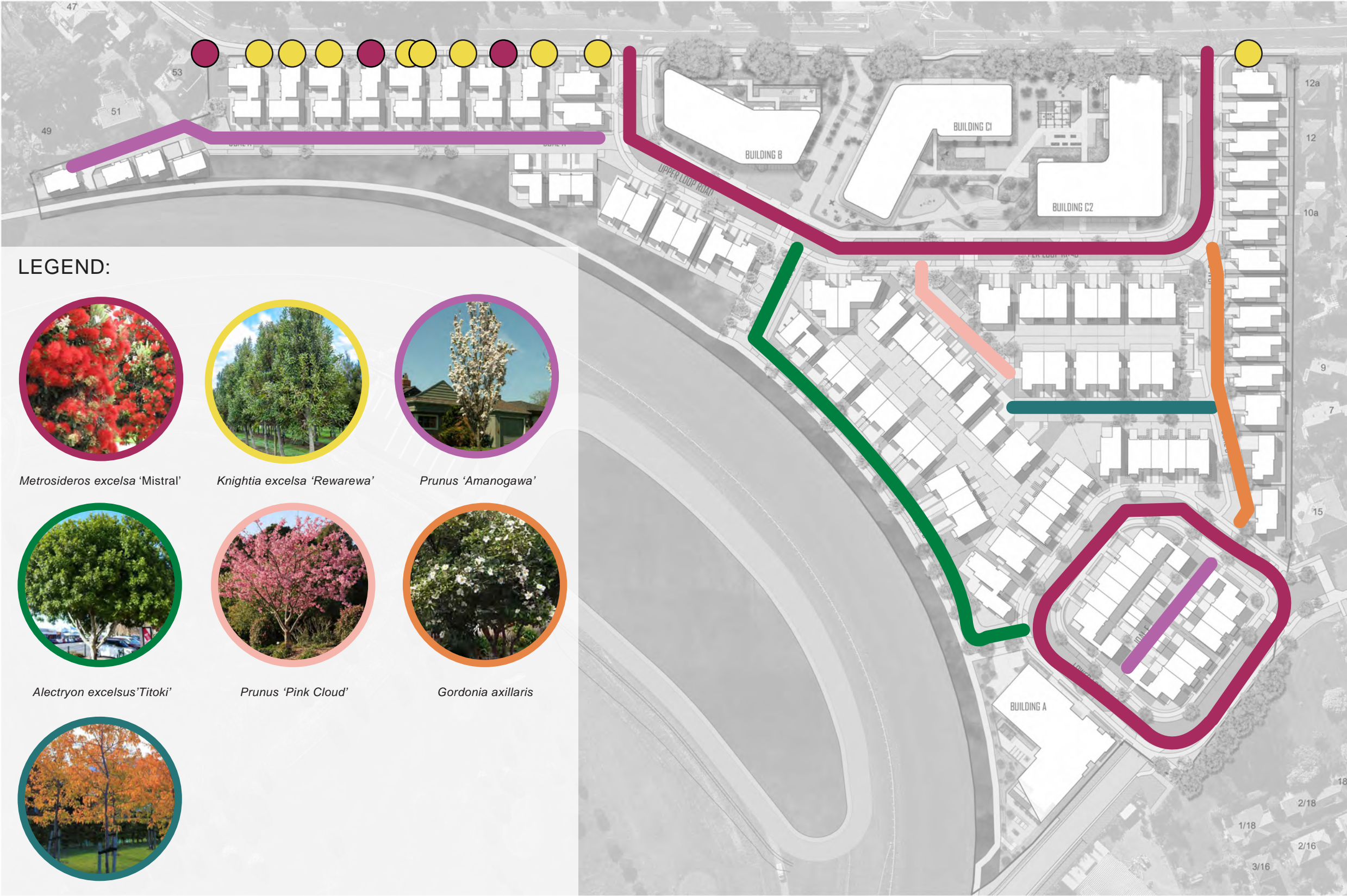


PLANTING STRATEGY SHEET LOCATIONS





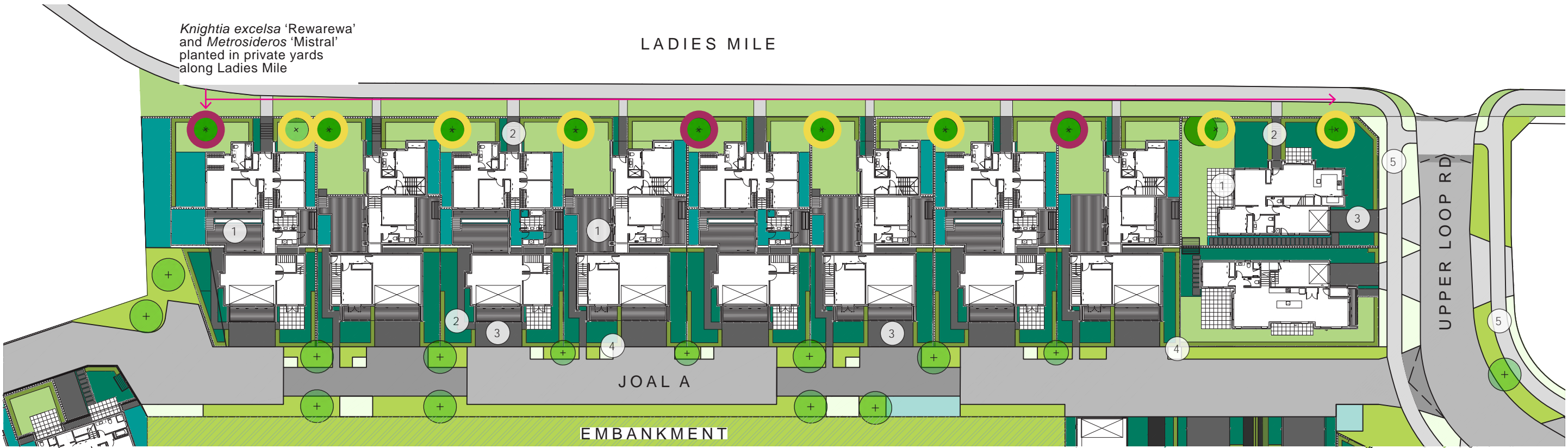
SITE-WIDE STREET TREE STRATEGY



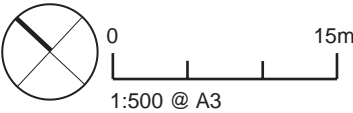


LADIES MILE FRONTAGE

Refer to JOAL A Planting Strategy & Palette for shrub species

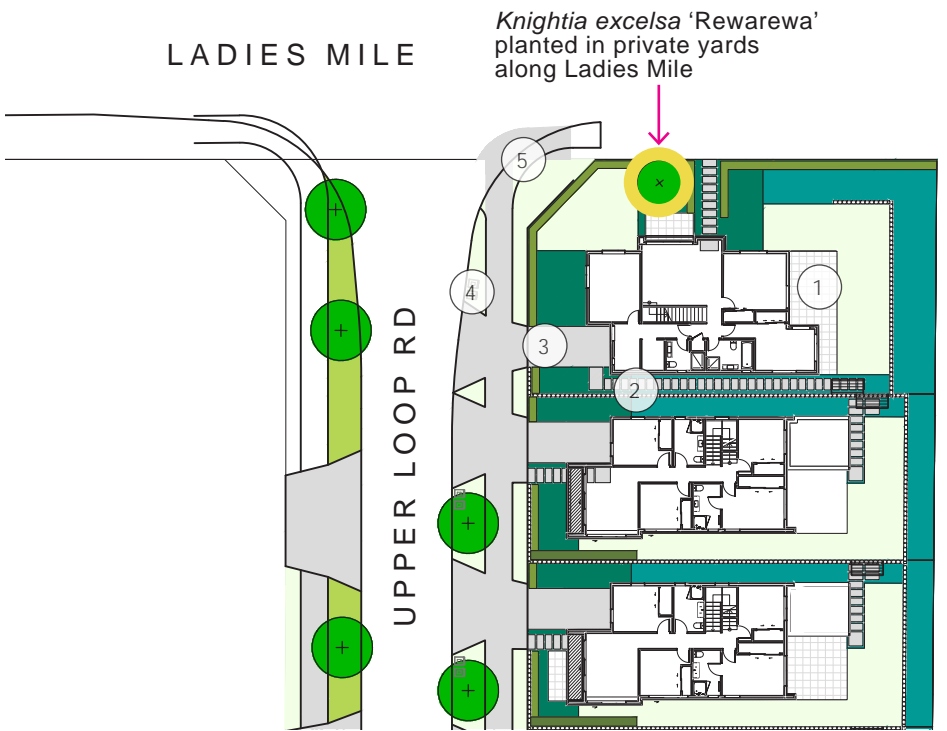


Location plan



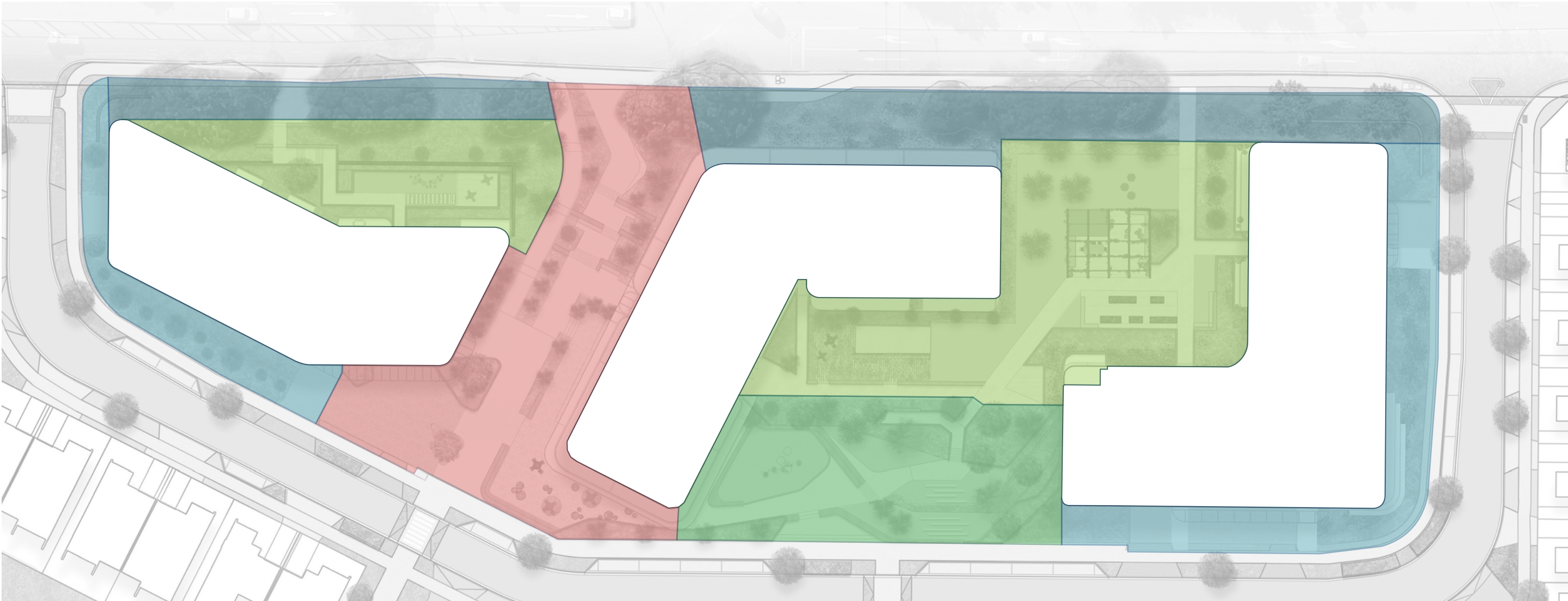
LEGEND:

- Lawn
- Berm planting
- Front garden mix
- Rear garden mix
- Raingardens
- Private patio/ deck
- Private garden path
- Driveway
- Indicative location for bins on collection day
- Public footpath
- Metrosideros* 'Mistral'
- Knightia excelsa* 'Rewarewa'





APARTMENT PRECINCT - PLANTING STRATEGY



LEGEND:

- Ladies Mile Frontage
- Community Gardens
- Residents Courtyards
- Belvedere Gardens
- Upper Loop Road Frontage



Location plan





APARTMENT PRECINCT - PRIVATE PLANTING PALETTE

Species selections for both the resident’s courtyards and Ladies Mile frontage reflect a complementary combination of reliable NZ native garden species and exotic accent shrubs. A considered colour palette picks up on white and purple hues, set within a backdrop of evergreen foliage.



RESIDENTS COURTYARD GARDENS

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Trees	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear	160	As shown
	<i>Prunus</i> 'Mimosa'	Ornamental cherry	45	4
	<i>Michelia figo</i>	Port Wine Magnolia	45	3
Hedge	<i>Ficus tuffy</i>	tuffy fig	12	1
	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3	0.5
	<i>Hebe</i> x 'Wiri Mist'	Hebe	8	0.8
	<i>Lomandra longifolia</i> 'Nyalla'	Lomandra 'Nyalla'	2	0.7
	<i>Loropetalum chinense</i> 'china pink'	Loropetalum	8	1
	<i>Muehlenbeckia axillaris nana</i>	Creeping wire vine	3	0.6
	<i>Euonymus fortunei</i> 'Emerald gem'	Japanese spindle	8	0.5
	<i>Salvia nemorosa</i>	Woodland sage	2	0.4
	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3	0.5
	<i>Asplenium nidus</i>	Birds nest fern	3	0.8
	<i>Ligularia reniformis</i>	Tractor seat	8	1
	<i>Dichondra repens</i>	Mercury bay weed	2	0.5
	<i>Acorus gramineus</i>	Japanese sweet flag	2	0.4
	<i>Phormium cookianum</i> 'Green Dwarf'	Mountain Flax	3	0.8
	<i>Pittosporum</i> 'Frankies Folley'	Kohuhu	8	0.6
	<i>Brachyglottis greyii</i> 'Sunshine'	resin bush	12	1
	<i>Libertia peregrinans</i>	Mikoikoi	2	0.4
	<i>Clianthus maximus</i>	kakabeak	5	1.5

LADIES MILE FRONTAGE

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Gordonia axillaris</i>	fried egg tree	160	As shown
Hedge	<i>Teucrium fruticans</i>	Bush Germander	12	0.8
Planting	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Pittosporum tenuifolium</i> 'Golf ball'	Golf ball Pittosporum	8	1
	<i>Phormium cookianum</i> 'Green Dwarf'	Mountain Flax	3	0.8
	<i>Dianella nigra</i>	Rain Lily	3	0.5
	<i>Astelia nervosa</i> 'Silver Spear'	bush flax	2	0.8
	<i>Arthropodium cirratum</i>	Renga Rena	3	0.7
	<i>Carex virgata</i>	Carex	2	0.6
	<i>Apodasmia similis</i>	Oioi	2	0.6



APARTMENT PRECINCT - PUBLIC PLANTING PALETTE

The Belvedere and Community Gardens present a majority of NZ native species selected for the variety of growing habits, textured foliage, and seasonal floral displays. Repetition and layering of the species within the garden beds endeavour to introduce formalised modern elements and tidy structure.



BELVEDERE GARDENS

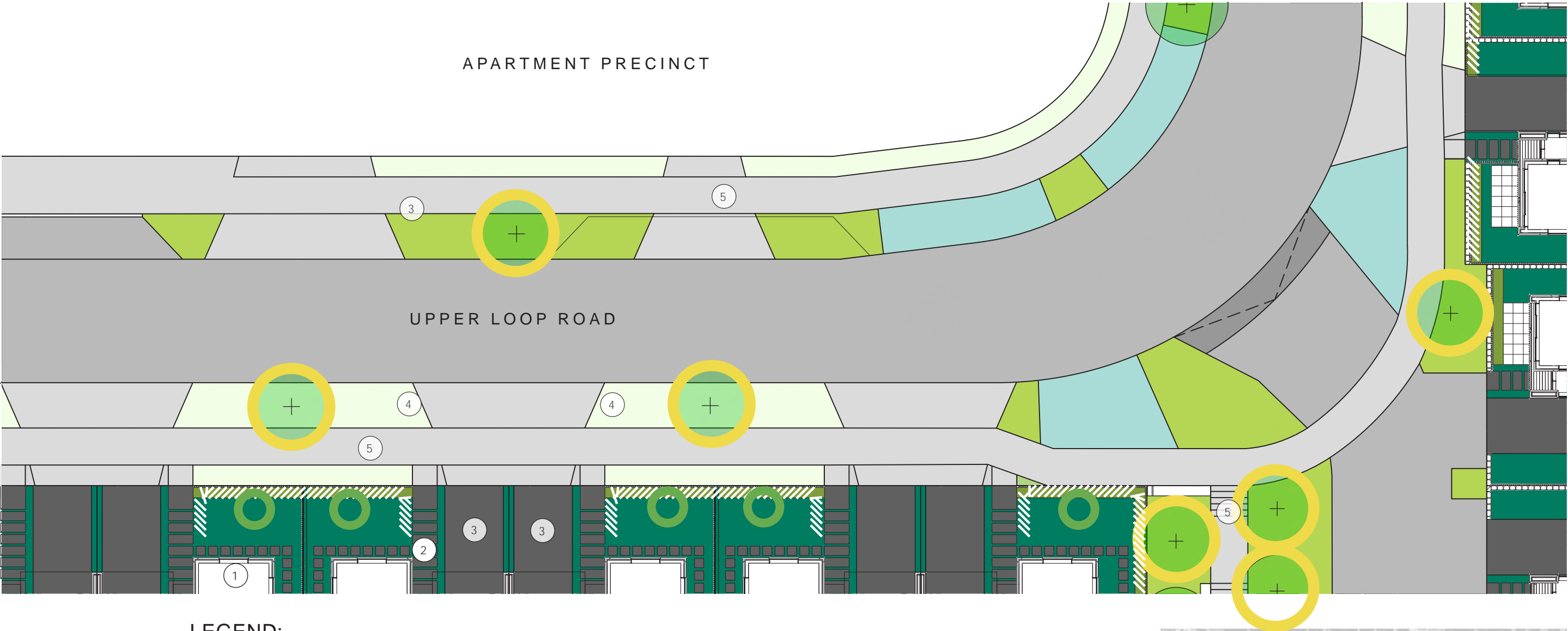
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Specimen Tree	<i>Alectryon excelsus</i>	titoki	160	As shown
Hedge	<i>Corokia virgata</i> 'Geentys Green'	Geenty's Green Corokia	12	0.6
Terrace Planting	<i>Coprosma</i> 'Middlemore'		12	0.6
	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Hebe</i> 'Wiri Mist'	Hebe	8	0.8
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Libertia grandiflora</i>	New Zealand iris	2	0.5
	<i>Astelia chathamica</i> 'Silver Spear'	Silver Spear	3	0.8
	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	2	0.4
	<i>Arthropodium cirratum</i>	renga renga	3	0.7
	<i>Pimelea prostrata</i>	New Zealand daphne	2	0.4
	<i>Pittosporum tenuifolium</i> 'Golf ball'	Golf ball Pittosporum	8	1

COMMUNITY GARDENS

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Tree	<i>Metrosideros excelsa</i>	Pohutukawa	160	As shown
	<i>Sophora tetraptera</i>	kowhai	160	As shown
Terrace Planting	<i>Arthropodium cirratum</i>	renga renga	3	0.7
	<i>Coprosma acerosa</i> 'Red Rocks'	Sand Coprosma	2	0.8
	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Lobelia angulata</i>	Panakenake	2	0.5
	<i>Lomandra longifolia</i> 'Nyalla'	Lomandra 'Nyalla'	2	0.7
	<i>Lomandra longifolia</i> 'Tanika'	dwarf mat rush	2	0.8
	<i>Pittosporum tenuifolium</i> 'Golf ball'	golf ball pittosporum	8	1
	<i>Pimelea prostrata</i>	New Zealand daphne	2	0.4
	<i>Carex virgata</i>	Small swamp sedge	2	0.6
	<i>Carex comans</i> 'Green'	carex	2	0.5
	<i>Phormium cookianum</i> 'Green Dwarf'	Mountain Flax	3	0.8



UPPER LOOP ROAD - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Indicative location for bins on collection day
- 5 Public footpath

0 6m  
1:200 @ A3



Location plan



UPPER LOOP ROAD - PLANTING PALETTE

The palette draws on the strong influence of NZ native planting within the apartment landscape and surrounding context of the site. Formal structure is introduced with the natural mounded form of the pittosporum and kunzea and tidy clipped hedges. Bursts of seasonal colour and evergreen shrubs contribute to overall visual interest within the planting.

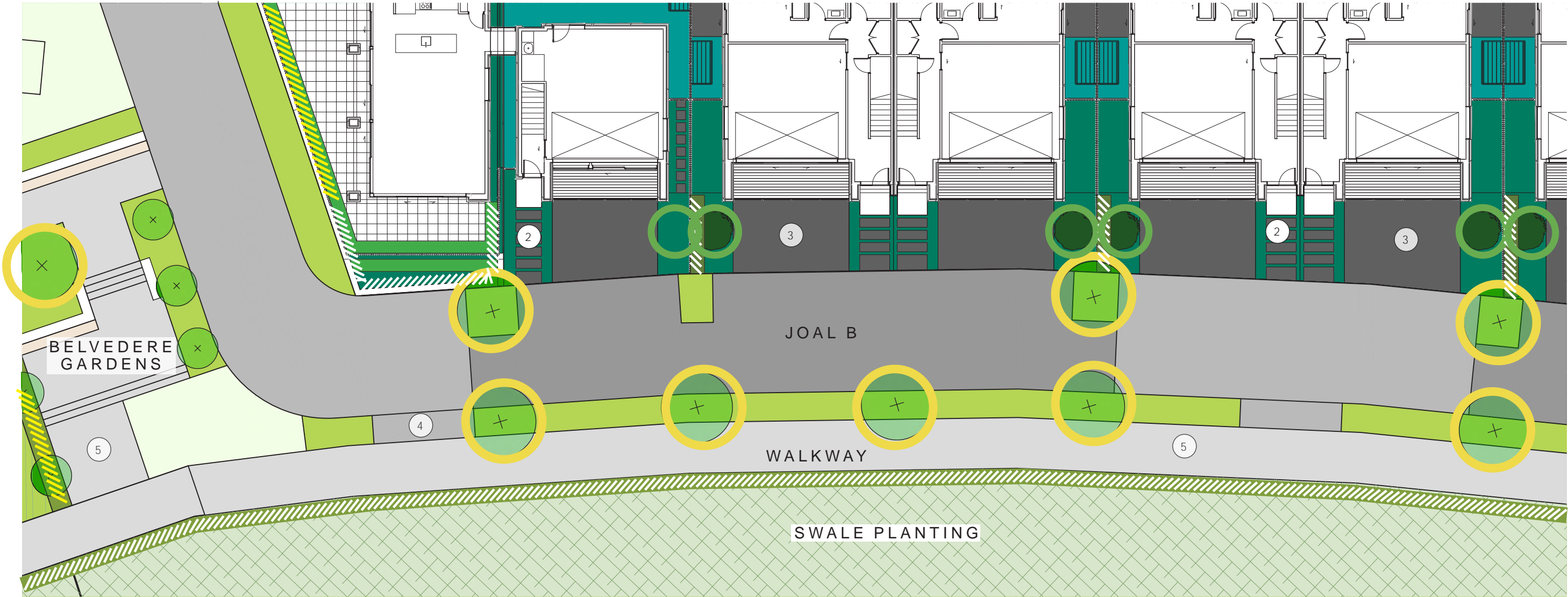


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Metrosideros excelsa</i> 'Mistral'	pohutukawa / rata hybrid	160	As shown
	<i>Callistemon viminalis</i> 'Little John'	dwarf bottlebrush	12	1.5
Berm Planting	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Libertia peregrinans</i>	Mikoikoi	2	0.4
	<i>Lomandra</i> 'Limetuff'	Lomandra	2	0.6
	<i>Phormium cookianum</i> 'Green Dwarf'	Mountain Flax	3	0.8
	<i>Pittosporum</i> 'Frankies Folley'	Kohuhu	8	0.6

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Podocarpus macrophyllus</i> var. <i>maki</i>	shrubby yew pine	12	2
Low hedge	<i>Corokia virgata</i> 'Geentys Green'	Geenty's Green Corokia	12	0.6
Garden mix 1	<i>Coprosma propinqua</i> 'Taiko'	Taiko	3	0.8
	<i>Carex comans</i> 'Bronze'	Carex	2	0.5
	<i>Astelia nervosa</i> 'Westland'	bronze bush flax	2	0.8
	<i>Brachyglottis greyii</i> 'Sunshine'	resin bush	12	1
	<i>Libertia peregrinans</i>	Mikoikoi	2	0.4
Garden mix 2	<i>Lomandra longifolia</i> 'Tanika'	Dwarf Mat Rush	2	0.8
	<i>Arthropodium cirratum</i>	Renga Rena	3	0.7
	<i>Clianthus maximus</i>	kakabeak	5	1.5
	<i>Sophora molloyi</i>	Cook Strait Kowhai	45	3



JOAL B GARDEN STREET NORTH - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Tall hedge - 1.8m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Indicative location for bins on collection day
- 5 Public footpath



Location plan

0 6m  
1:200 @ A3



JOAL B GARDEN STREET NORTH - PLANTING PALETTE

A combination of reliable native and exotic species provides a multi-sensory experience. Green, purple, and white have been used as a smart colour palette with nods to European garden aesthetic picked up with the use of English lavender and gardenia.

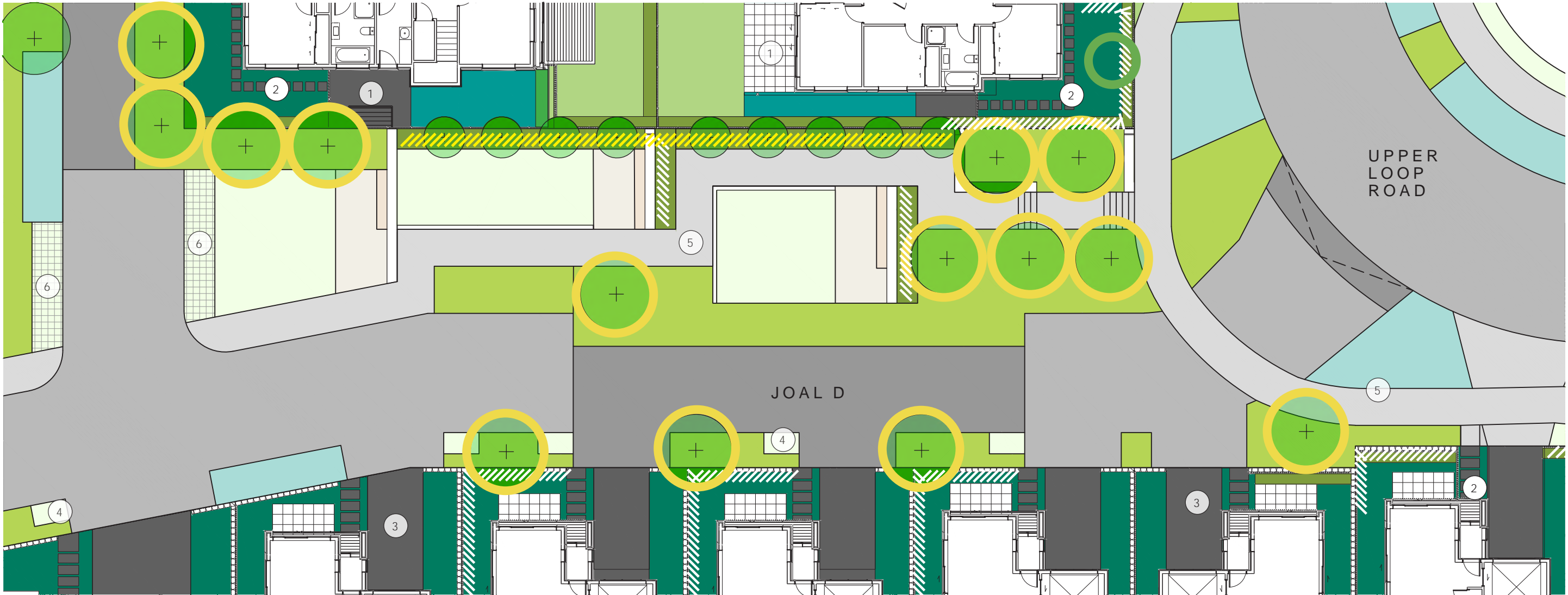


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Alectryon excelsus</i>	titoki	160	As shown
Berm Planting	<i>Chionochloa flavicans</i>	Dwarf toe toe	3	0.8
	<i>Coprosma repens</i> `Prostrata`	Taupata	5	1
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Hebe</i> `Wiri Mist`	Hebe	8	0.8
	<i>Libertia grandiflora</i>	New Zealand iris	2	0.5
	<i>Pittosporum tenuifolium</i> `Golf ball`	Golf ball Pittosporum	8	1

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Ficus tuffy</i>	tuffy fig	12	0.6
Low hedge	<i>Corokia virgata</i> `Geentys Green`	Geenty's Green Corokia	12	0.6
Garden mix 1	<i>Acaena purpurea</i>	purple bidibidi	2	0.3
	<i>Gardenia radicans</i>	Cape jasmine	3	0.8
	<i>Kunzea</i> `Little Fox`	little fox kunzea	5	0.5
	<i>Astelia chathamica</i> `Silver Spear`	Silver Spear	3	0.8
	<i>Zephyranthes candida</i>	rain lily	2	0.3
Garden mix 2	<i>Dianella caerulea</i> `Little Jess`	Little Jess Flax Lily	2	0.4
	<i>Lavandula angustifolia</i> `Major`	English Lavender	3	0.7
	<i>Pittosporum tenuifolium</i> `Golf ball`	golf ball pittosporum	8	1
	<i>Callistemon viminalis</i> `Red Clusters`	bottlebrush	45	1.5



JOAL D GARDEN STREET - PLANTING STRATEGY

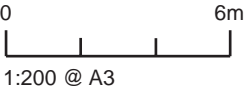


LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Tall hedge - 1.8m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Indicative location for bins on collection day
- 5 Public footpath
- 6 Bin collection point for JOAL E dwellings

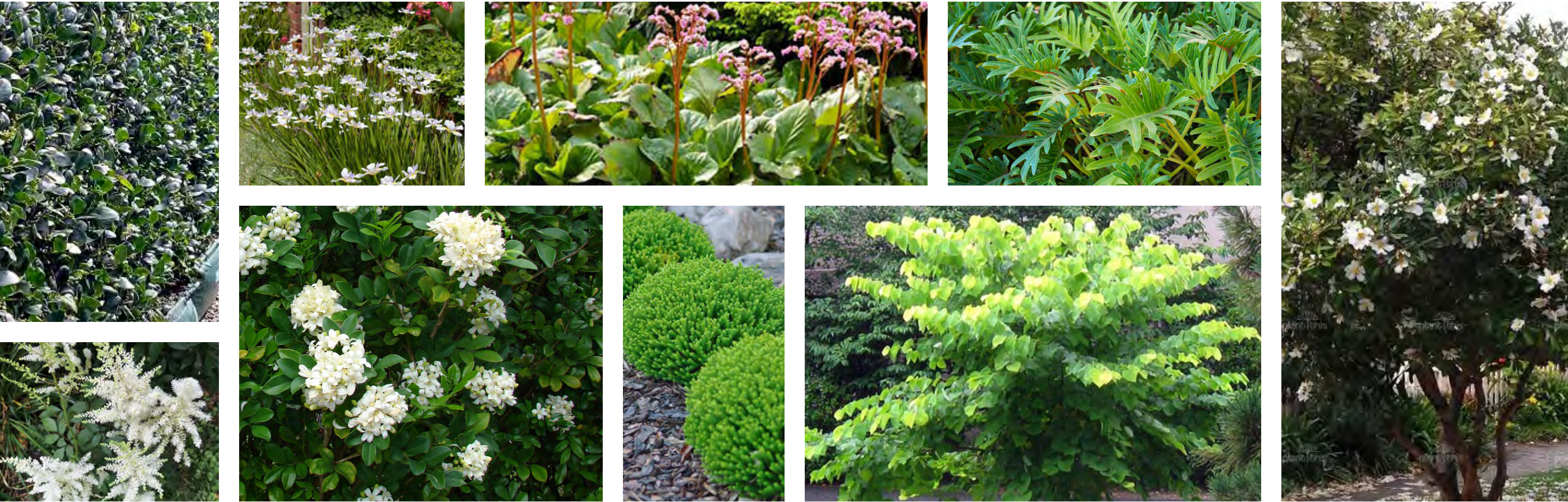


Location plan



JOAL D GARDEN STREET - PLANTING PALETTE

As a ‘Garden Street’ the palette features a combined of formal and subtropical species. The subtropical plants provide an interesting variety of lush foliage textures with pops of rich floral colour. Key formal elements can be seen with layered hedging and the natural ‘topiary’ mounds provided by the pittosporum ‘golf balls’ and hebes.

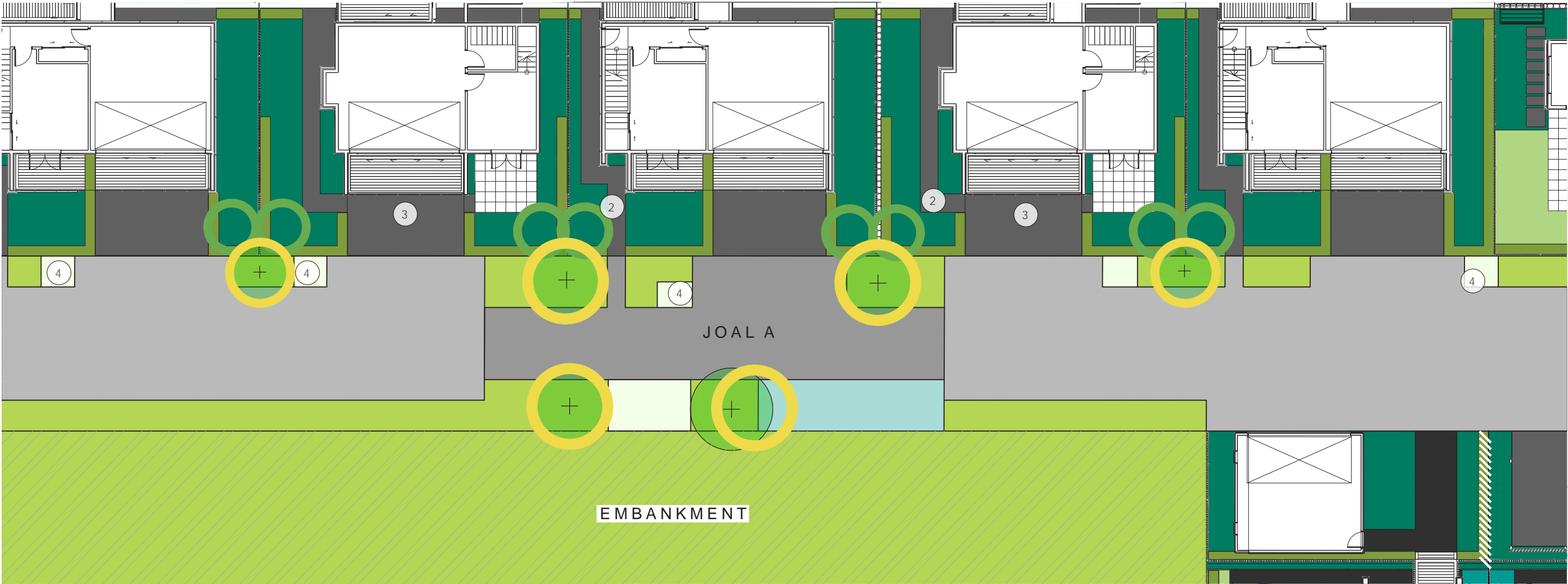


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Gordonia axillaris</i>	fried egg tree	160	As shown
Berm Planting	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Hebe 'Emerald Gem'</i>	hebe	5	0.5
	<i>Lomandra 'Limetuff'</i>	Lomandra	2	0.6
	<i>Pittosporum tenuifolium 'Golf ball'</i>	Golf ball Pittosporum	8	1
	<i>Strelitzia parvifolia</i>	Spoon Leaf Bird Of Paradise	8	1

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Ilex largo</i>	largo holly	12	0.8
Low hedge	<i>Murraya paniculata</i>	orange jessamine	2	1.2
Garden mix 1	<i>Ophiopogon japonicus</i>	Mondo grass	2	0.3
	<i>Astilbe 'Diamant'</i>	Astilbe	3	0.4
	<i>Lomandra longifolia 'Tanika'</i>	Dwarf Mat Rush	2	0.8
	<i>Ligularia reniformis</i>	Tractor seat	8	1
	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Flax Lily	3	0.5
Garden mix 2	<i>Bergenia cordifolia</i>	heartleaf bergenia	8	0.7
	<i>Philodendron xanadu</i>	Winterbourn	3	0.8
	<i>Strelitzia parvifolia</i>	Spoon Leaf Bird Of Paradise	8	1
Small feature tree	<i>Cercis canadensis 'Hearts of gold'</i>	eastern redbud	12	2



JOAL A GARDEN STREET - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Indicative location for bins on collection day

0 6m  
1:200 @ A3



Location plan



JOAL A GARDEN STREET - PLANTING PALETTE

As a garden street this palette displays a variety of flowering NZ native species and robust street planting. Formal structure has been reinforced with the use of clipped hedges and the natural globe habit of the pittosporum ‘Golf ball’. Rewarewa are selected to be placed within the private gardens addressing ladies mile for their upright, narrow habit and NZ native ties to the existing avenue of Pohutukawa.

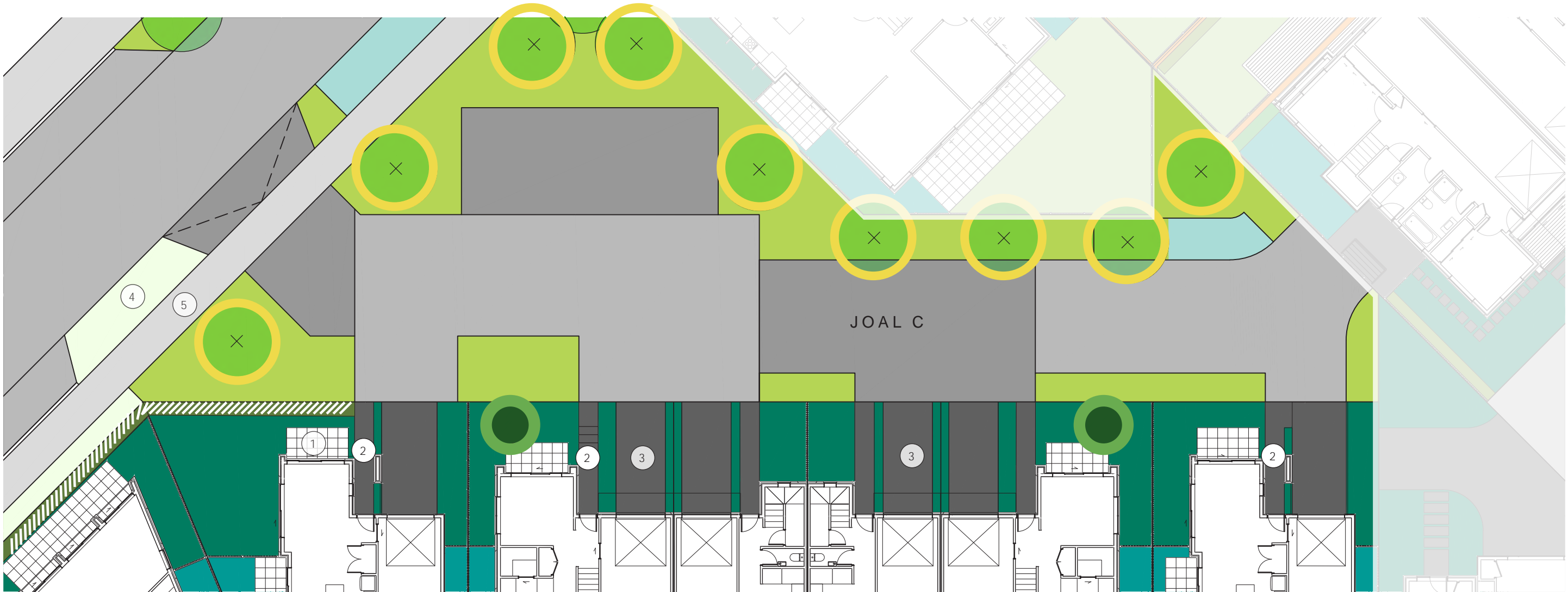


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Metrosideros 'Lighthouse'</i>	upright pohutukawa		
Berm Planting	<i>Dianella nigra</i>	flax lily	2	0.6
	<i>Callistemon viminalis 'Little John'</i>	dwarf bottlebrush	12	1.5
	<i>Pittosporum tenuifolium 'Golf ball'</i>	golf ball pittosporum	8	1
	<i>Phormium cookianum 'Green Dwarf'</i>	mountain flax	3	0.8
	<i>Libertia spp.</i>	mikoikoi	2	0.3
	<i>Lobelia angulata</i>	panakenake	2	0.5
Swale Planting	<i>Apodasmia similis</i>	oioi	2	0.6
	<i>Carex gaudichaudiana</i>	Gaudichaud's sedge	1	0.4
	<i>Carex solandri</i>	forest sedge	1	0.6
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Machaerina complanata</i>	shiny sedge	1	0.7
	<i>Astelia grandis</i>	swamp astelia	2	0.6
	<i>Carex virgata</i>	Small swamp sedge	2	0.6
	<i>Ficinia nodosa</i>	knobby clubrush	2	0.8
	<i>Juncus pallidus</i>	wiwi	1	1
	<i>Libertia peregrinans</i>	mikoikoi	2	0.4

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Ficus tuffy</i>	tuffy fig	12	1
Low hedge	<i>Euonymus fortunei 'Emerald gem'</i>	Japanese spindle	8	0.5
Garden mix 1	<i>Lobelia angulata</i>	panakenake	2	0.5
	<i>Libertia grandiflora</i>	New Zealand iris	2	0.5
	<i>Myosotidium hortensia</i>	Chatham Island forget-me-not	2	0.5
	<i>Pittosporum tenuifolium 'Golf ball'</i>	golf ball pittosporum	8	1
	<i>Muehlenbeckia axillaris nana</i>	creeping wire vine	3	0.6
Garden mix 2	<i>Arthropodium cirratum</i>	renga renga	3	0.7
	<i>Carex comans 'Green'</i>	carex	2	0.5
	<i>Hebe 'Headfortii'</i>	hebe	3	0.8
Small feature tree	<i>Callistemon viminalis 'Red Clusters'</i>	bottlebrush	45	1.5
Ladies Mile Frontage Tree	<i>Knightia excelsa</i>	rewarewa	45	4



JOAL C GARDEN STREET - PLANTING STRATEGY

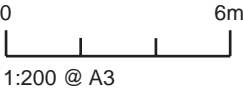


LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Indicative location for bins on collection day
- 5 Public footpath



Location plan



JOAL C GARDEN STREET - PLANTING PALETTE

Identified as one of the 'Garden Streets' this palette celebrates a variety of flowering species and bursts of seasonal colour. The ornamental cherry street tree sets the scene with a show of pink blossoms through spring. Interesting colourful foliage and complementary flowering species continue this theme through the year.

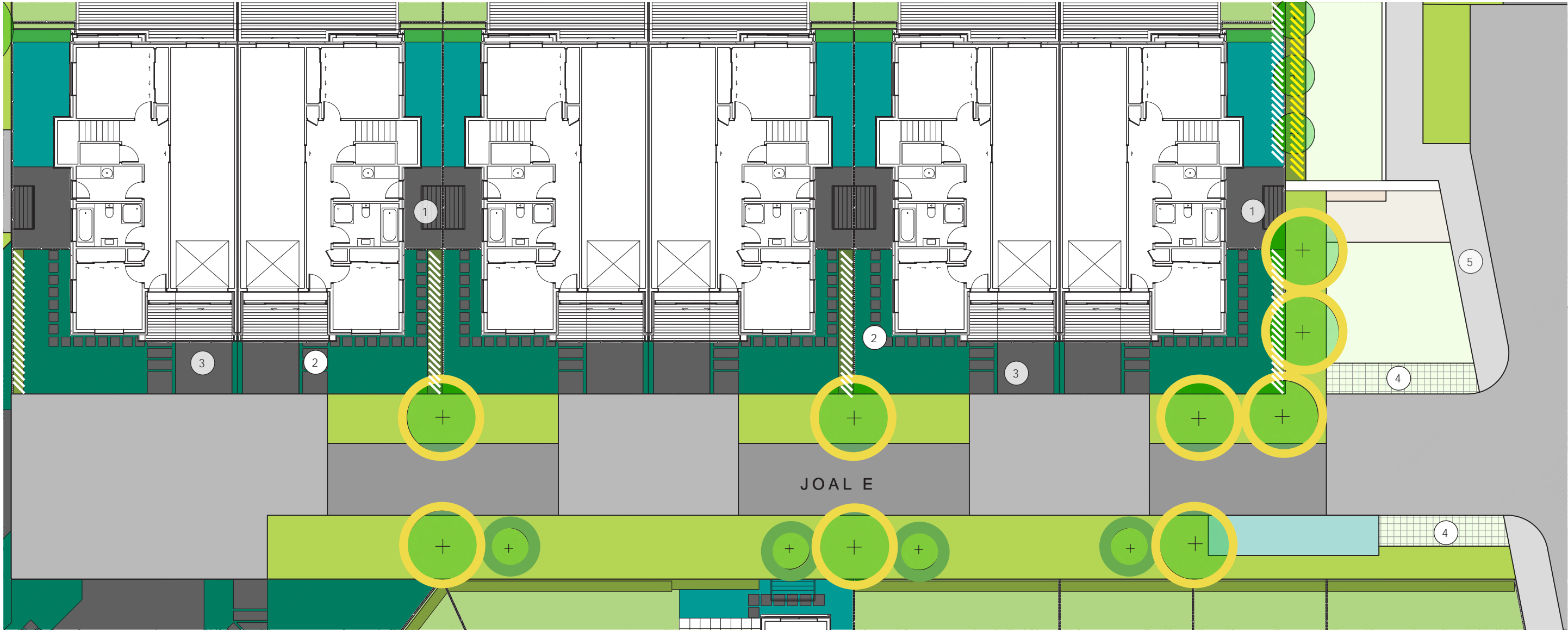


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	Prunus 'Pink Cloud'	ornamental cherry	160	As shown
	Cordyline australis 'Emerald goddess'	green goddess ti kouka	45	As shown
Berm Planting	Arthropodium cirratum	renga renga	3	0.7
	Coprosma acerosa 'Red Rocks'	Sand Coprosma	2	0.8
	Dietes grandiflora	African iris	2	0.6
	Hebe 'Emerald Gem'	hebe	5	0.5
	Lobelia angulata	Panakenake	2	0.5
	Phormium cookianum 'Green Dwarf'	Mountain Flax	3	0.8

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	Ficus tuffy	tuffy fig	12	0.6
Low hedge	Teucrium fruticans	Bush Germander	12	0.8
Garden mix 1	Pimelea prostrata	New Zealand daphne	2	0.4
	Lomandra longifolia 'Tanika'	dwarf mat rush	2	0.8
	Senecio cineraria	dusty miller	2	0.25
	Loropetalum chinense 'china pink'	Loropetalum	8	1
	Ajuga reptans	Bugleweed	2	0.3
Garden mix 2	Lomandra longifolia 'Nyalla'	Lomandra 'Nyalla'	2	0.7
	Pittosporum tenuifolium 'Golf ball'	golf ball pittosporum	8	1
	Lavandula angustifolia 'Major'	English Lavender	3	0.7
	Hydrangea macrophylla	French hydrangea	12	1
Small feature tree	Pyrus salicifolia 'Pendula'	weeping silver pear	45	3



JOAL E GARDEN STREET - PLANTING STRATEGY



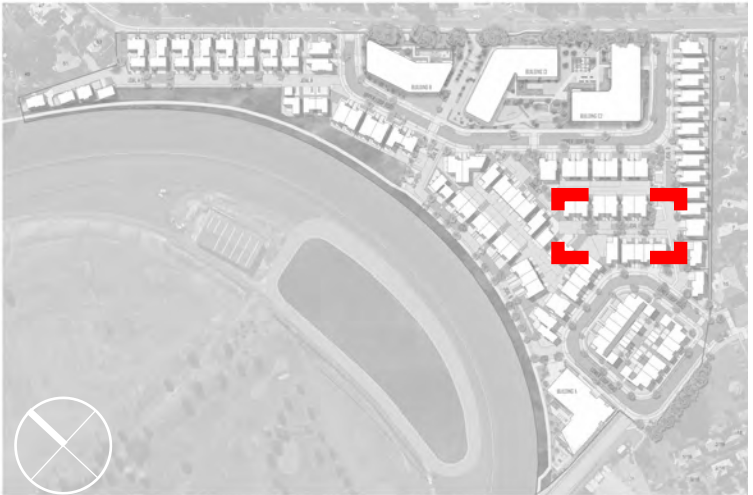
LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Tall hedge - 1.8m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- Private patio/ deck
- Private garden path
- Driveway
- Indicative location for bins on collection day
- Public footpath

0 6m  
1:200 @ A3

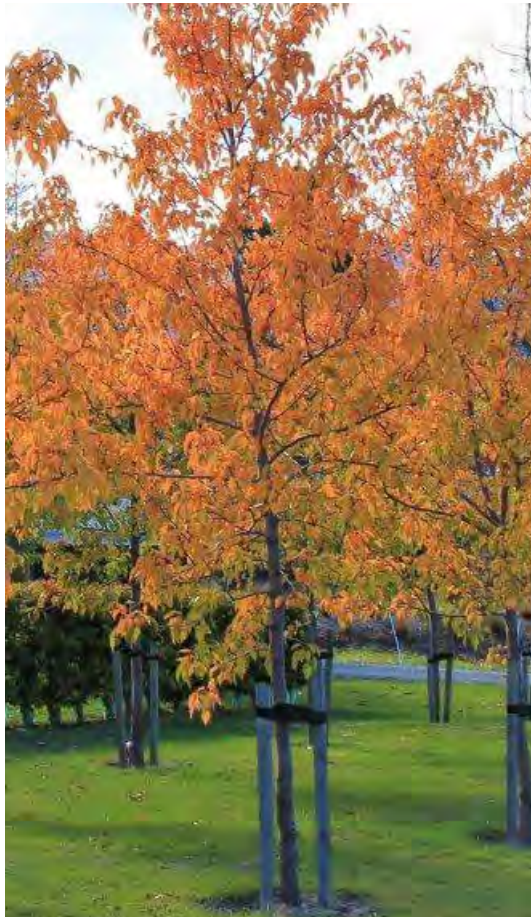


Location plan



JOAL E GARDEN STREET - PLANTING PALETTE

This 'Garden Street' shows a selection of rich greens and bright purples. A combination of ornamental pears selected at the street tree and ornamental cherry as a small feature tree an abundance of seasonal colour will be present.

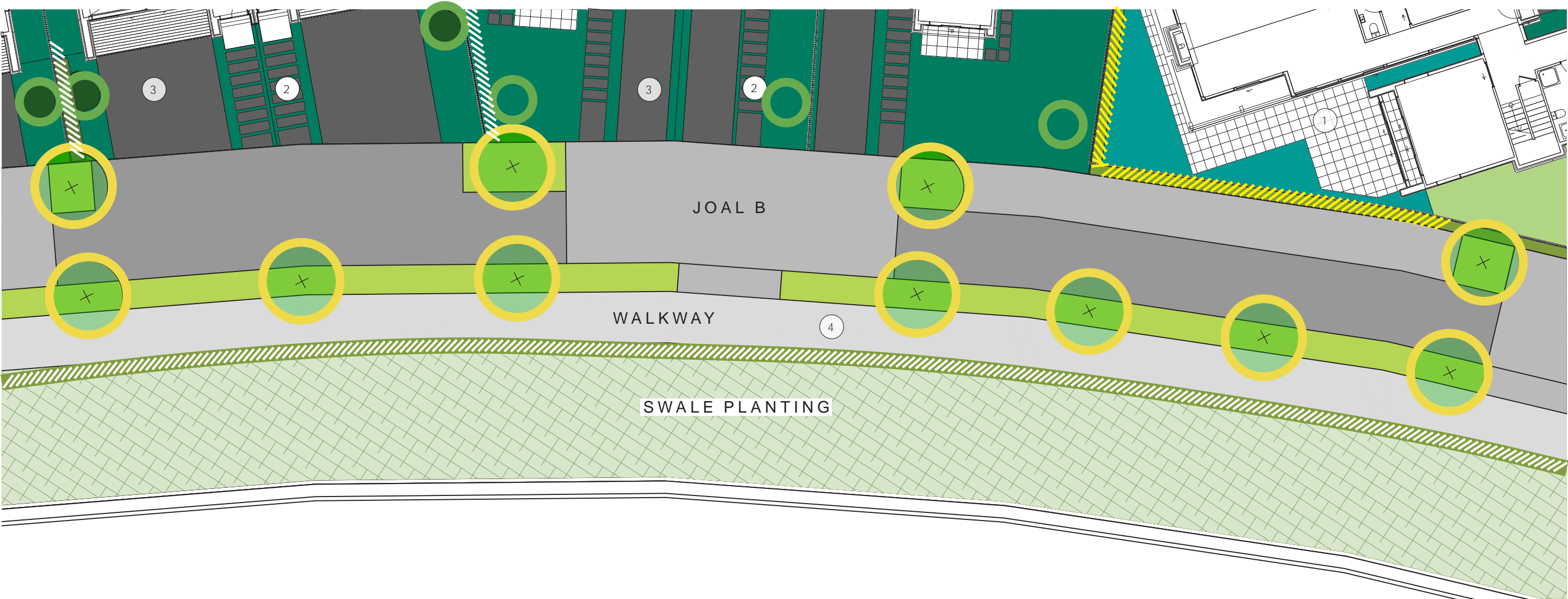


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Pyrus calleryana</i> 'Aristocrat'	ornamental pear	160	As shown
Berm Planting	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3	0.5
	<i>Hebe</i> x 'Wiri Mist'	Hebe	8	0.8
	<i>Lomandra longifolia</i> 'Nyalla'	Lomandra 'Nyalla'	2	0.7
	<i>Loropetalum chinense</i> 'china pink'	Loropetalum	8	1
	<i>Muehlenbeckia axillaris</i> nana	Creeping wire vine	3	0.6

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Eugenia ventenatii</i>	lily pily	12	1
Low hedge	<i>Euonymus fortunei</i> 'Emerald gem'	Japanese spindle	8	0.5
Garden mix 1	<i>Salvia nemorosa</i>	Woodland sage	2	0.4
	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3	0.5
	<i>Asplenium nidus</i>	Birds nest fern	3	0.8
	<i>Ligularia reniformis</i>	Tractor seat	8	1
Garden mix 2	<i>Dichondra repens</i>	Mercury bay weed	2	0.5
	<i>Acorus gramineus</i>	Japanese sweet flag	2	0.4
	<i>Phormium cookianum</i> 'Green Dwarf'	Mountain Flax	3	0.8
	<i>Pittosporum</i> 'Frankies Folley'	Kohuhu	8	0.6
Small feature tree	<i>Prunus</i> 'Mimosa'	Ornamental cherry	45	4



JOAL B SOUTH & TRACKSIDE WALK - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Tall hedge - 1.8m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens

- Street tree
- Feature tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Public footpath

0 6m  
1:200 @ A3



Location plan



JOAL B SOUTH & TRACKSIDE WALK - PLANTING PALETTE



SWALE PLANTING

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Swale Planting	<i>Apodasmia similis</i>	oioi	1	0.6
	<i>Carex gaudichaudiana</i>	Gaudichaud's sedge	1	0.4
	<i>Carex solandri</i>	forest sedge	1	0.6
	<i>Dianella nigra</i>	Flax Lily	1	0.6
	<i>Machaerina complanata</i>	shiny sedge	1	0.7
	<i>Astelia grandis</i>	swamp astelia	1	0.6
	<i>Carex virgata</i>	Small swamp sedge	1	0.6
	<i>Ficinia nodosa</i>	knobby clubrush	1	0.8
	<i>Juncus pallidus</i>	wiwi	1	1
	<i>Libertia peregrinans</i>	mikoikoi	1	0.4
Hedge	<i>Corokia virgata</i> 'Geentys Green'	Geenty's Green Corokia	12	0.6

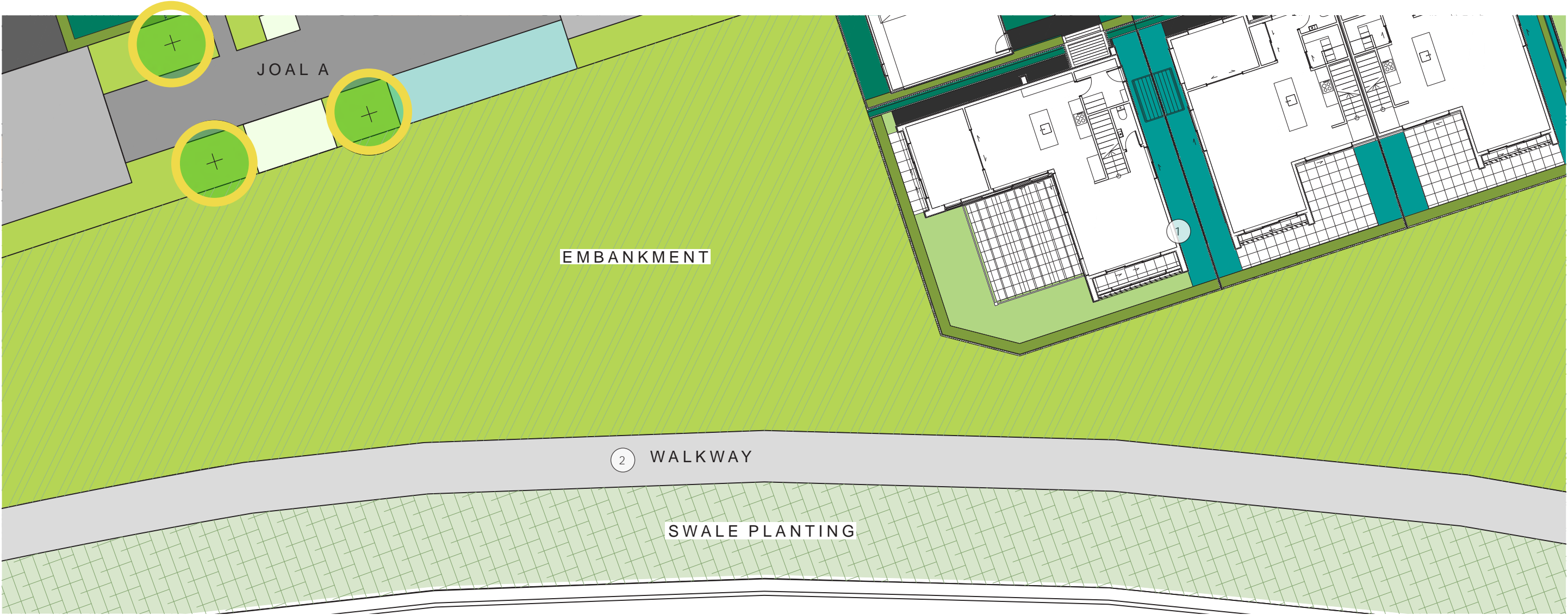
Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Alectryon excelsus</i>	titoki	160	As shown
Berm Planting	<i>Chionochloa flavicans</i>	Dwarf toe toe	3	0.8
	<i>Coprosma repens</i> 'Prostrata'	Taupata	5	1
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Hebe</i> 'Wiri Mist'	Hebe	8	0.8
	<i>Libertia grandiflora</i>	New Zealand iris	2	0.5
	<i>Pittosporum tenuifolium</i> 'Golf ball'	Golf ball Pittosporum	8	1

RAINGARDEN PLANTING

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Rain Gardens	<i>Apodasmia similis</i>	oioi	2	0.6
	<i>Arthropodium cirratum</i>	renga renga lily	3	0.5
	<i>Astelia banksii</i>	Coastal Astelia	1	1.5
	<i>Carex flagellifera</i>	Glen Murray tussock	1	0.5
	<i>Carex testacea</i>	orange sedge	1	1
	<i>Carex virgata</i>	Small swamp sedge	2	0.6
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Haloragis erecta</i>	toatoa	1	1
	<i>Libertia grandiflora</i>	New Zealand Iris	2	0.5
	<i>Poa cita</i>	silver tussock	1	0.8
Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Ficus tuffy</i>	tuffy fig	12	0.6
Low hedge	<i>Corokia virgata</i> 'Geentys Green'	Geenty's Green Corokia	12	0.6
Garden mix 1	<i>Acaena purpurea</i>	purple bidibidi	2	0.3
	<i>Gardenia radicans</i>	Cape jasmine	3	0.8
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Astelia chathamica</i> 'Silver Spear'	Silver Spear	3	0.8
Garden mix 2	<i>Zephyranthes candida</i>	rain lily	2	0.3
	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	2	0.4
	<i>Lavandula angustifolia</i> 'Major'	English Lavender	3	0.7
	<i>Pittosporum tenuifolium</i> 'Golf ball'	golf ball pittosporum	8	1
Small feature tree	<i>Callistemon viminalis</i> 'Red Clusters'	bottlebrush	45	1.5

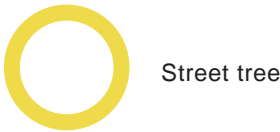


TRACKSIDE WALK - THE EMBANKMENT - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens



- 1 Private patio/ deck
- 2 Public footpath

0 6m  
1:200 @ A3



Location plan



TRACKSIDE WALK - THE EMBANKMENT - PLANTING PALETTE

A combination of hardy scrambling ground covers and feature shrubs blanket the embankment in swathes of mass planting. With aspirations of attracting birdlife to the site species have been selected for their enticing botanical attributes.

Swales are planted with species which can endure short periods of flooding and moving water while providing attractive vegetation year-round.

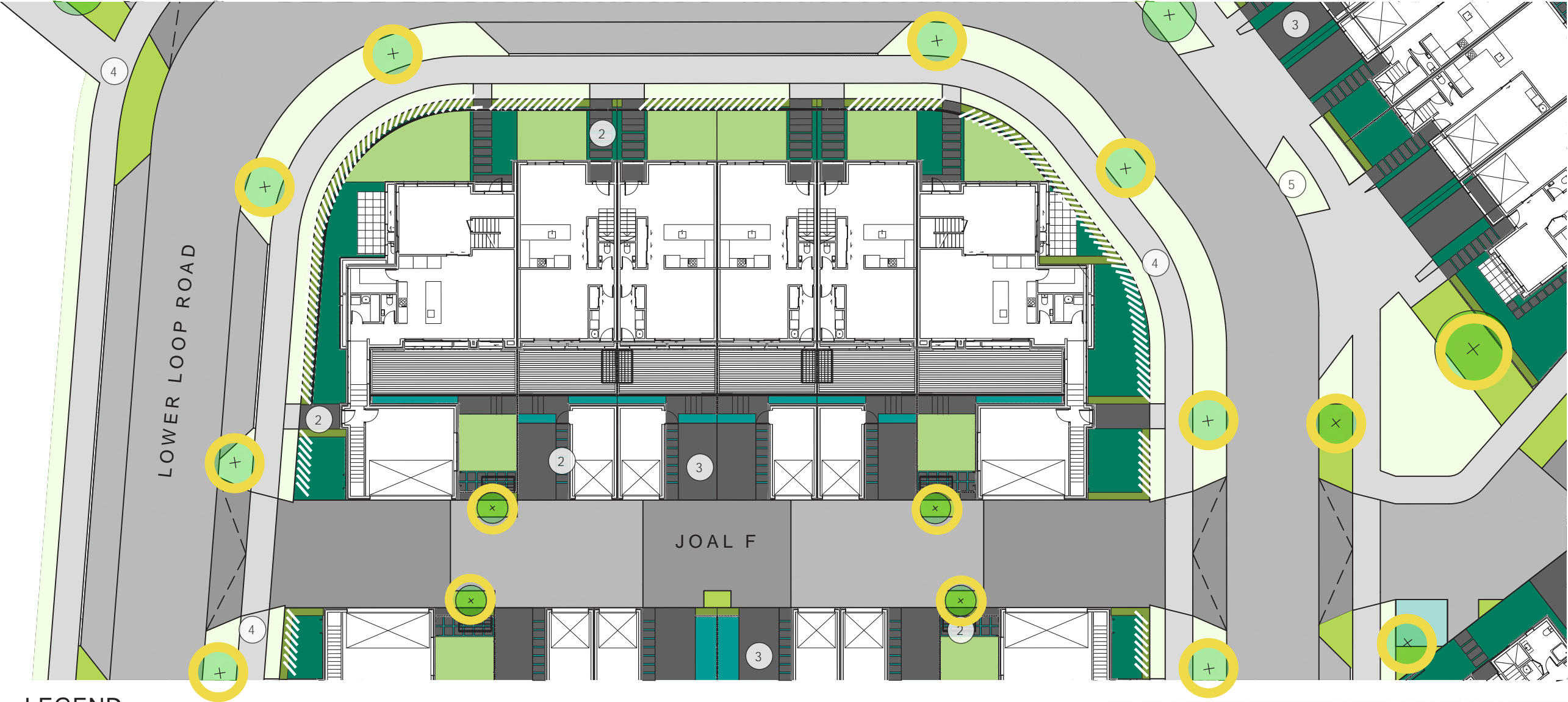


Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Shrub Planting	<i>Astelia nervosa</i> 'Westland'	bronze bush flax	2	0.8
	<i>Carex comans</i>	Carex	2	0.6
	<i>Carex testacea</i>	orange sedge	1	1
	<i>Chionochloa flavicans</i>	Dwarf toe toe	3	0.8
	<i>Coprosma acerosa</i> `Red Rocks`	Sand Coprosma	2	0.8
	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Libertia grandiflora</i>	New Zealand iris	2	0.5
	<i>Lomandra longifolia</i> `Tanika`	Dwarf Mat Rush	2	0.8
	<i>Phormium cookianum</i> `Green Dwarf`	Mountain Flax	3	0.8
	<i>Phormium tenax</i> `Sweet Mist`	Sweet Mist New Zealand Flax	3	0.4
	<i>Pittosporum tenuifolium</i> `Golf ball`	Golf ball Pittosporum	8	1
	<i>Muehlenbeckia axillaris nana</i>	Creeping wire vine	3	0.6
Climbing species adjacent to retaining wall	<i>Metrosideros carminea</i>	akakura / climbing rata	3	1
	<i>Metrosideros perforata</i>	white rata / akatea	3	1

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Swale Planting	<i>Apodasmia similis</i>	oioi	1	0.6
	<i>Carex gaudichaudiana</i>	Gaudichaud's sedge	1	0.4
	<i>Carex solandri</i>	forest sedge	1	0.6
	<i>Dianella nigra</i>	Flax Lily	1	0.6
	<i>Machaerina complanata</i>	shiny sedge	1	0.7
	<i>Astelia grandis</i>	swamp astelia	1	0.6
	<i>Carex virgata</i>	Small swamp sedge	1	0.6
	<i>Ficinia nodosa</i>	knobby clubrush	1	0.8
	<i>Juncus pallidus</i>	wiwi	1	1
	<i>Libertia peregrinans</i>	mikoikoi	1	0.4
	<i>Corokia virgata</i> `Geentys Green`	Geenty's Green Corokia	12	0.6
Hedge				

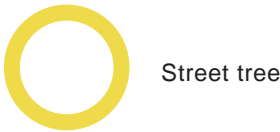


LOWER LOOP ROAD / JOAL F - PLANTING STRATEGY



LEGEND:

- Lawn
- Berm planting
- Low hedge - 1.0m high
- Front garden mix
- Rear garden mix
- Climbers
- Raingardens



Street tree

- 1 Private patio/ deck
- 2 Private garden path
- 3 Driveway
- 4 Public footpath
- 5 Indicative location for bins on collection day



Location plan

0 10m  
1:300 @ A3



LOWER LOOP ROAD / JOAL F- PLANTING PALETTE

Influenced by the existing landscape character of Derby Downs Domain the palette reflects a European, ornamental selection. Portuguese laurel, English lavender, French Hydrangea, and viburnum form the key structure within the shrubs. The street tree and feature tree selections form links to the rest of the development character.



Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Metrosideros excelsa</i> 'Mistral'	pohutukawa / rata hybrid	160	As shown
	<i>Carex comans</i>	Carex	2	0.6
Berm Planting	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Hebe</i> x `Wiri Mist`	Hebe	8	0.8
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Lobelia angulata</i>	Panakenake	2	0.5
	<i>Lobelia angulata</i>	Panakenake	2	0.5
	<i>Muehlenbeckia axillaris nana</i>	Creeping wire vine	3	0.6
	<i>Phormium cookianum</i> `Green Dwarf`	Mountain Flax	3	0.8

Private Lot Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Privacy hedge	<i>Prunus lusitanica</i>	Portuguese laurel	12	1
Low hedge	<i>Euonymus fortunei</i> 'Emerald gem'	Japanese spindle	8	0.5
Garden mix 1	<i>Zephyranthes candida</i>	rain lily	2	0.3
	<i>Pachysandra terminalis</i>	Japanese Spurge	2	0.4
	<i>Lavandula angustifolia</i> 'Major'	English Lavender	3	0.7
	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	5	1.6
	<i>Salvia</i> spp.	Sage	2	0.4
Garden mix 2	<i>Hebe</i> x `Wiri Mist`	Hebe	8	0.8
	<i>Lomandra</i> 'Limetuff'	Lomandra	2	0.6
	<i>Hydrangea macrophylla</i>	French hydrangea	12	1
Small feature tree	<i>Prunus</i> 'Pink Cloud'	ornamental cherry	45	2
	<i>Alectryon excelsus</i>	Titoki	45	6



VIVID LIVING APARTMENTS - PLANTING STRATEGY



- LEGEND:
- Trackside Terraces
  - Residents Courtyards
  - Frontage



Location plan



VIVID LIVING APARTMENTS- PLANTING PALETTE

This palette forms landscape links with the nearby character of Derby Downs Domain and the apartments which front Ladies Mile. A combination of NZ Native and exotic species form a vibrant selection of species which will display seasonal colour, attract birdlife and provide amenity to the residents and wider community.



RESIDENTS COURTYARD

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Trees	<i>Pyrus calleryana</i> 'Aristocrat'	Ornamental pear	160	As shown
	<i>Prunus</i> 'Mimosa'	Ornamental cherry	45	4
	<i>Michelia figo</i>	Port Wine Magnolia	45	3
Planting	<i>Ficus tuffi</i>		10	1
	<i>Dianella revoluta</i> `Little Rev`	Little Rev Flax Lily	3	0.5
	<i>Hebe</i> x `Wiri Mist`	Hebe	8	0.8
	<i>Lomandra longifolia</i> `Nyalla`	Lomandra `Nyalla`	2	0.7
	<i>Loropetalum chinense</i> 'china pink'	Loropetalum	8	1
	<i>Muehlenbeckia axillaris nana</i>	Creeping wire vine	3	0.6
	<i>Euonymus fortunei</i> 'Emerald gem'	Japanese spindle	8	0.5
	<i>Salvia nemorosa</i>	Woodland sage	2	0.4
	<i>Dianella revoluta</i> `Little Rev`	Little Rev Flax Lily	3	0.5
	<i>Asplenium nidus</i>	Birds nest fern	3	0.8
	<i>Ligularia reniformis</i>	Tractor seat	8	1
	<i>Dichondra repens</i>	Mercury bay weed	2	0.5
	<i>Acorus gramineus</i>	Japanese sweet flag	2	0.4
	<i>Phormium cookianum</i> `Green Dwarf`	Mountain Flax	3	0.8
	<i>Pittosporum</i> 'Frankies Folley'	Kohuhu	8	0.6
	<i>Brachyglottis greyii</i> 'Sunshine'	resin bush	12	1
	<i>Libertia peregrinans</i>	Mikoikoi	2	0.4
	<i>Clianthus maximus</i>	kakabeak	5	1.5

TRACKSIDE TERRACES

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Feature Trees	<i>Metrosideros excelsa</i> 'Mistral'	pohutukawa / rata hybrid	160	As shown
	<i>Leptospermum</i> 'Crimson Glory'	dwarf manuka	45	3
	<i>Sophora tetraptera</i>	kowhai	45	5
Planting	<i>Callistemon viminalis</i> 'Little John'	dwarf bottlebrush	12	1.5
	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Kunzea</i> 'Little Fox'	little fox kunzea	5	0.5
	<i>Grevillea</i> 'Bronze Rambler'	grevillea	3	1
	<i>Lomandra</i> 'Limetuff'	Lomandra	2	0.6
	<i>Phormium cookianum</i> `Green Dwarf`	Mountain Flax	3	0.8
	<i>Corokia</i> `Geentys Green`	Geenty's Green Corokia	12	0.6
	<i>Carex virgata</i>	Carex	2	0.5
	<i>Phormium tenax</i> `Sweet Mist`	Sweet Mist New Zealand Flax	3	0.4

FRONTAGE

Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Hedge	<i>Michelia</i> 'Bubbles'	bubbles michelia	12	1
	<i>Corokia virgata</i> `Geentys Green`	Geenty's Green Corokia	12	0.6
Shrubs / Groundcover	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Libertia grandiflora</i>	New Zealand Iris	2	0.5
	<i>Lomandra longifolia</i> `Tanika`	Dwarf Mat Rush	2	0.8
	<i>Lobelia angulata</i>	Panakenake	2	0.5



# BOUNDARY TREATMENT AND LEVEL CHANGE STRATEGY

## BOUNDARY TREATMENT

The appropriate selection of boundary treatments both within and around ‘The Hill’ will play a key role in helping residents to feel safe and secure in their homes and form connections to their new community (and help foster a sense of community), while providing outdoor living-areas with suitable privacy to relax, socialise and play outdoors. It will also encourage informal interaction between neighbours along street frontages and enable passive surveillance of the public realm.

Selection of the most appropriate boundary treatment is guided by consideration of the following factors:

- Build on the existing landscape character of the Ladies Mile site frontage (the use of basalt walls and hedging features prominently in the existing streetscape)
- Respond to the ‘Essential Outcome’ as identified by the ATR to develop entries to the property to reflect the established heritage qualities of the Auckland Racing Club. These heritage qualities are defined by the extensive use of use of basalt walls, black vertical rail fencing, low planting and entrance piers and gates
- Build on the ‘Remuera gardenesque’ theme identified in the Landscape Strategy to include boundary treatments that reflect a Remuera vernacular that speaks to quality, presence and permanence in the relationship between houses and the adjacent streetscape environment, including the use of basalt walls, hedging and fencing, offered in layered combination
- Acknowledge the proximity of the ATR trackside fencing style and colour (black) as an influence on the fencing palette
- Reflect the existing Remuera streetscape which includes the use of – basalt walls, hedging/vegetation layering metal fencing

These Remuera streetscape views provide a snapshot of individual street frontages, which collectively define a Remerua streetscape vernacular style. This speaks to quality, permanence and the use of basalt walls, hedging and fencing, often in layerd combination.

## RETAINING WALLS

The successful integration of the proposed built form and streetscape into the landform of ‘The Hill’ is one of the Key Moves of the Landscape Strategy. The Architectural, Engineering and Landscape Design Team members have worked closely together to explore and refine building platform levels, location and extent of retaining walls and proposed use of ground contouring and batter slopes. This exercise has also included design refinement of retaining wall and batters slope solutions along the external site boundaries to minimise the use of retaining walls wherever possible on or near adjacent neighbouring property boundaries

A refined retaining wall materials palette has been developed, which uses a hierarchy of materiality (basalt, keystone and timber/steel beam) to respond to the differing requirements across the site, which are in turn informed by the following design drivers:

- Provision of gateway entrance features at the site entrance points along Ladies Mile and Derby Downs Place
- Reference use of materiality as used in vicinity to the site (eg. along Ladies Mile) and to reflect the established heritage qualities of the ATR
- Achieve a balance between aesthetic and financial considerations, informed by the relative visual prominence of the proposed retaining wall

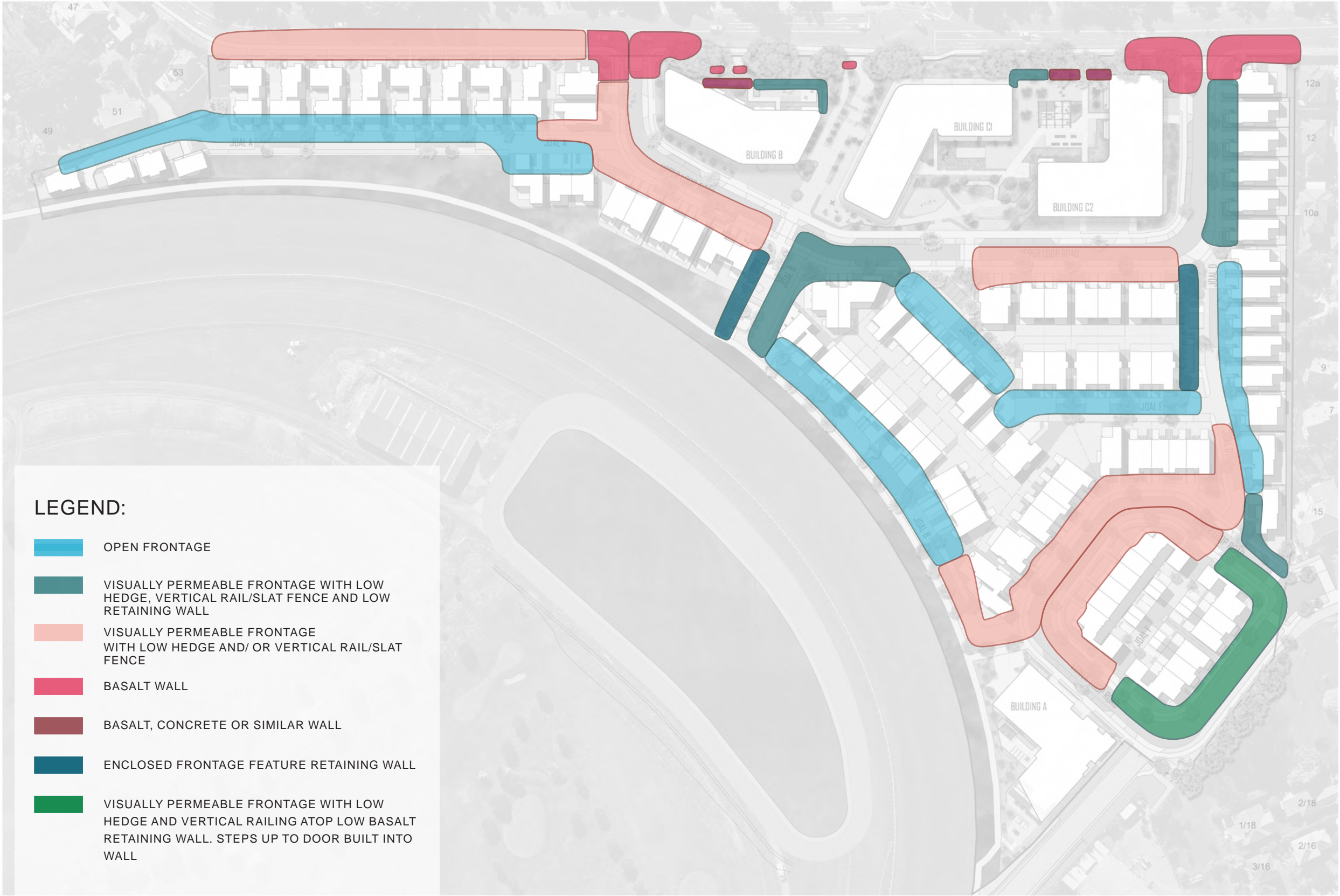


BOUNDARY TREATMENT - SITE CONTEXT & REMUERA VERNACULAR



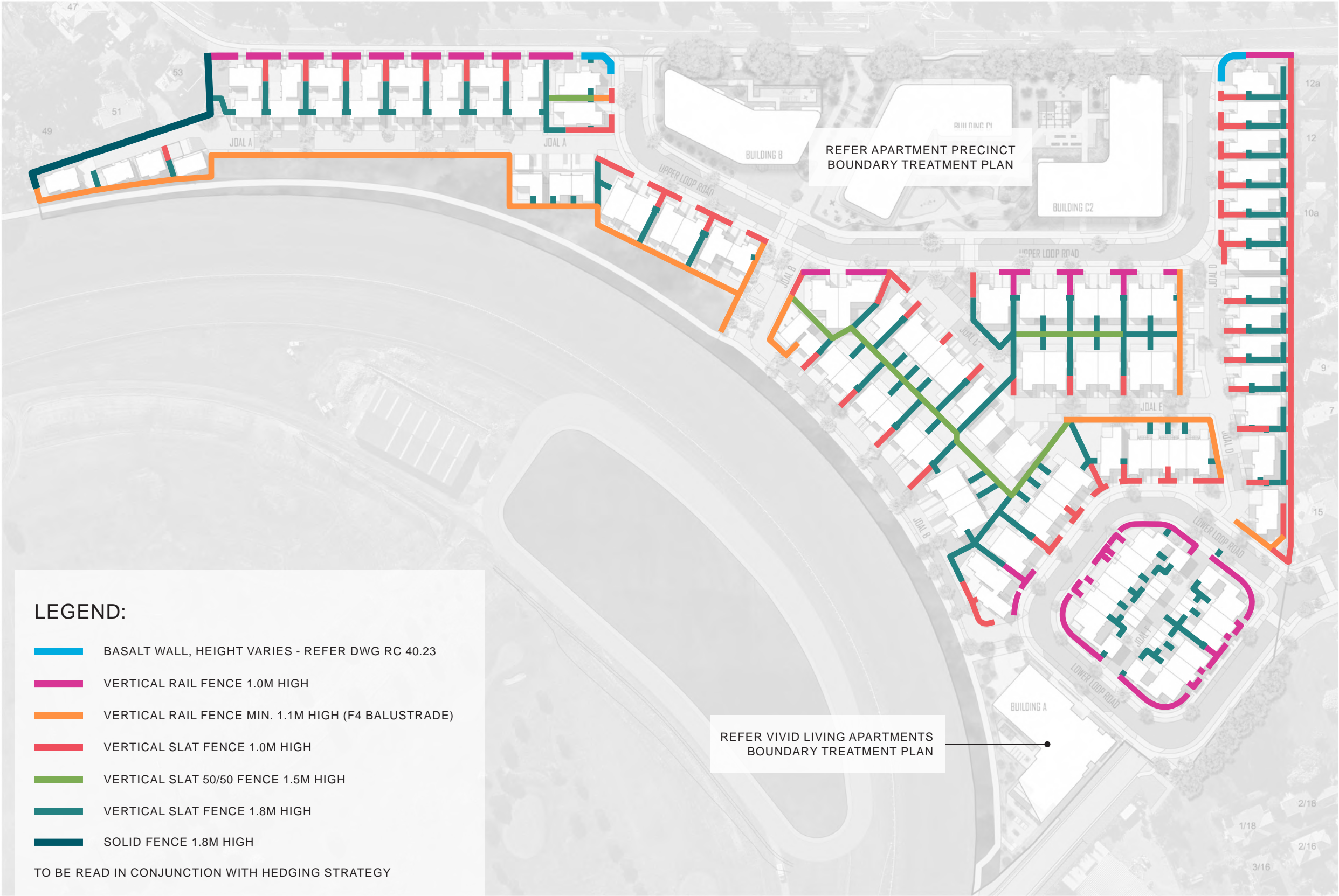


BOUNDARY TREATMENT - STREETSCAPE FRONTAGE STRATEGY



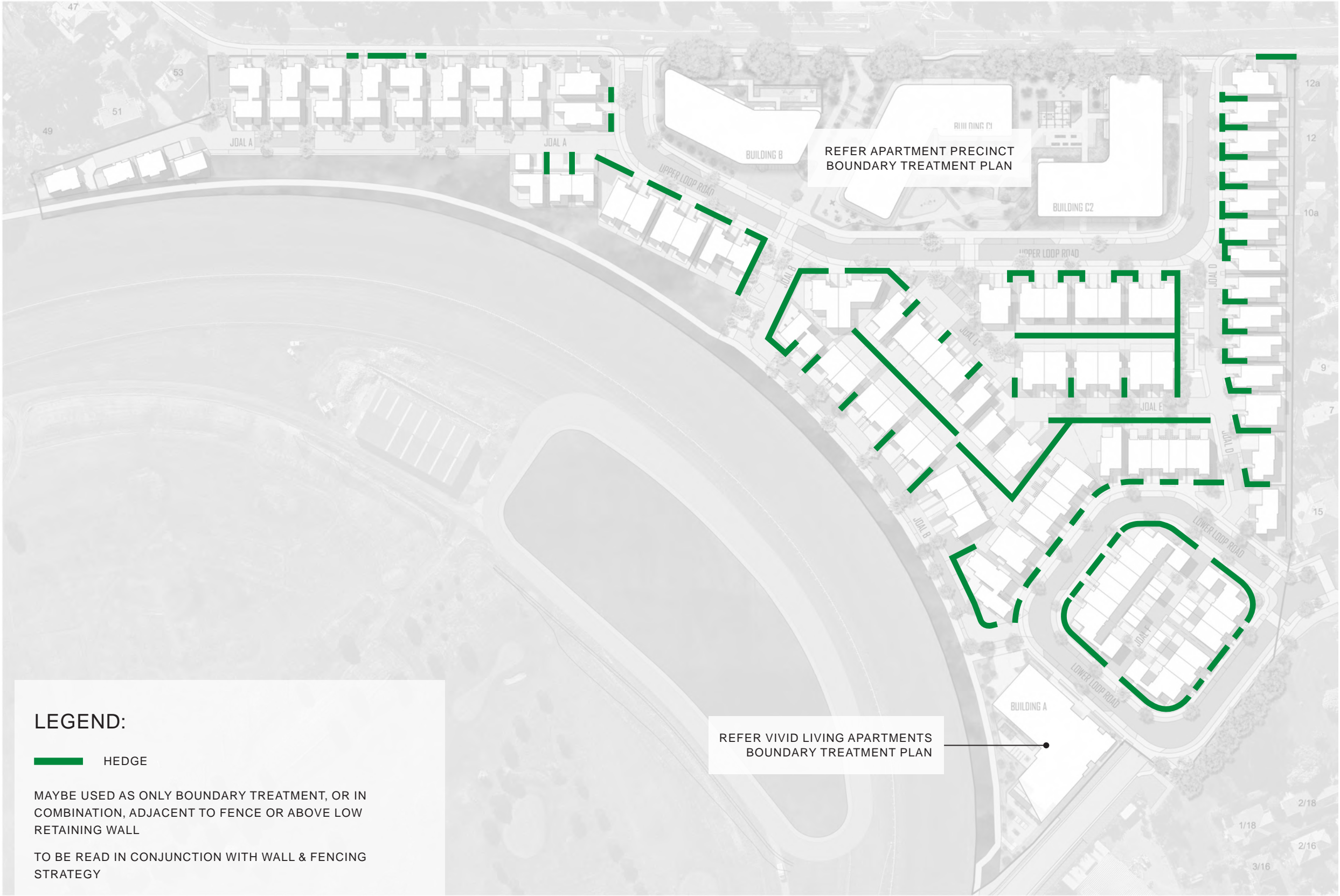


BOUNDARY TREATMENT - WALL AND FENCING STRATEGY





BOUNDARY TREATMENT - HEDGING STRATEGY





BOUNDARY TREATMENT - PALETTE



VERTICAL SLAT FENCE - 1.0m



VERTICAL SLAT 50/50 FENCE - 1.5m



VERTICAL SLAT FENCE - 1.8m



SOLID FENCE - 1.8m



VERTICAL RAIL FENCE - 1.0m



VERTICAL RAIL FENCE (F4  
BALUSTRADE) - 1.2m



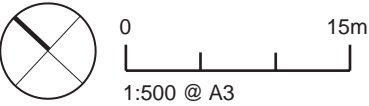
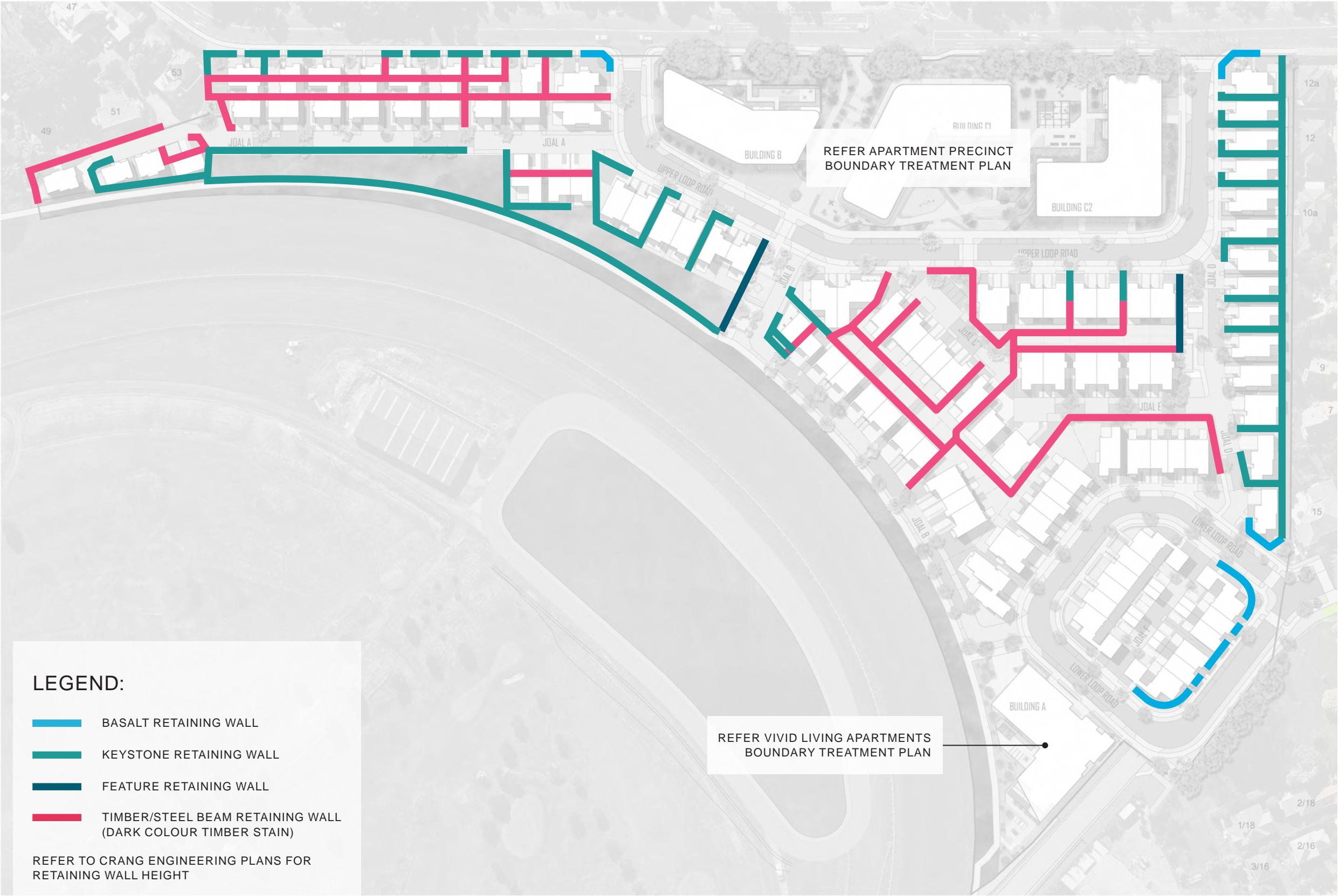
BASALT WALL



HEDGE (EVERGREEN)

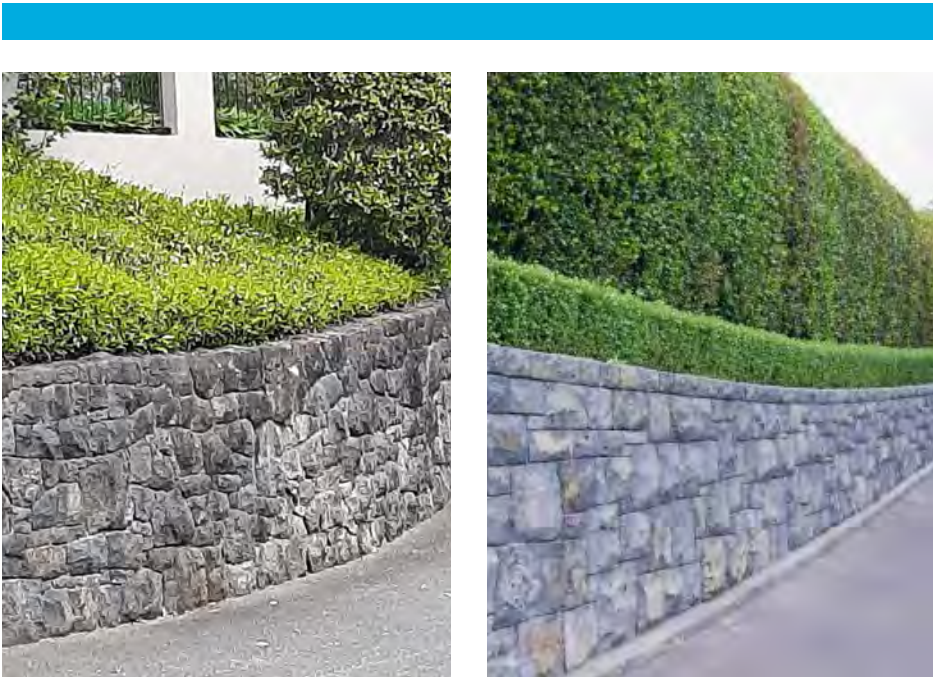


RETAINING WALLS - STRATEGY





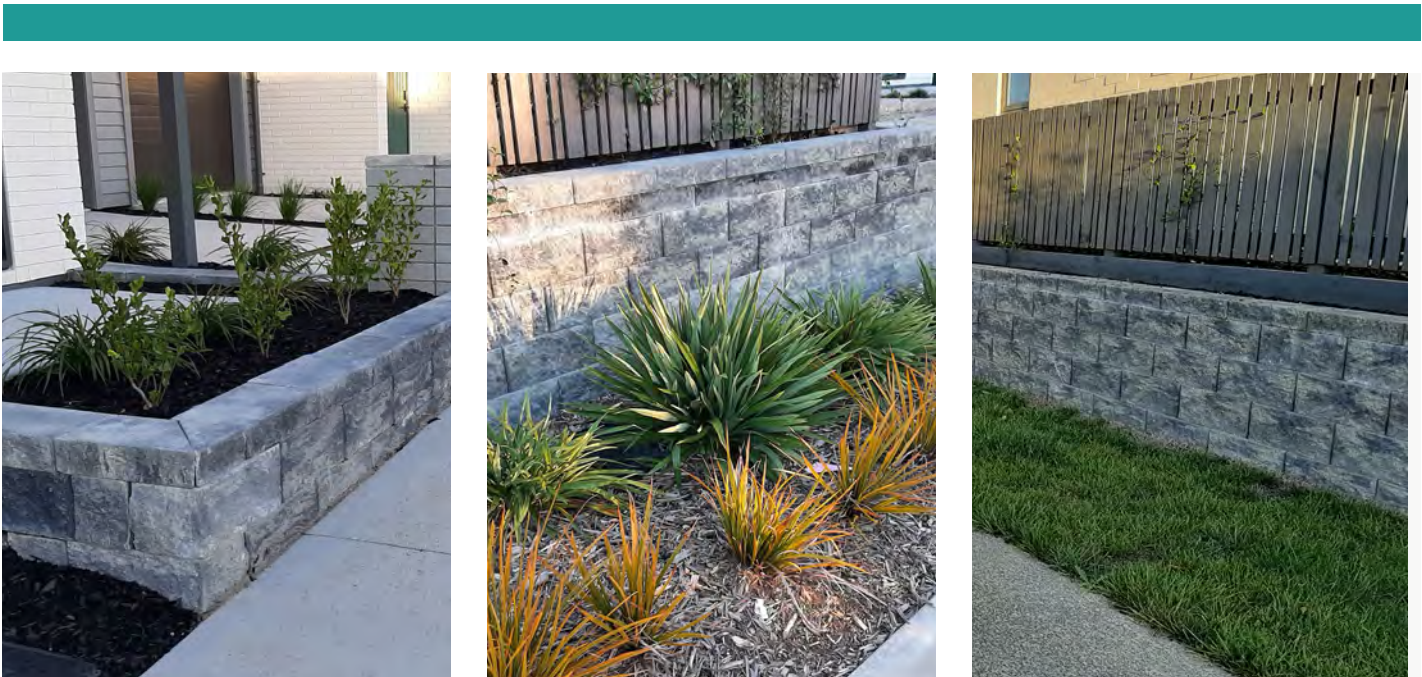
RETAINING WALLS - PALETTE



BASALT RETAINING WALL



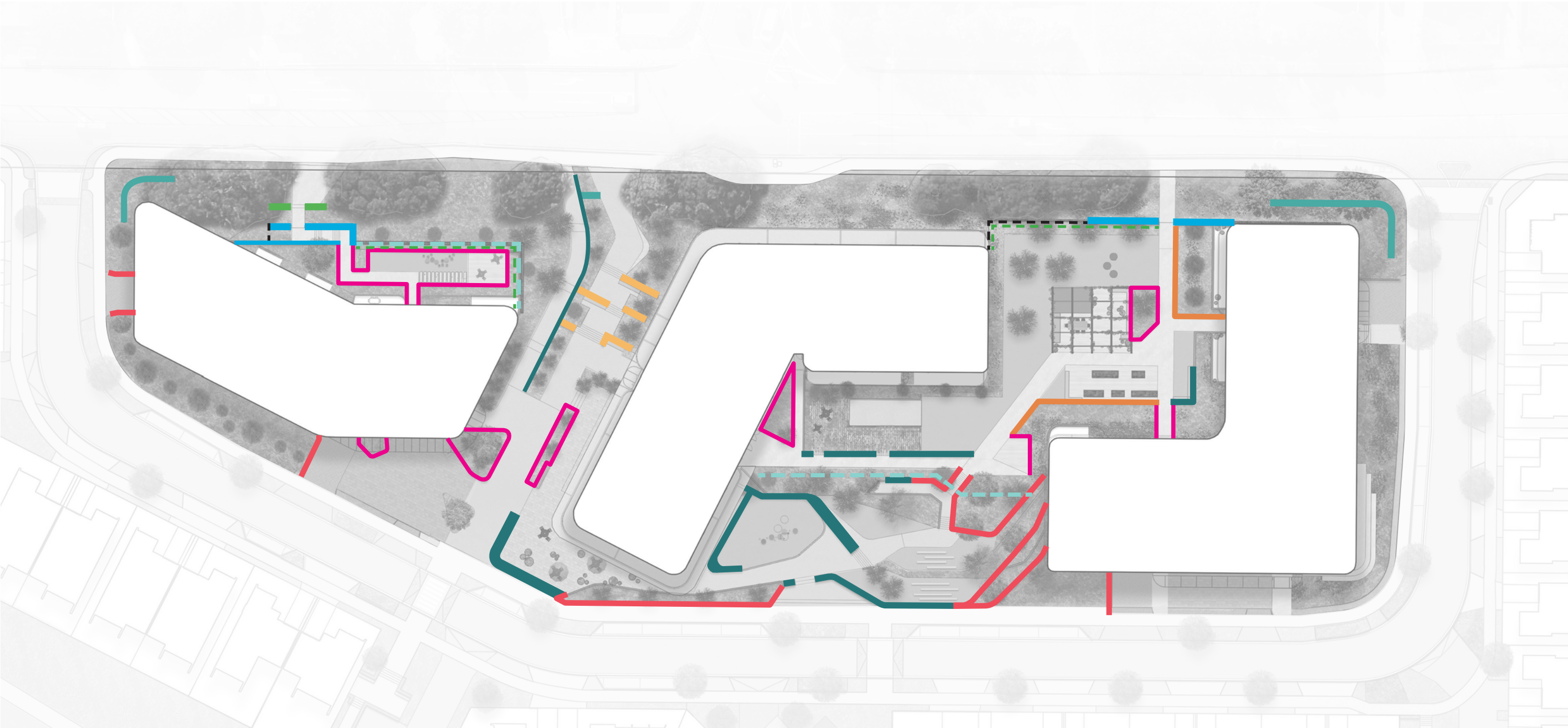
TIMBER / STEEL BEAM  
RETAINING WALL














KEYSTONE RETAINING WALL

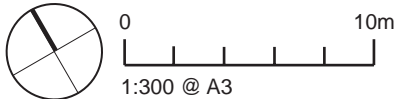


APARTMENT PRECINCT - RETAINING AND BOUNDARY TREATMENTS STRATEGY



LEGEND:

- |  |   |  |  |
|--|---|--|--|
|  LOW BASALT ENTRANCE WALL<br>INFORMAL SEATING HEIGHT                                  |  CONCRETE LOW WALL/RETAINING WALL<br>HEIGHT VARIES |  BASALT, CONCRETE OR KEYSTONE<br>LOW RETAINING WALL |  VERTICAL BLACK RAIL FENCE NOM. 1.0M HIGH |
|  BASALT, CONCRETE OR SIMILAR WALL<br>NOM. 1.6M HIGH                                   |  RENDERED CONCRETE RETAINING WALL                  |  RENDERED CONCRETE PLANTER WALL<br>0.4-0.6M HIGH    |  VERTICAL BLACK RAIL FENCE NOM. 1.6M HIGH |
|  UPPER LOOP ROAD & BELVEDERE GARDENS<br>ENTRANCE FEATURE BASALT WALL<br>HEIGHT VARIES |  LANDSCAPE NIB WALL 0.2M HIGH                      |  HEDGE  |  |

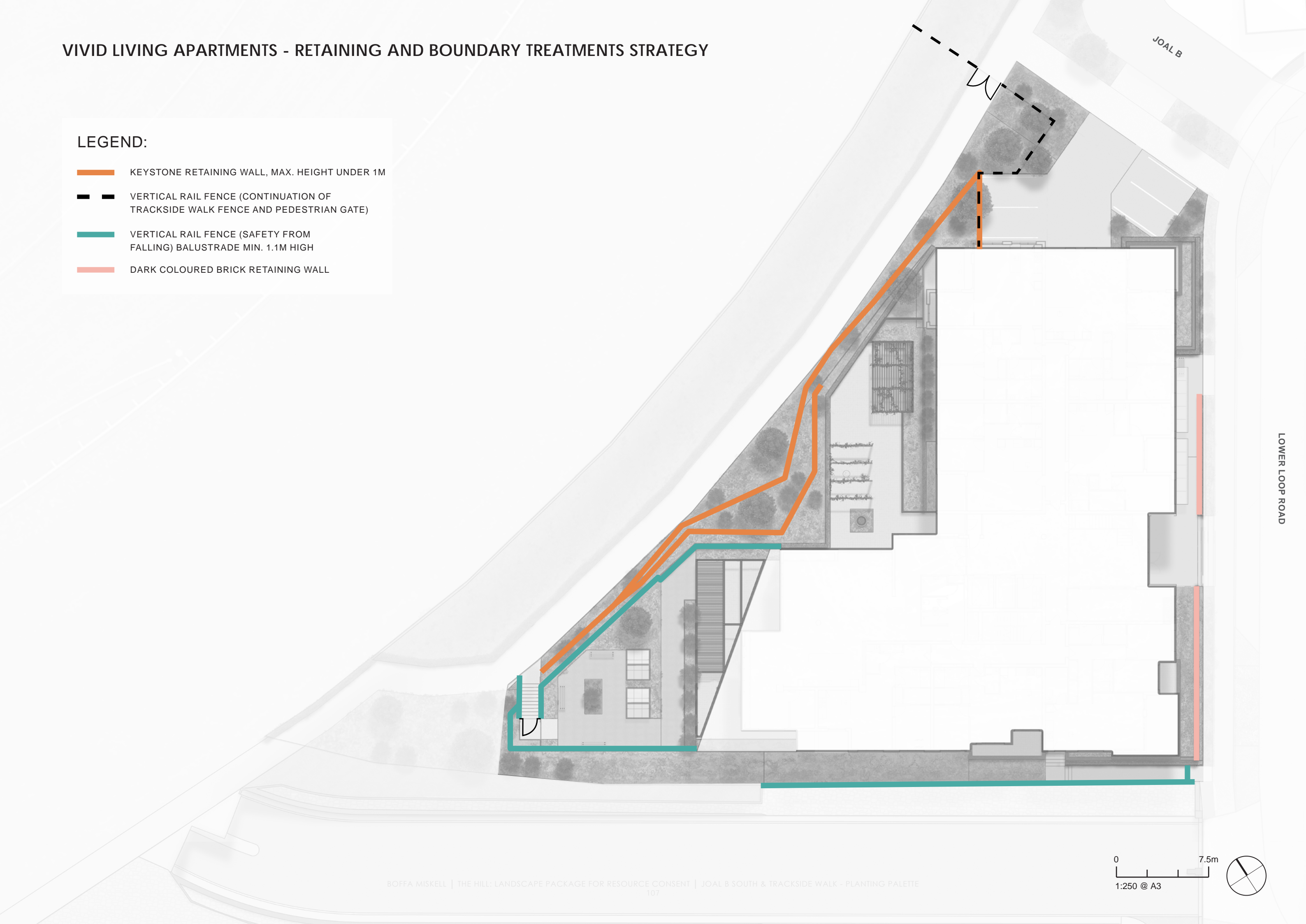




VIVID LIVING APARTMENTS - RETAINING AND BOUNDARY TREATMENTS STRATEGY

LEGEND:

- KEYSTONE RETAINING WALL, MAX. HEIGHT UNDER 1M
- VERTICAL RAIL FENCE (CONTINUATION OF TRACKSIDE WALK FENCE AND PEDESTRIAN GATE)
- VERTICAL RAIL FENCE (SAFETY FROM FALLING) BALUSTRADE MIN. 1.1M HIGH
- DARK COLOURED BRICK RETAINING WALL







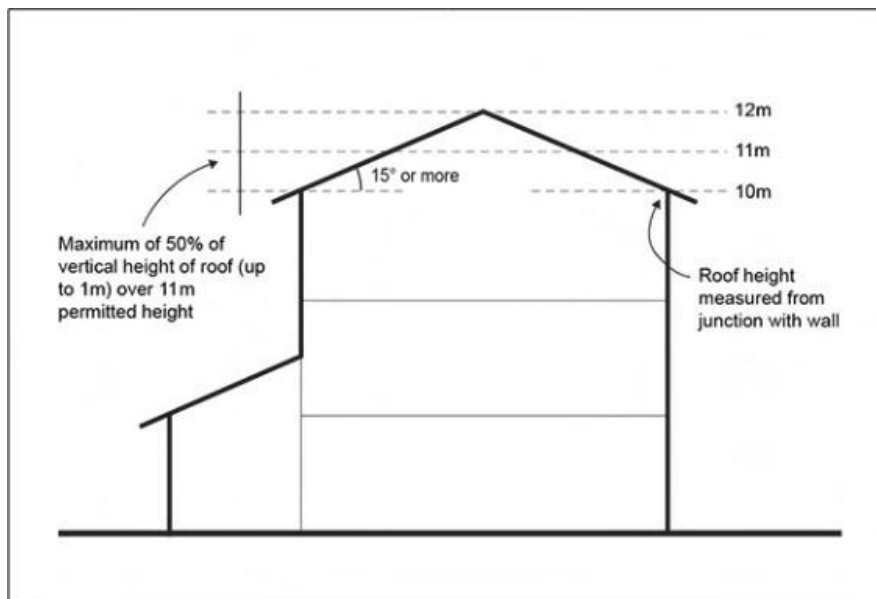
#### About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

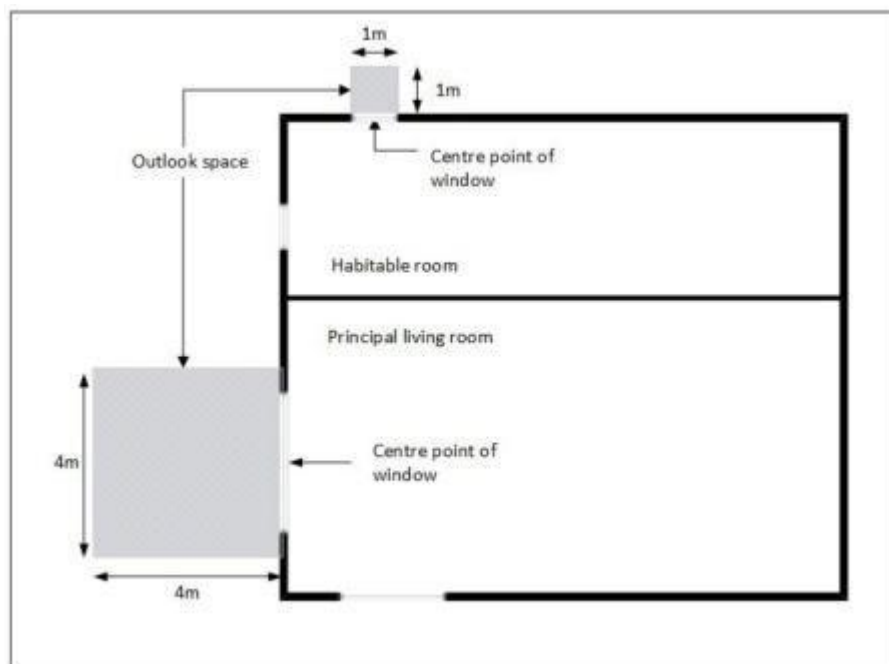
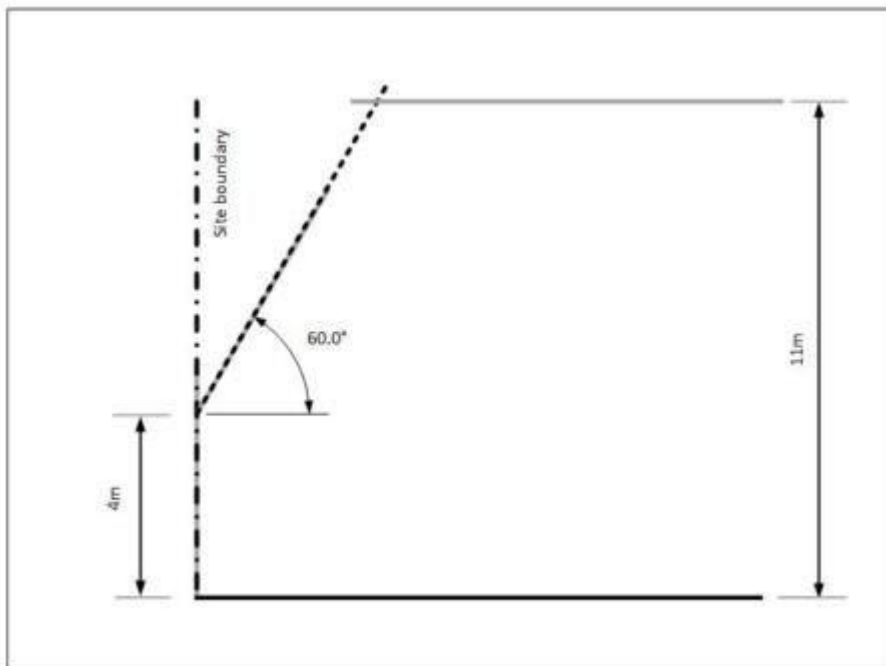
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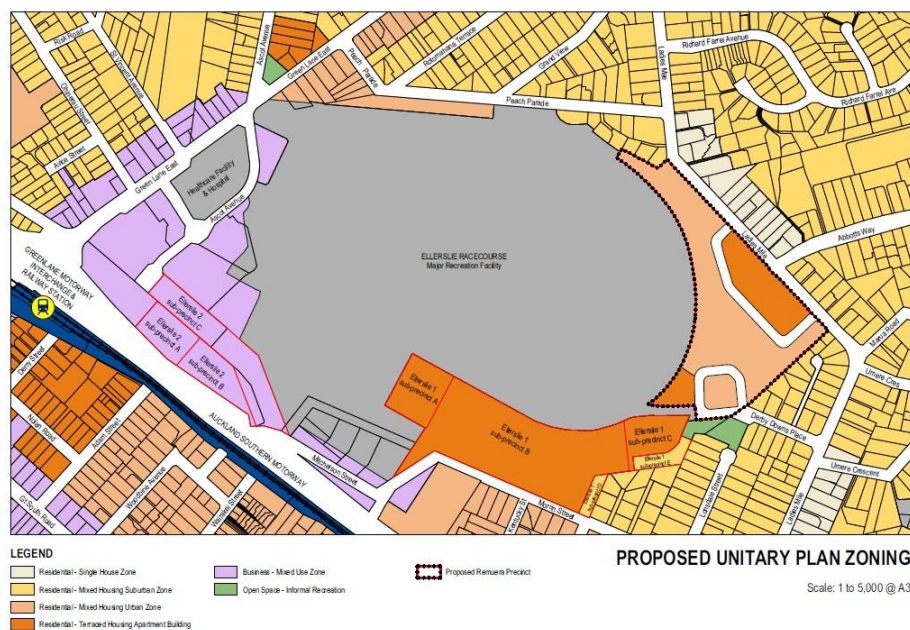
Activity	Activity Status
Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the Residential – Low Density Residential Zone, Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone	

Note 1		
All Applicants for subdivision consent, including controlled activities A13A and A13B, are subject to section 106 of the RMA.		
(A13A)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.1A.1	C
(A13B)	Subdivision around existing buildings and development complying with Standard E38.8.1A.2.	C



## PART B

- Rezone the 6.2-hectare area of land identified as the Remuera Precinct in the plan below from Major Recreation Zone and Ellerslie Racecourse Precinct to Remuera Precinct and Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones.





## **PART C**

### **Amendments to I313 Ellerslie Racecourse Precinct**

#### **1. Amend I313.1 Ellerslie Racecourse Precinct Description as set out below**

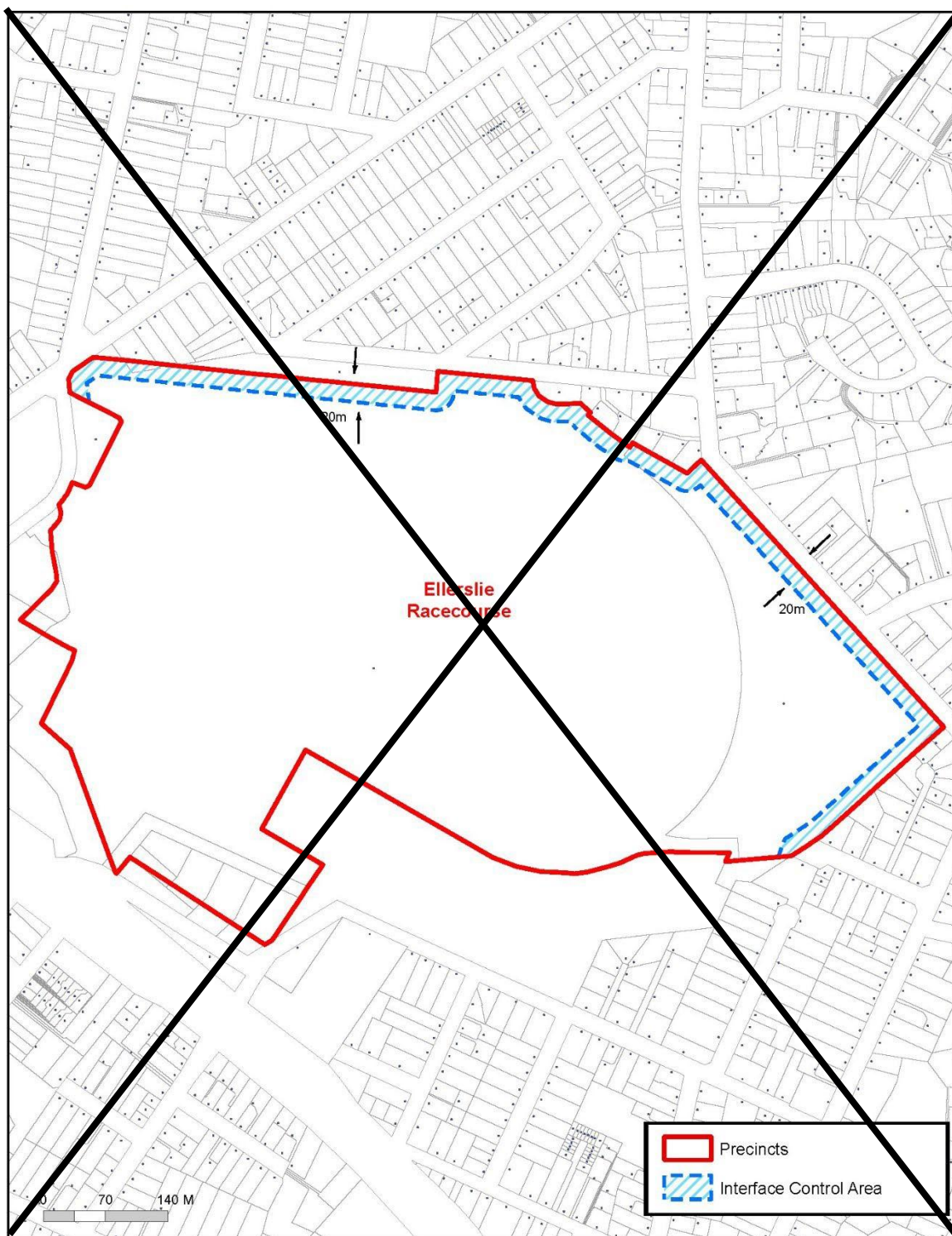
##### **I313.1. Precinct description**

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 49 hectares of privately-owned land.

#### **2. Amend I313.10 Precinct Plans Ellerslie Racecourse Precinct I313.10.1 Ellerslie Racecourse: Precinct Plan 1**

**Delete the Below Precinct Plan 1**





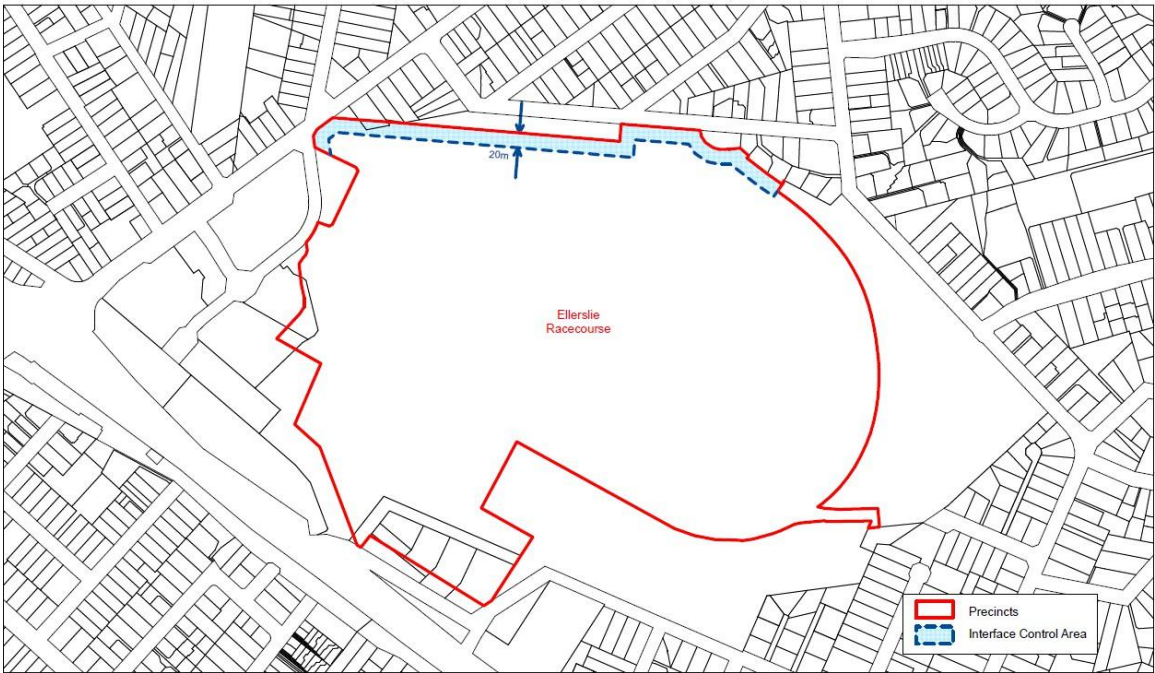
**Replace I313.10.1 Ellerslie Racecourse: Precinct Plan 1 With the Proposed Amended Precinct Plan 1 Below**

**I313.10.1 Ellerslie Racecourse: Precinct Plan 1**



I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1





## **PART D**

### **Amend Schedule 10: Notable Tree Schedule As follows:**

Schedule is divided into Auckland Districts and is organised into alphabetical order by street name.

The Notable Tree Overlay symbols are marked on the Planning maps and should be viewed in conjunction with the Schedule below. The symbols indicate the presence of a notable tree, trees or groups of trees.



ID	Botanical Name	Common Name	Number of Trees	Location/Street Address	Locality	Legal Description
166	<i>Quercus robur</i>	English Oak	1	Kohimarama Road 65 (reserve)	Kohimarama	Lot 1 DP 28945
165	<i>Araucaria heterophylla</i>	Norfolk Island Pine	2	Kohimarama Road 177	Kohimarama	Lot 27 DP 27807
318	<i>Quercus canariensis</i> , <i>Agathis australis</i>	Algerian Oak, Kauri	2	Korau Road 7	Greenlane	Lot 16 DP 25557
312	<i>Ulmus glabra</i>	Elm	1	Korau Road 14	Greenlane	Lot 23 DP 25557
311	<i>Ulmus glabra</i>	Elm	1	Korau Road 16	Greenlane	Lot 22 DP 25557
498	<i>Cinnamomum camphora</i> , <i>Quercus cerris</i>	Camphor Laurel, Turkey Oak (2)	3	Korma Road 30	Royal Oak	Lot 3 DP 327333
43	<i>Vitex lucens</i>	Puriri	1	Kotare Avenue 3A	Westmere	Lot 1 DP 120050
709	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Kurahaupo Street 45	Orakei	Lot 296 DP 58659
670	<i>Vitex lucens</i>	Puriri	2	Kuranui Place 5B	Otahuhu	Pt Section 2 Blk VI Otahuhu SD
XXX	<u><i>Metrosideros excelsa</i></u>	<u>Pōhutukawa</u>	<u>1</u>	<u>Ladies Mile 79</u>	<u>Remuera</u>	<u>Lot 1 DP 585358</u>
342	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 112	Ellerslie	Lot 28 DP 7838
341	<i>Metrosideros excelsa</i> , <i>Ulmus glabra</i>	Pōhutukawa, (2) Wych Elm	3	Ladies Mile 118	Ellerslie	Part Lot 30 DP 7838, Lot 31 DP 7838
431	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 170	Ellerslie	Lot 1 DP 324725



432	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Ladies Mile 170D	Ellerslie	Lot 1 DP 140735
490	<i>Metrosideros excelsa</i>	Pōhutukawa	8	Lagoon Drive 36-46	Panmure	Allotment 45 SECT 2 VILL OF Panmure
989	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 5	Mount Eden	Eden
961	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 7	Epsom	Lot 19 DP 6826
962	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 8	Epsom	Lot 3 DP 19644
783	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 9	Mount Eden	Lot 2 DP 53440
987	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Landscape Road 11	Epsom	Lot 1 DP 53440
943	<i>Agathis australis</i>	Kauri	1	Landscape Road 13	Mount Eden	Lot 1 DP 99091
988	<i>Araucaria cunninghamii</i>	Hoop Pine	1	Landscape Road 14	Mount Eden	Pt Lot 1 DP 7015
839	<i>Quercus robur</i>	English Oak	1	Levonias Street 23	Western Springs	Allotment 52 SECT 5 SBRS OF Auckland
391	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Lewin Road 1A	Epsom	Lot 37 DP 4280
378	<i>Vitex lucens</i>	Puriri	1	Lewin Road 6	Epsom	Lot 3 DP 17113
931	<i>Agathis australis</i>	Kauri	1	Lewin Road 16	Epsom	Pt Lot 23 DP 7434
377	<i>Vitex lucens, Phoenix canariensis</i>	Puriri, Phoenix Palm (3)	4	Lewin Road 19	Epsom	Lot 2 DP 33754
241	<i>Fraxinus excelsior 'aurea'</i>	Golden Ash	1	Line Road 50	Glen Innes	Lot 39 DP 42355
365	<i>Metrosideros excelsa</i>	Pōhutukawa	1	Liverpool Street 27	Epsom	Lot 3 DP 42495



364	<i>Vitex lucens</i> , <i>Podocarpus totara</i> , <i>Picea abies</i> , <i>Ilex aquifolium</i> , <i>Quercus robur</i> , <i>Cedrus deodara</i> , <i>Chamaecyparis lawsoniana</i>	Puriri (3), Avenue of trees including: Puriri (5), Totara (3), Spruce, Holly, English Oak (2), Cedar, False Cypress	17	Liverpool Street 40	Royal Oak	Lot 1 DP 8648
257	<i>Vitex lucens</i> , <i>Phoenix canariensis</i>	Puriri, Phoenix Palm (2)	3	Lloyd Avenue 39	Mt Albert	Lot 1 DP 44143
170	<i>Metrosideros excelsa</i>	Pōhutukawa	2	Long Drive 106	St Heliers	Lot 2 DP 46553
91	<i>Phoenix canariensis</i>	Phoenix Palm	3	Long Drive (road reserve on intersection with Tamaki Drive)	St Heliers	



## Appendix Two - Decision on Submissions

Sub. No.	Name of Submitter	Summary of the Relief Sought by the Submitter	Planner's Recommendation
1.1	Kelsey Bergin	Approve the plan change without amendments	Accept in part
2.1	Stephanie Gale	Approve the plan change without amendments	Accept in part
3.1	Samuel Fielding	Seeks additional roading that links Ladies Mile to Greenlane East and/or Peach Parade	Reject
4.1	Katarina Pochyba	Decline the plan change	Reject
5.1	Vita Nova Projects Ltd	Decline the plan change	Reject
6.1	Simon McMullen	Seeks clarification on whether a full sized flush median strip will be installed along Ladies Mile, and in particular properties at 82-88 Ladies Mile, opposite the development.	Reject
6.2	Simon McMullen	Seeks further details of roading layouts (figures 4.5-4.12) to consider vehicles entering/exiting the residential slip lane	Reject
6.3	Simon McMullen	Seeks clarification on design and strength of current slip lane barrier	Reject
6.4	Simon McMullen	Seeks clarification on increased risk of slip lane barrier being struck by vehicles with new roads/layouts	Reject
6.5	Simon McMullen	Seeks confirmation of plans for on-road parking	Reject
6.6	Simon McMullen	Seeks clarification on proposals to reduce single lane congestion between 70-88 Ladies Mile at peak times	Reject
6.7	Simon McMullen	Seeks clarification on impacts of 25m building heights on privacy, daylight access and zone character	Reject
7.1	Ian Calhaem	Move Interface Control Area from boundary with Hunterville Court/Derby Downs to boundary between racecourse and new development	Reject
7.2	Ian Calhaem	Retain existing provisions of THAB zone	Reject
7.3	Ian Calhaem	Retain existing provisions of MHU zone	Reject
7.4	Ian Calhaem	Retain existing height to boundary conditions as	Reject



		consented through Fast Track consent	
7.5	Ian Calhaem	Include pedestrian crossing opposite 15 Derby Downs Place	Accept
7.6	Ian Calhaem	Add pedestrian crossing across Morrin St to Robert St	Reject
8.1	Deborah Anne Keightley	Seeks to rezone the upper area near Ladies Mile to THAB zone	Accept in part
8.2	Deborah Anne Keightley	Seeks to rezone the lower/southerly area to Medium Density of 3/4 storeys rather than THAB	Reject
9.1	Auckland Council	Seeks various amendments to improve plan drafting, consistency with AUP style guide, and incorporation of MDRS	Accept in part
9.2	Auckland Council	Amend Precinct Plan 1 to remove the 25m height limit and instead use the Height Variation Control layer	Reject
9.3	Auckland Council	Change references from 'THAB zoned areas' to 'Sub-Precinct A' and 'Mixed Housing Urban zoned areas' to 'Sub-Precinct B'	Accept
9.4	Auckland Council	Review proposed Arterial Road Access Restriction rule and consider using existing Vehicle Access Restriction Control	Reject
9.5	Auckland Council	Review provisions and amend as necessary to reflect the AUP style guide	Accept in part
9.6	Auckland Council	Amend Policy IXXX.3(5) by replacing "Ensure" with "Require"	Accept
9.7	Auckland Council	Amend provisions to properly incorporate all MDRS requirements	Accept
9.8	Auckland Council	Clarify that all aspects of MDRS have been incorporated	Reject
9.9	Auckland Council	Review and where appropriate remove references to PC78	Accept
9.10	Auckland Council	Clearly annotate or identify any Qualifying Matters	Accept
10.1	Ngāti Te Ata Waiohū	Seeks that CIA Report recommendations are provided for	Accept
11.1	Watercare Services Limited	Amend precinct provisions to ensure development in excess of 357 dwellings requires assessment of network capacity	Reject
11.2	Watercare Services Limited	Require development in excess of 357 dwellings to be reassessed by Watercare	Reject
11.3	Watercare Services Limited	Provide for protection of wastewater and water infrastructure assets	Reject



11.4	Watercare Services Limited	Amend Objective 4 regarding infrastructure delivery wording	Accept in part
11.5	Watercare Services Limited	Add new Objective 6 regarding effects on stormwater, water and wastewater networks	Reject
11.6	Watercare Services Limited	Add new Policy 9 regarding infrastructure coordination	Accept in part
11.7	Watercare Services Limited	Add new Policy 10 regarding development exceeding 357 dwellings	Reject
11.8	Watercare Services Limited	Add new Special information requirement for Infrastructure Capacity Assessment	Reject
11.9	Watercare Services Limited	Ensure water and wastewater servicing requirements are adequately met	Reject
13.1-13.6	Craig McErlane	Pro forma submission - seeks identical relief to submission points 7.1-7.6	As per above for submission points 7.1-7.6
14.1-14.6	McErlane Investment Trust	Pro forma submission - seeks identical relief to submission points 7.1-7.6	As per above for submission points 7.1-7.6