

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

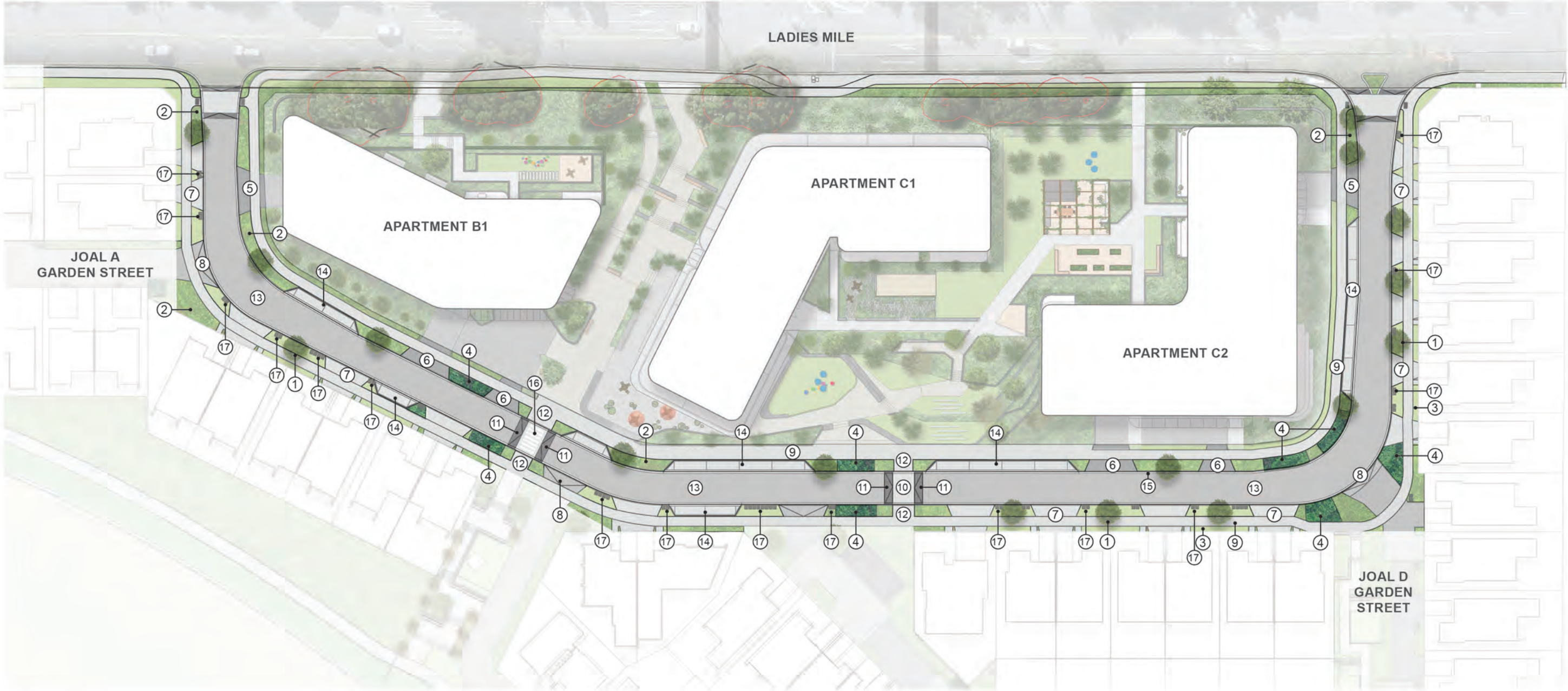
proposed to use basalt walls formed in a contemporary curved plan form in combination with ‘The Hill’ entrance signage and low planting to celebrate the Upper Loop Road entrances off Ladies Mile. This proposal builds on the existing use of basalt walls of various heights along residential frontages with 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

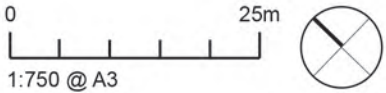
⑫ Pedestrian crossing - flush pram crossing as footpath with use of TGSI to AT Standard Detail

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



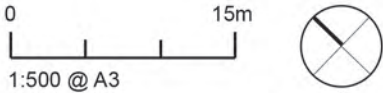
LOWER LOOP ROAD - PLAN

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

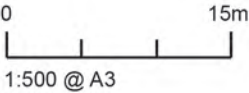
⑦ JOAL footpath
Exposed aggregate concrete dark chip/charcoal
oxide to AT Standard Detail
- ⑧ Footpath connection to Trackside Walk
Concrete with charcoal oxide

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

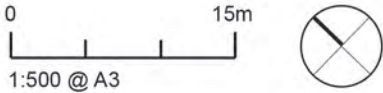


JOAL D GARDEN STREET - PLAN

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



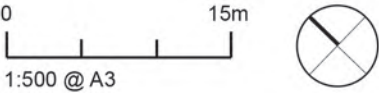
JOAL A GARDEN STREET - PLAN

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



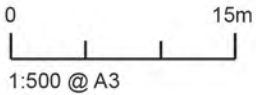
JOAL E GARDEN STREET - PLAN

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



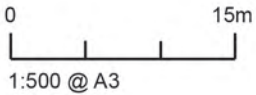
JOAL F GARDEN STREET - PLAN

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

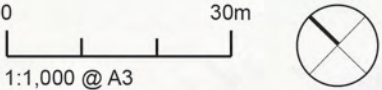
⑨ Retaining wall
Keystone block or similar
- ⑩ Vertical rail balustrade

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

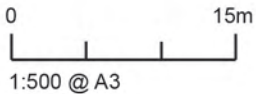
Excerpt from Dwg.No. RC 40.12



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

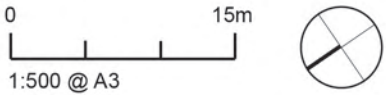
④ Swale terminates at this location
- ⑤ Walkway 2.5m wide
Concrete

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

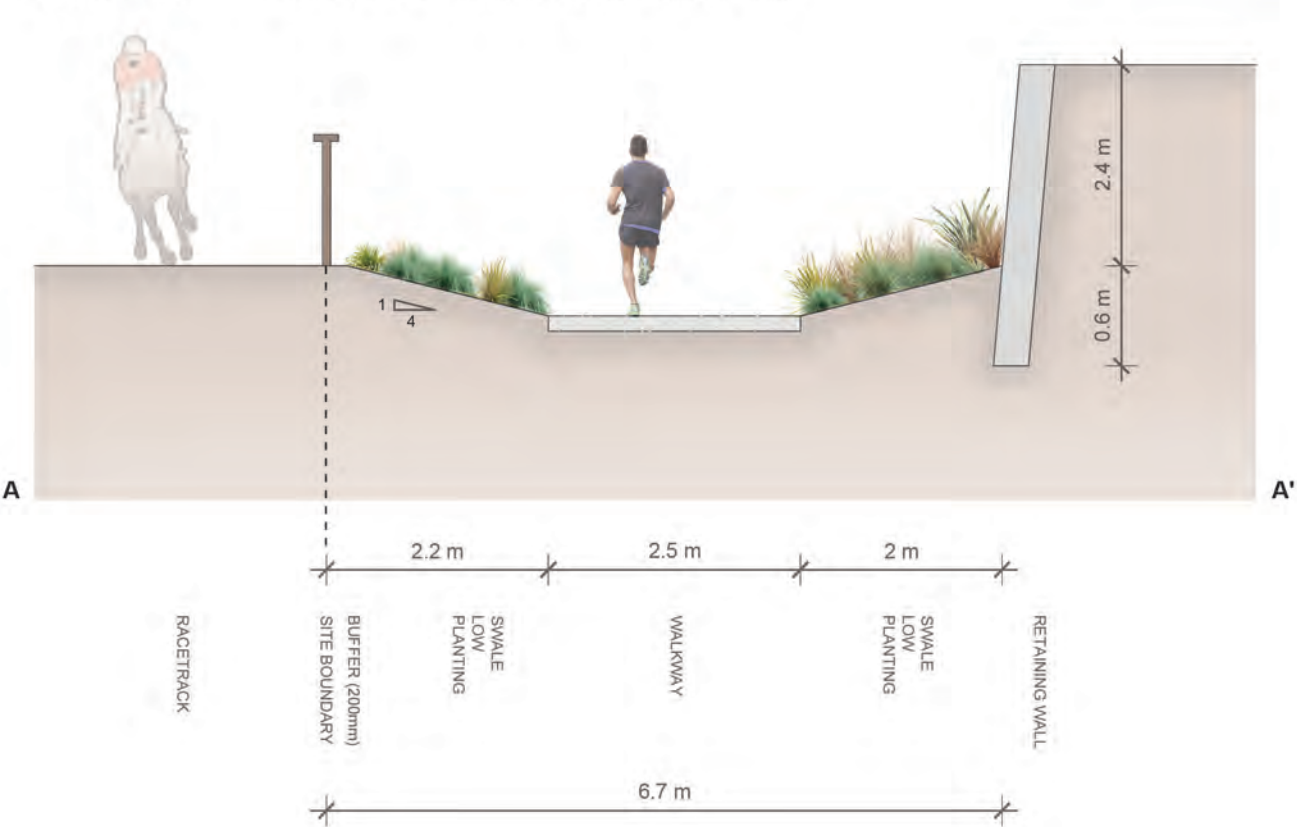
NOTE: Refer DWG No. RC 40.16 for Sections



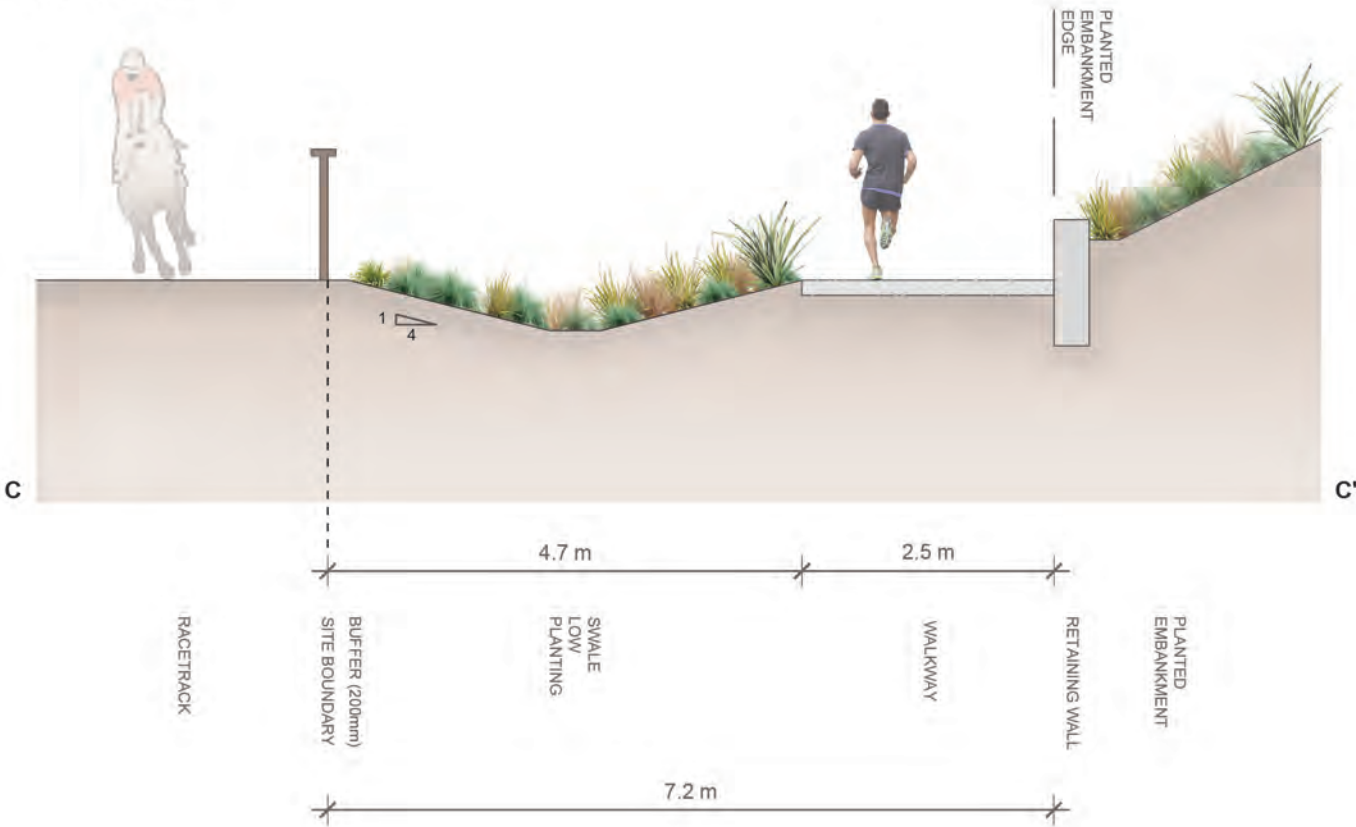
TRACKSIDE WALK - SECTIONS SHEET 1

Excerpt from Dwg.No. RC 40.14

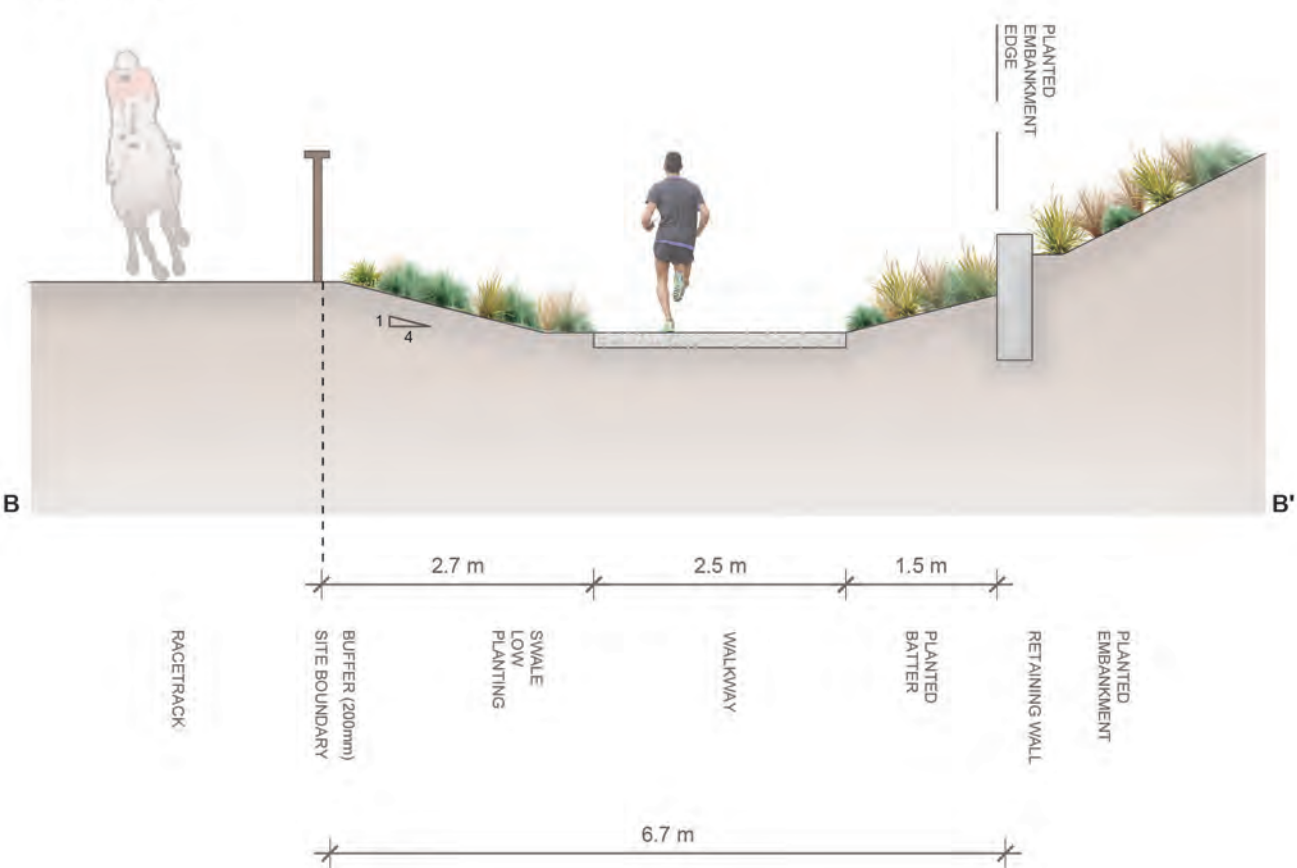
SECTION AA' Note: Refer DWG No. RC.40.11 For Section Locations



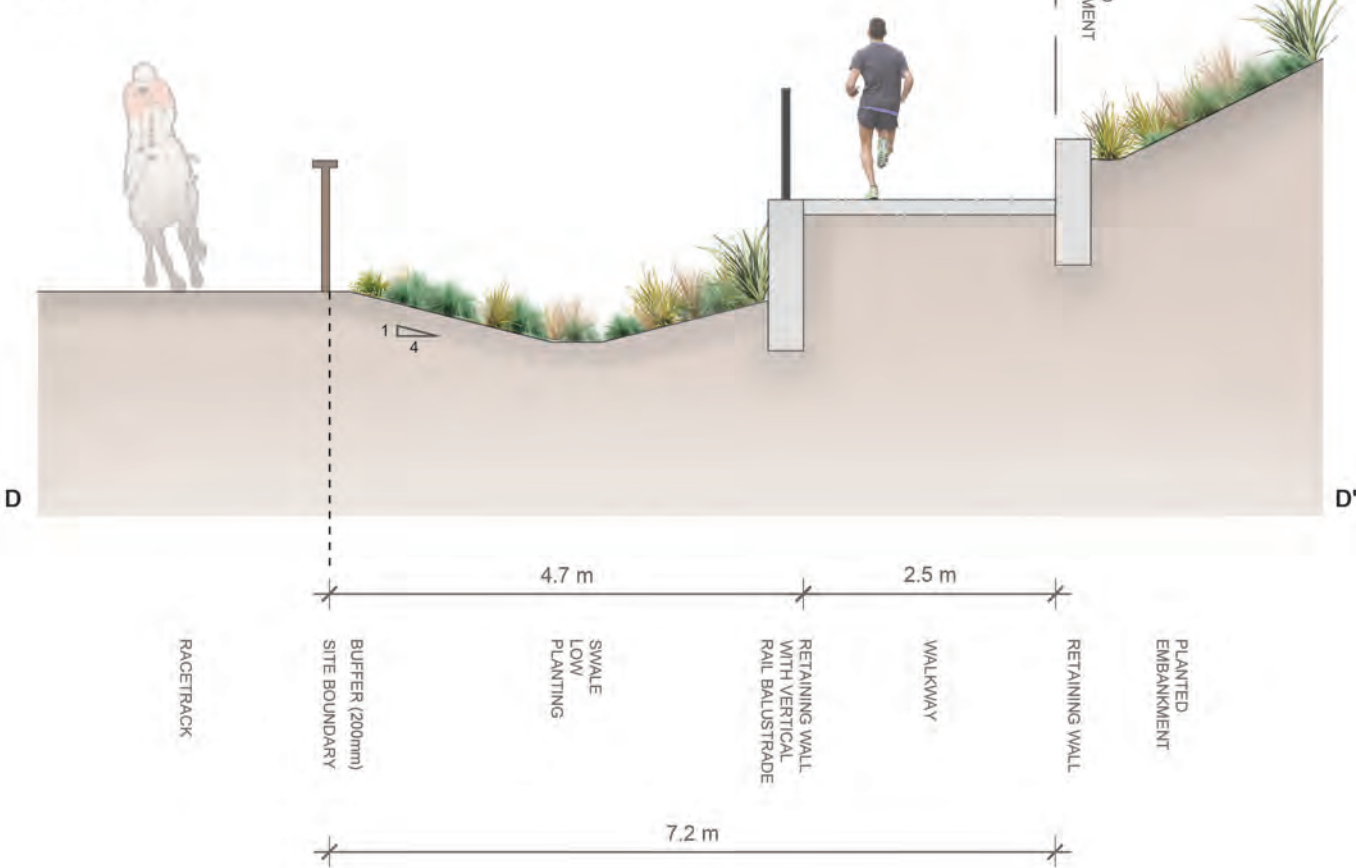
SECTION CC'



SECTION BB'

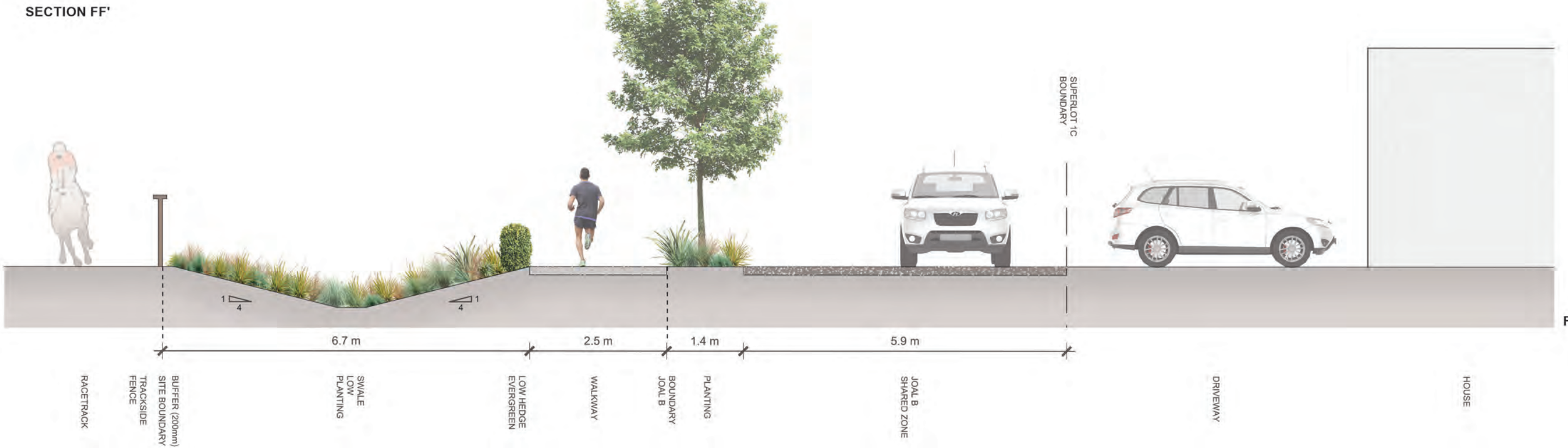
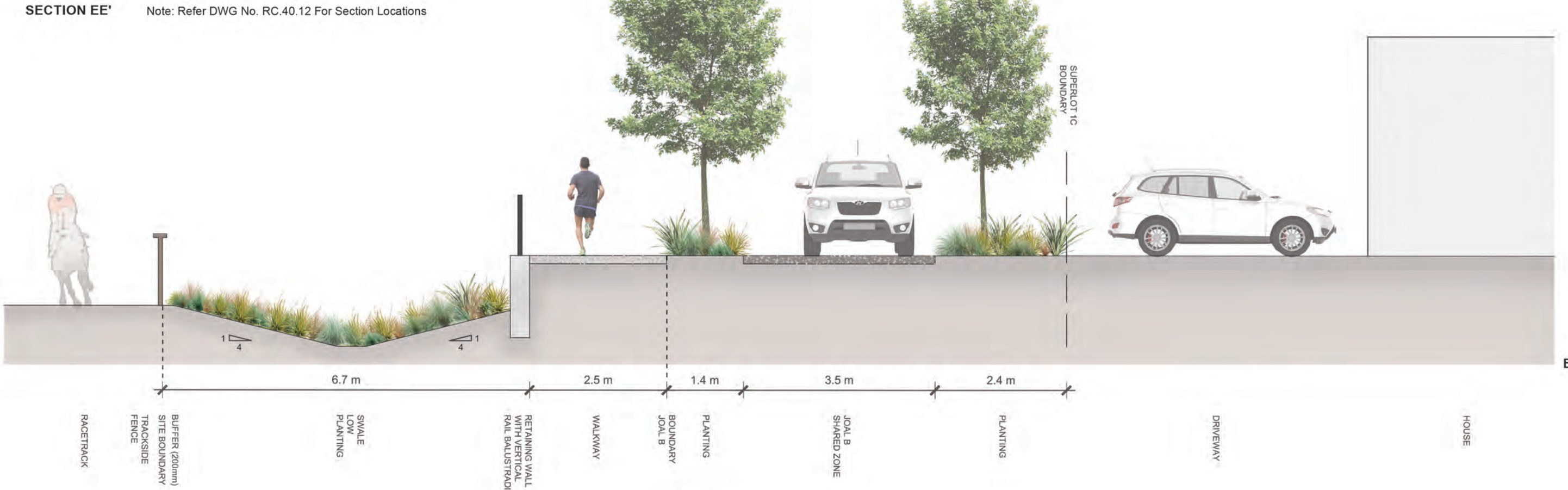


SECTION DD'



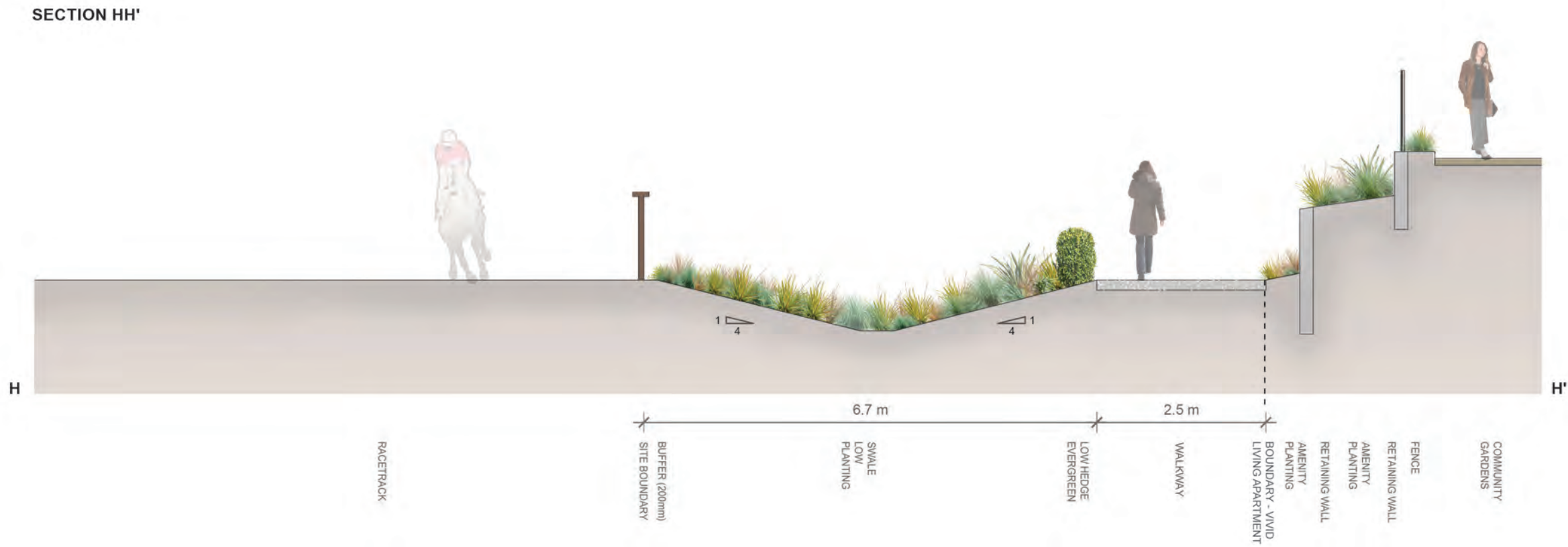
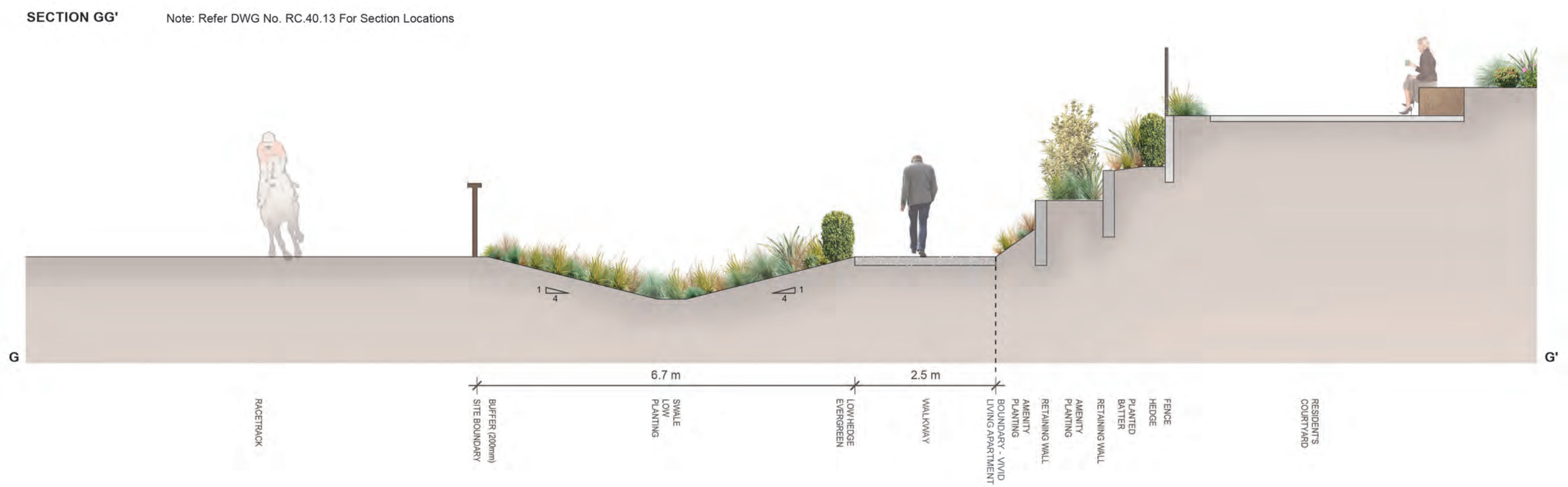
TRACKSIDE WALK - SECTIONS SHEET 2

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

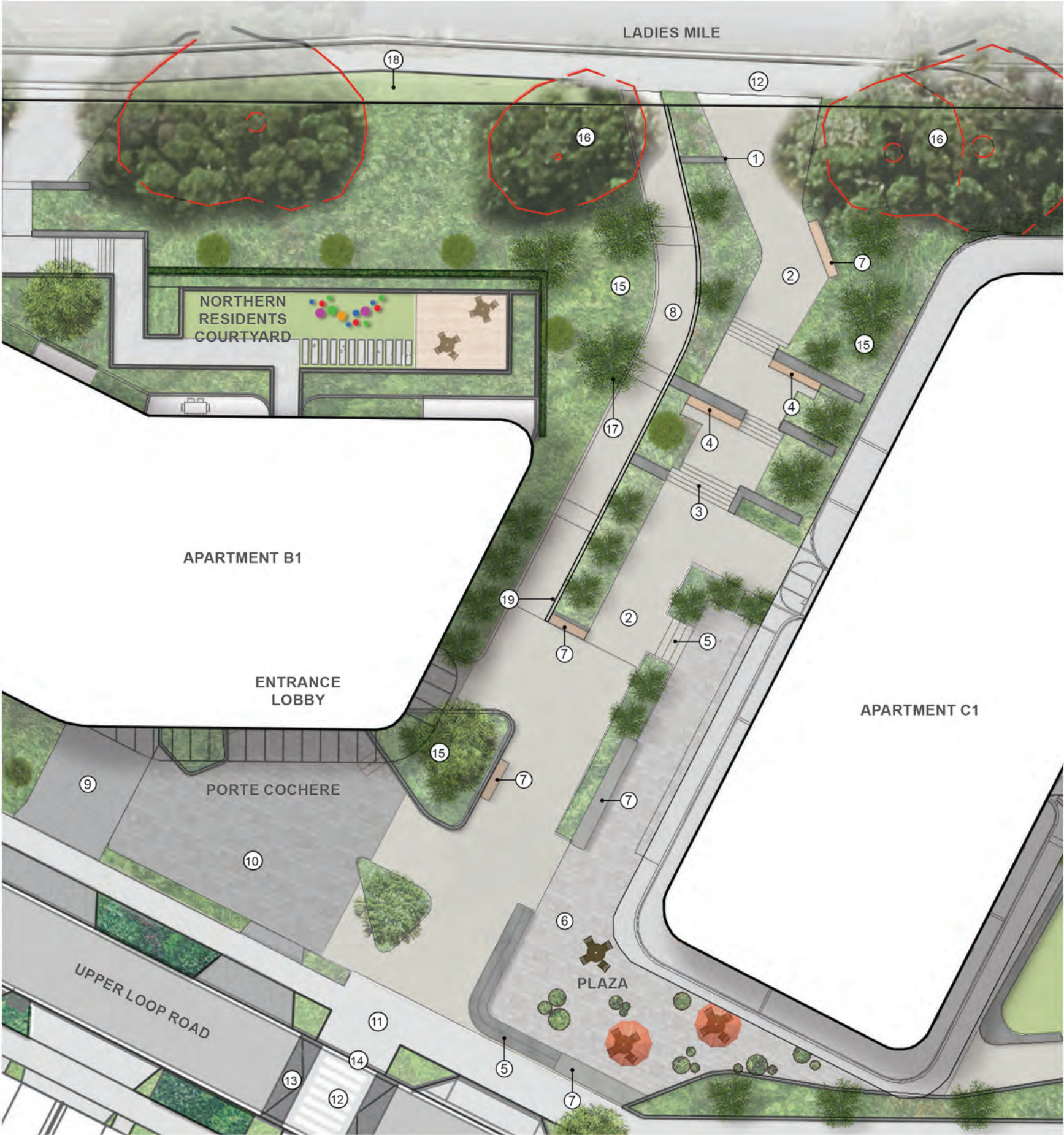
The Belvedere Gardens continue from the west of the Upper Loop Road, and run adjacent to JOAL B Garden Street as both follow the landform as it descends towards the racetrack and the Trackside Walk. A walkway (separated from JOAL B Garden Street by planted beds and small lawn areas) which includes the 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





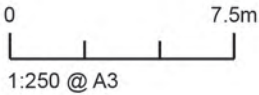
BELVEDERE GARDENS WEST - PLAN

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



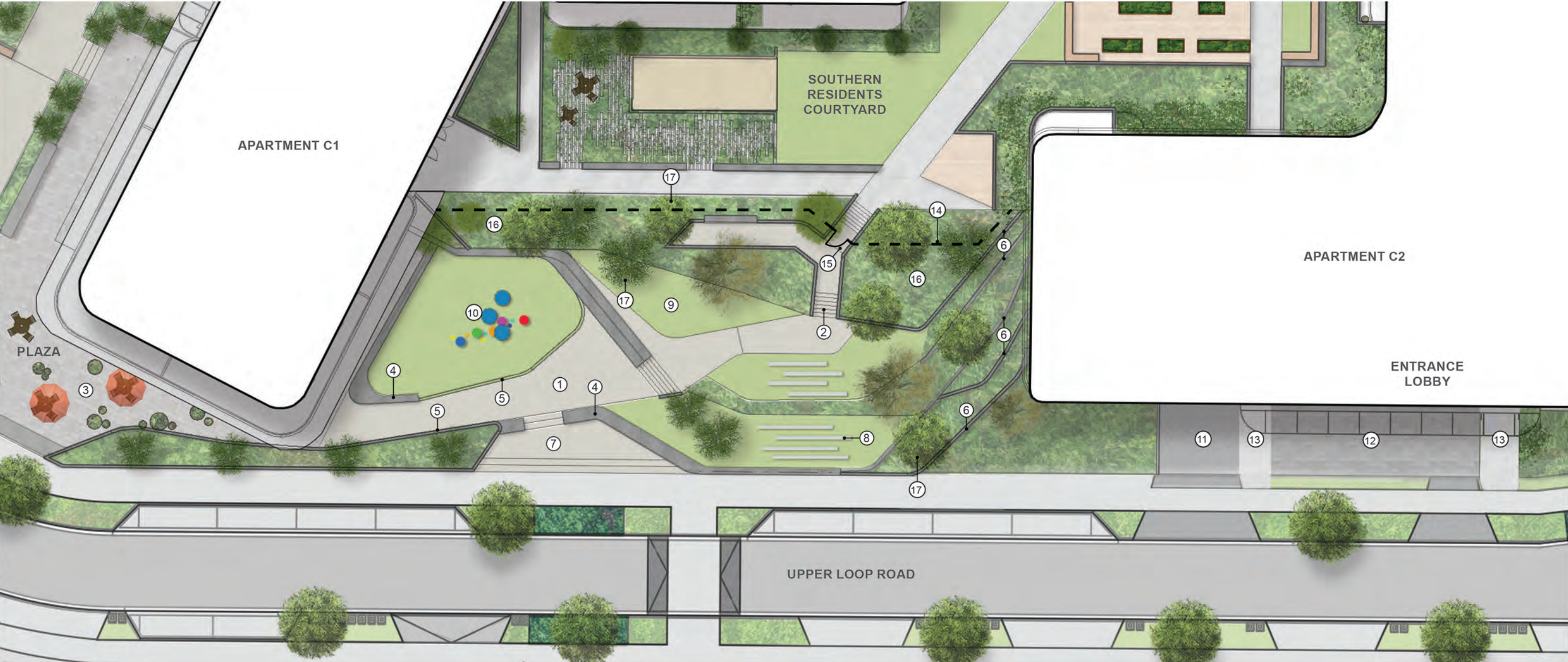
The Terrace Gardens are an integral part of the Apartment Precinct, and are intended as a relaxing ‘Remuera gardenesque’ series of terraced landscaped spaces catering for the enjoyment of both Apartment residents and ‘The Hill’ community members. The level changes along this western edge of the Apartment 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

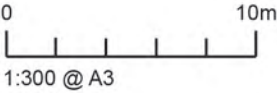
TERRACE GARDENS - PLAN

Excerpt from Dwg.No. RC 40.19



LEGEND:

- | | | | |
|--|--|--|---|
| ① Walkway
Concrete | ⑥ Low retaining wall
Concrete and textured finish | ⑫ Porte cochere shared surface using large module
setts
Basalt or similar | 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) |
| ② Stairs
Concrete | ⑦ Entrance stairs and paving
Concrete | ⑬ Porte cochere pedestrian entrance using
contrasting large module setts
Concrete | ⑰ Tree planting |
| ③ Plaza feature paving using large unit pavers
Basalt or similar | ⑧ Feature 'steppers' in lawn
Concrete | ⑭ Vertical black rail fence (demarcates extent of
private Southern Residents Courtyard) | |
| ④ Low retaining wall with integrated seating
Concrete with timber seating | ⑨ Lawn | ⑮ Vertical black rail pedestrian gate to above | |
| ⑤ Low feature retaining wall
Concrete and textured finish | ⑩ Mounded lawn with informal play elements | | |
| | ⑪ Porte cochere vehicle entrance to car park using
setts
Basalt or similar | | |





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.

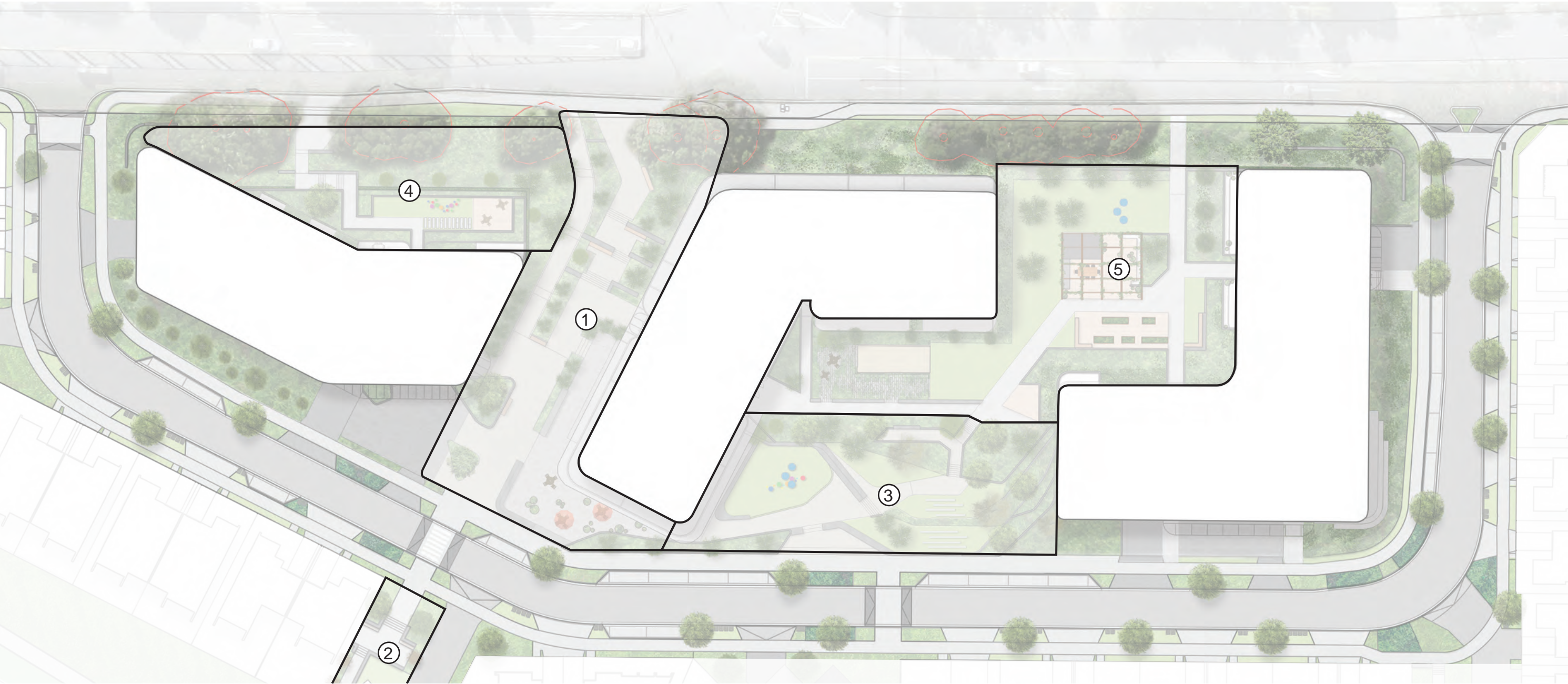
As discussed on page xx, the use of basalt walls and black vertical rail fencing defines the heritage boundary treatment of ATR land, and basalt walls of various heights and styles are currently used to define a number of residential frontages with Ladies Mile. It is therefore proposed to build on, and 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

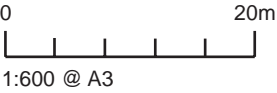
Refer Boffa Miskell Dwg. No. RC 40.25 Ladies Mile Frontage – Apartment Precinct Sections

APARTMENT PRECINCT OPEN SPACES



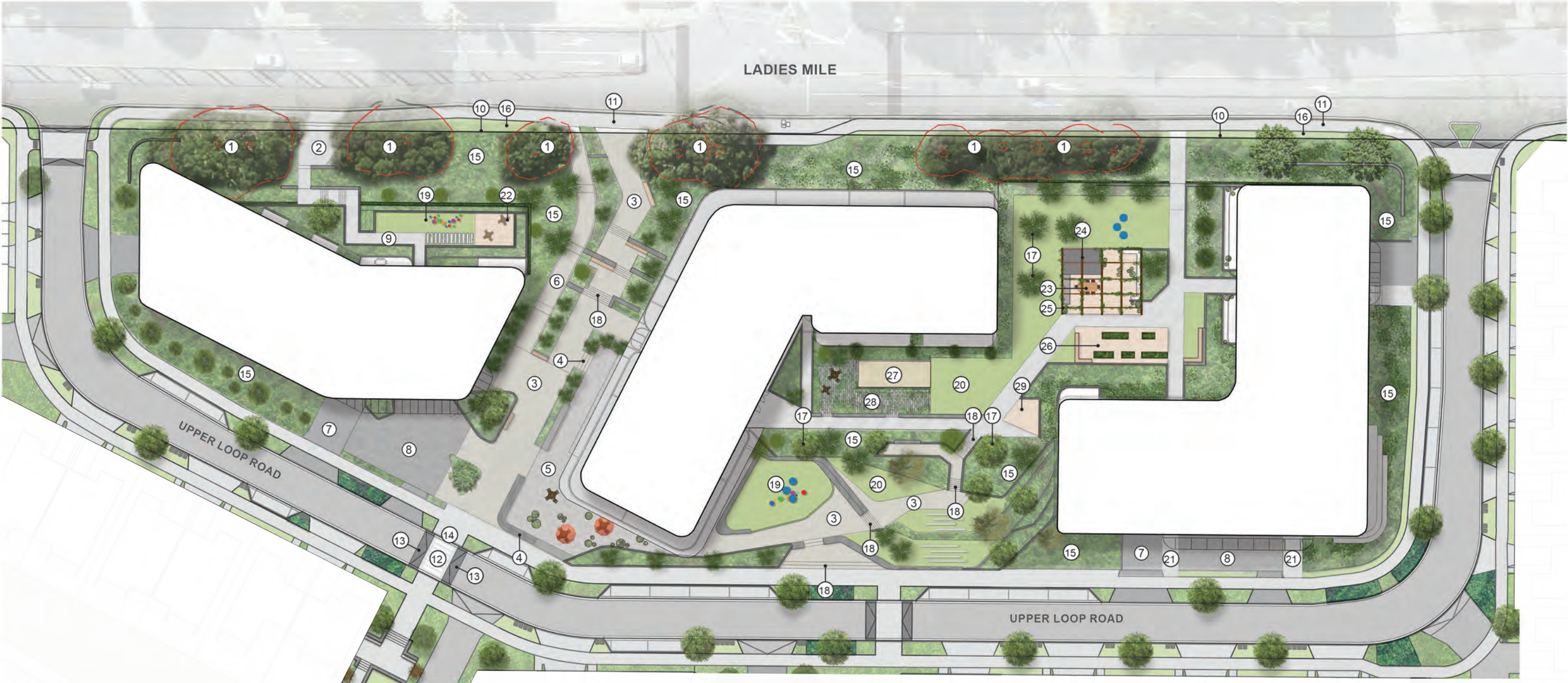
LEGEND:

- 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

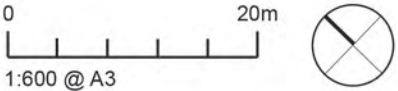
㉕ Timber pergola structure

㉖ Raised planters for propagation of vegetables, salads and herbs

㉗ Petanque court

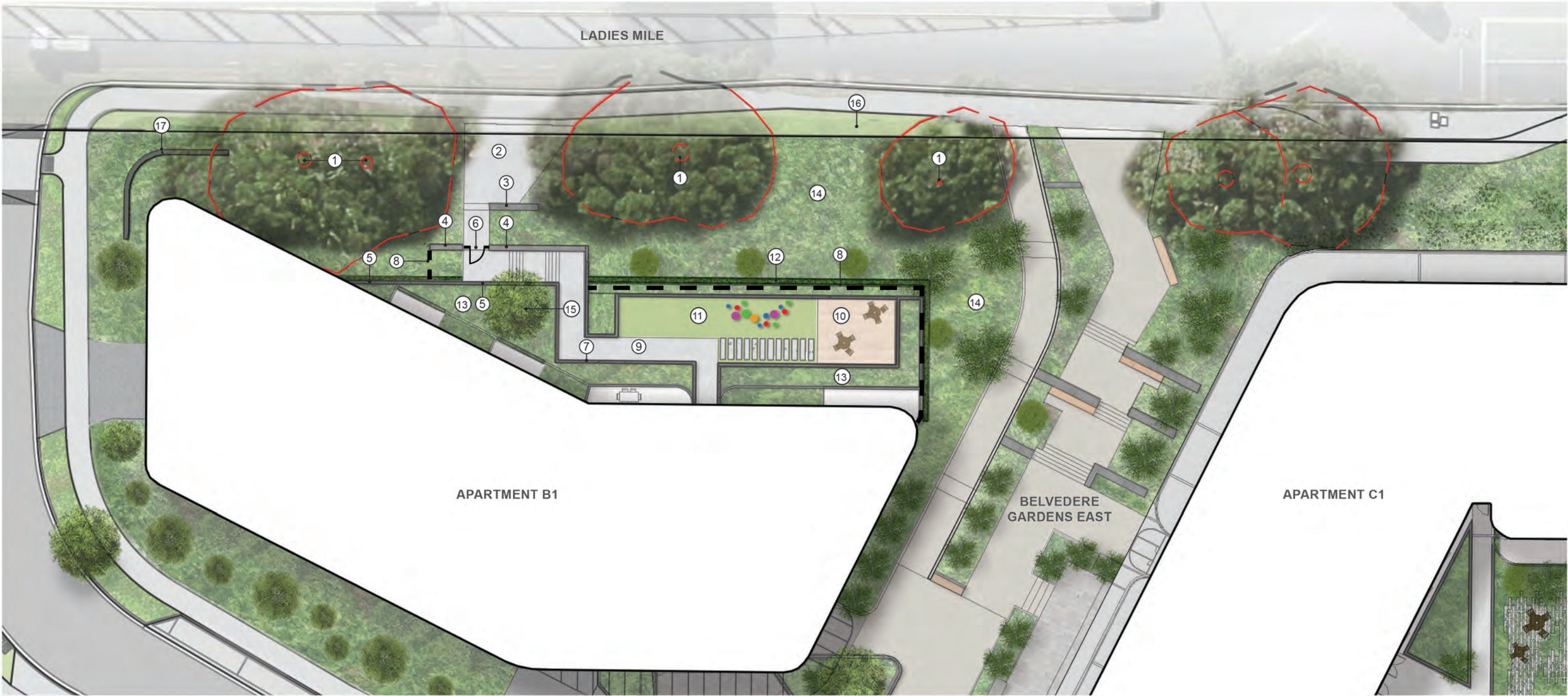
㉘ Informal seating area
Concrete pavers set in groundcover planting

㉙ Raised timber viewing deck



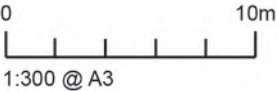
APARTMENT PRECINCT - NORTHERN RESIDENTS COURTYARD PLAN

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

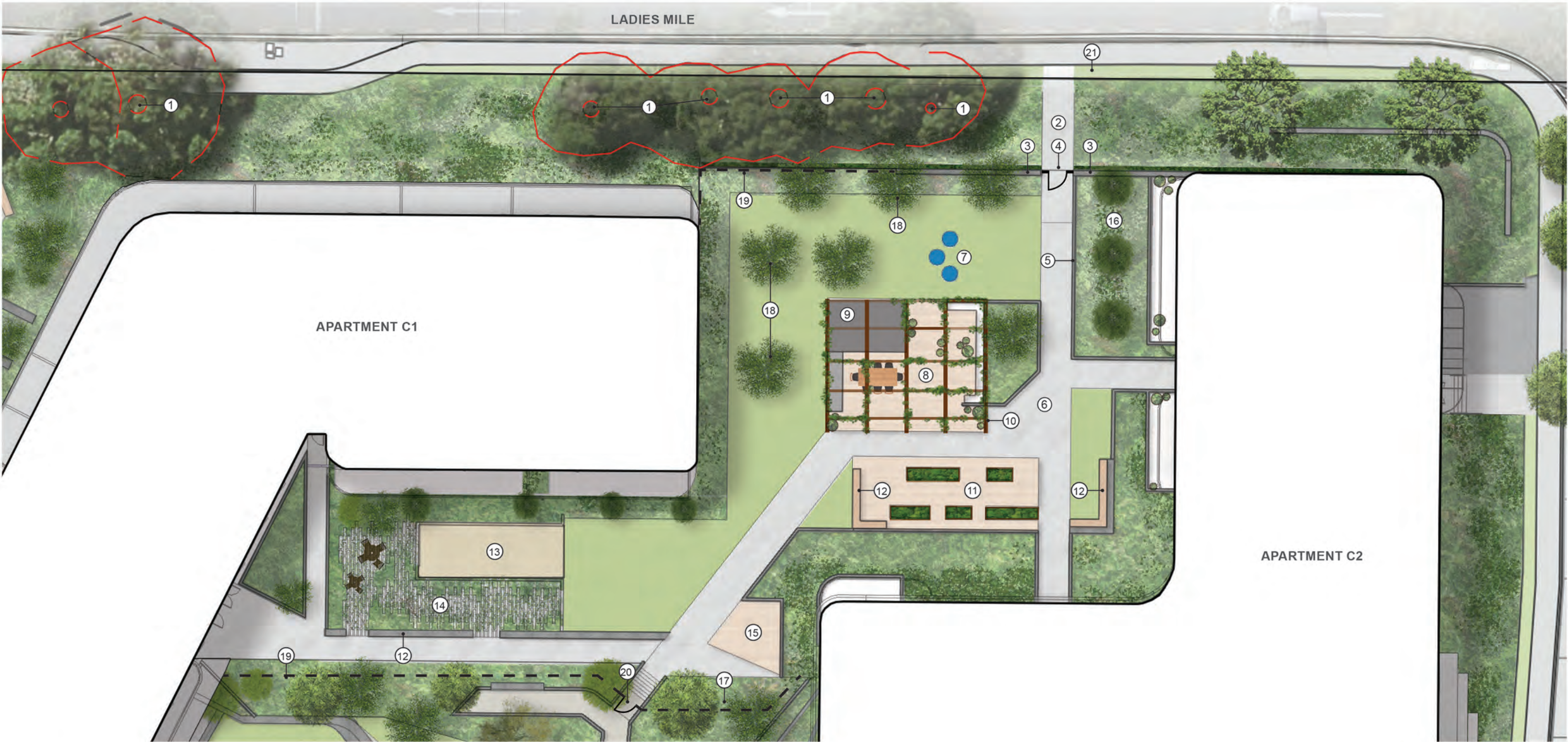


APARTMENT PRECINCT - NORTHERN RESIDENTS COURTYARD VIEW



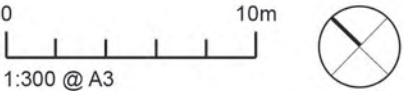
APARTMENT PRECINCT - SOUTHERN RESIDENTS COURTYARD PLAN

Excerpt from Dwg.No. RC 40.22



LEGEND:

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



APARTMENT PRECINCT - LADIES MILE FRONTAGE PLAN SHEET 01

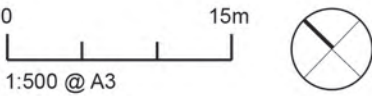
Excerpt from Dwg.No. RC 40.23



Continued on
DWG RC.40.23 →

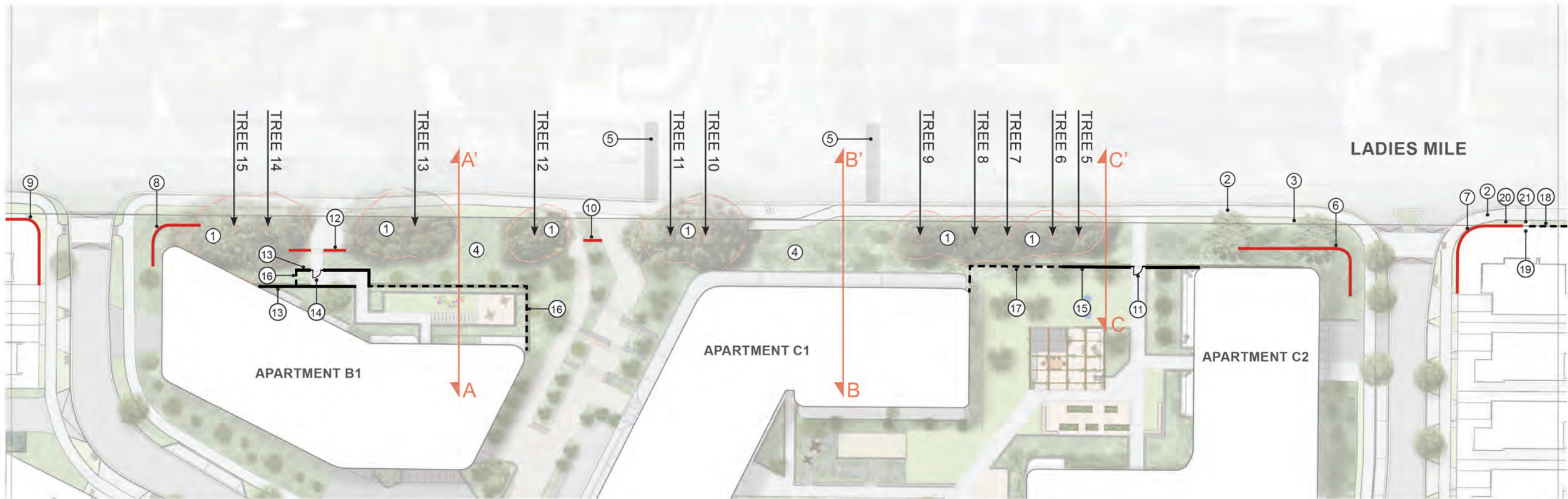
LEGEND:

- 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

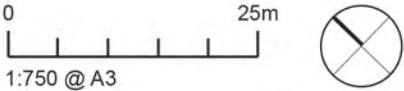
⑱ Vertical black rail fence
- ⑲ Vertical rail pedestrian gate to above

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

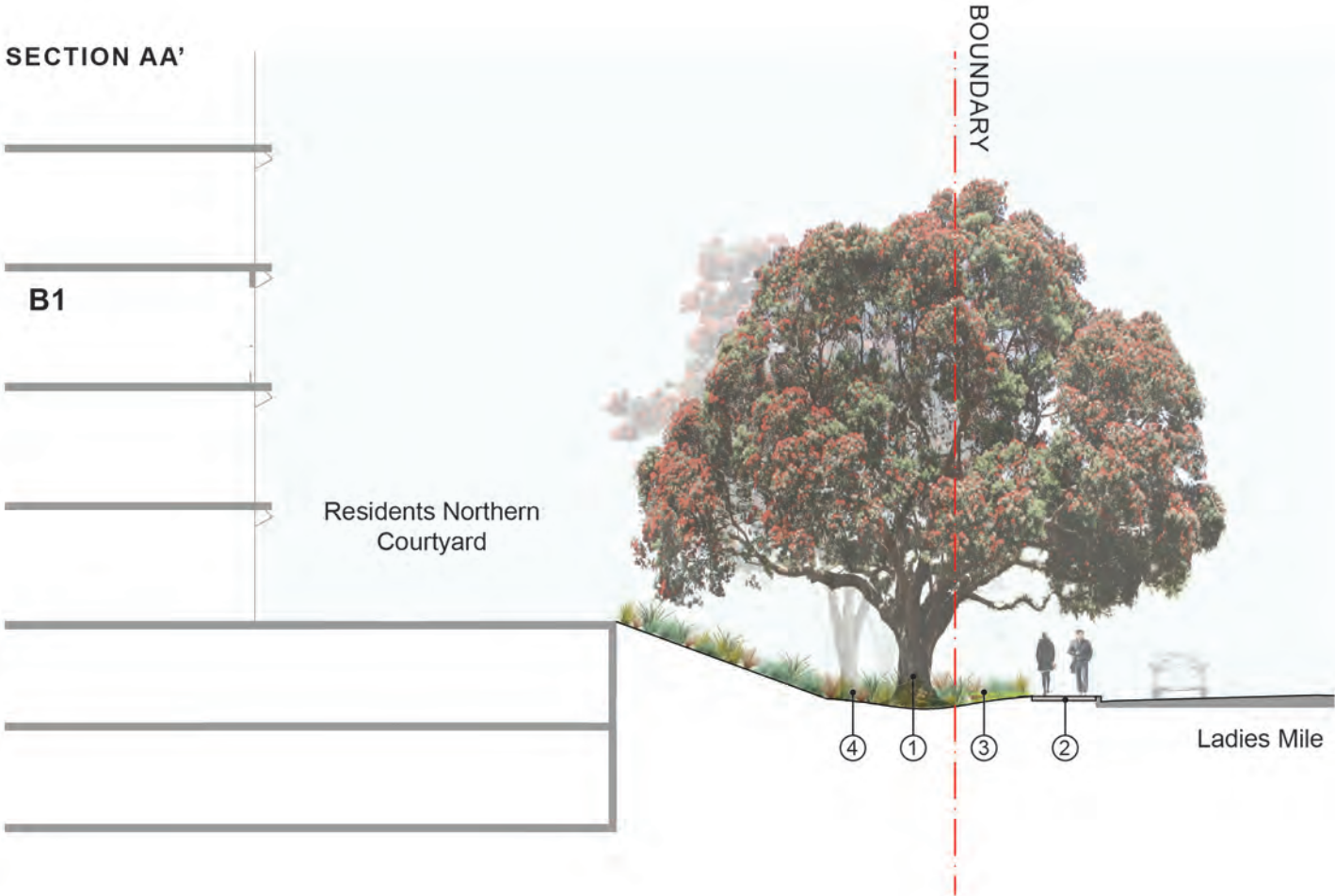


APARTMENT PRECINCT - LADIES MILE FRONTAGE VIEWS



APARTMENT PRECINCT - LADIES MILE FRONTAGE SECTIONS

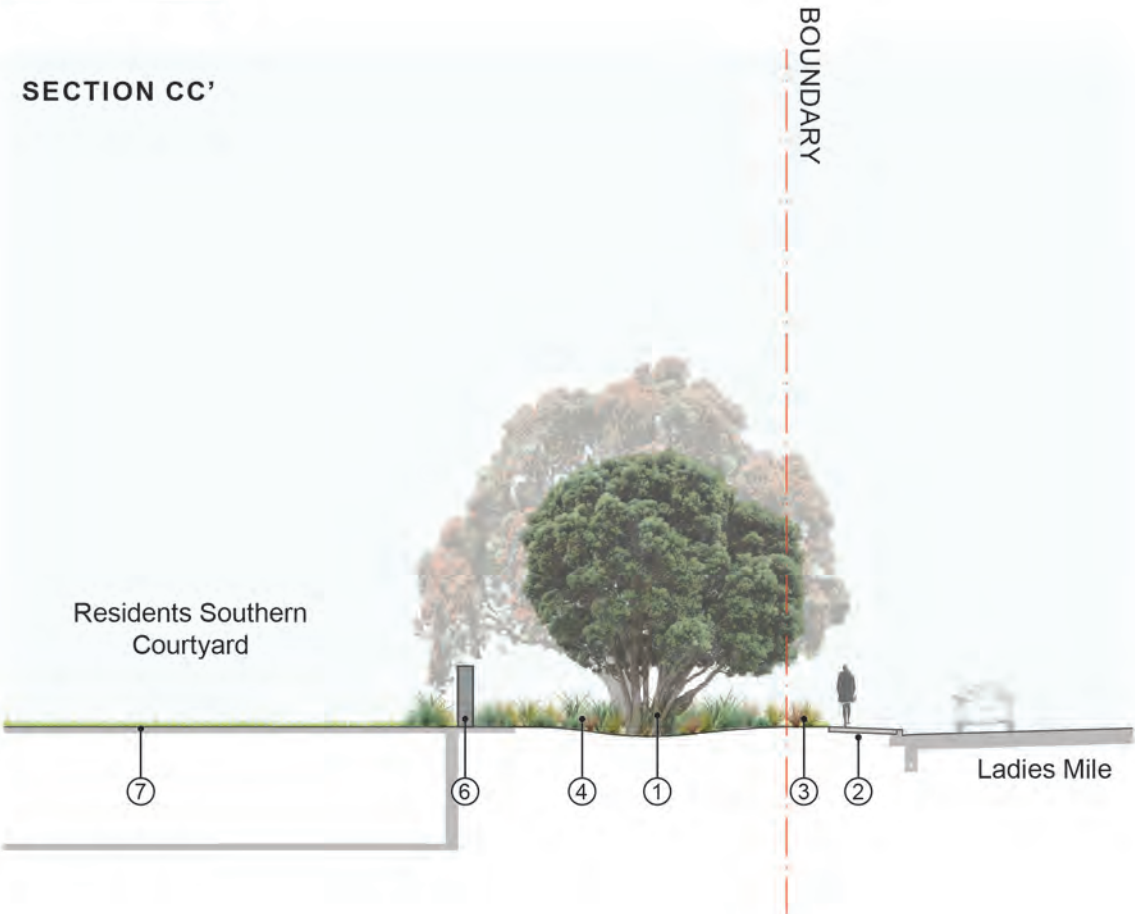
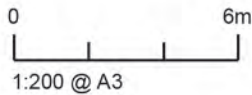
Excerpt from Dwg.No. RC 40.25



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.

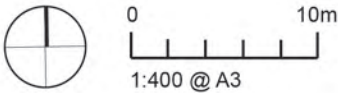
Refer Boffa Miskell Dwg. No. RC 40.26 Vivid Living Apartment Landscape Plan

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.