

# THE HILL

## LANDSCAPE PACKAGE FOR RESOURCE CONSENT

AUGUST 2022







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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

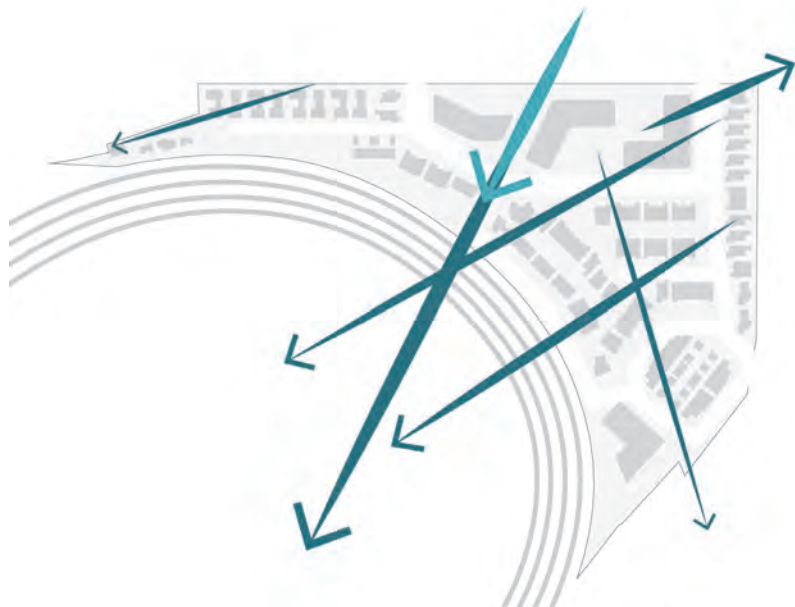


# PART ONE : SITE-WIDE LANDSCAPE STRATEGY



# LANDSCAPE STRATEGY - KEY MOVE 01

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



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.

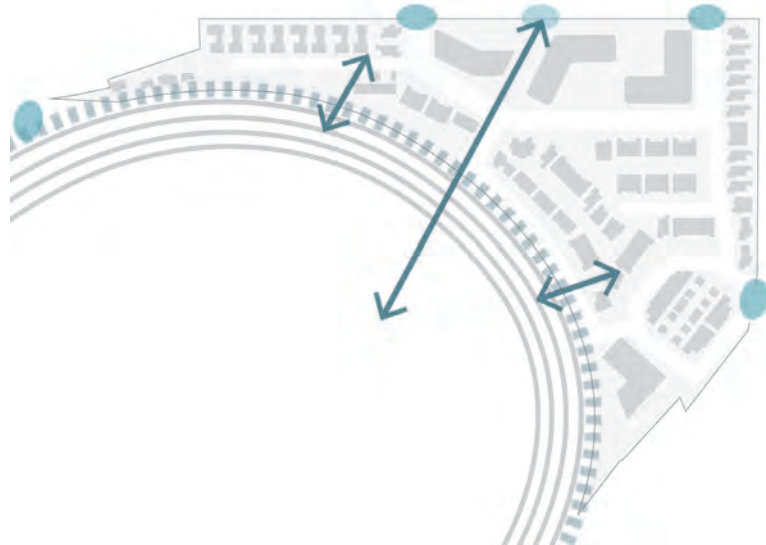
Engage with mana whenua to explore opportunities for celebrating the site’s connection with its physical and cultural landscape.





# 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.

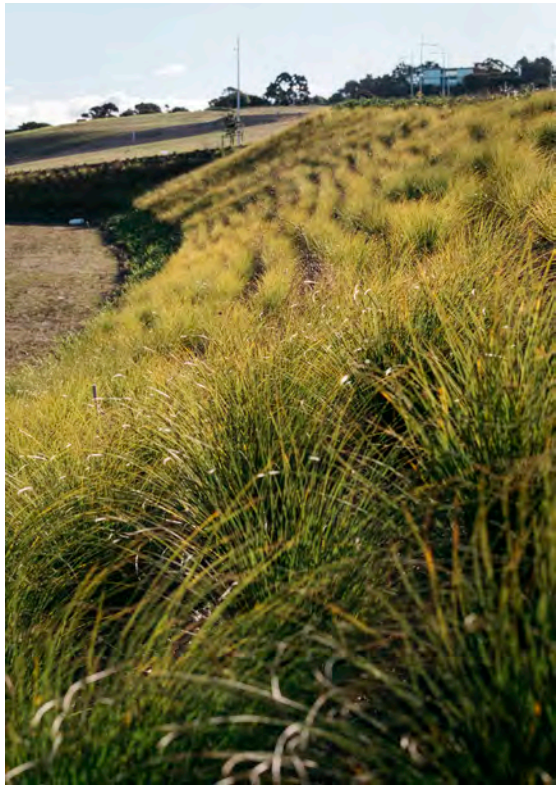
Work with the built form and landform to establish a strong visual and physical connection between the Hill and the racecourse.





# 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.

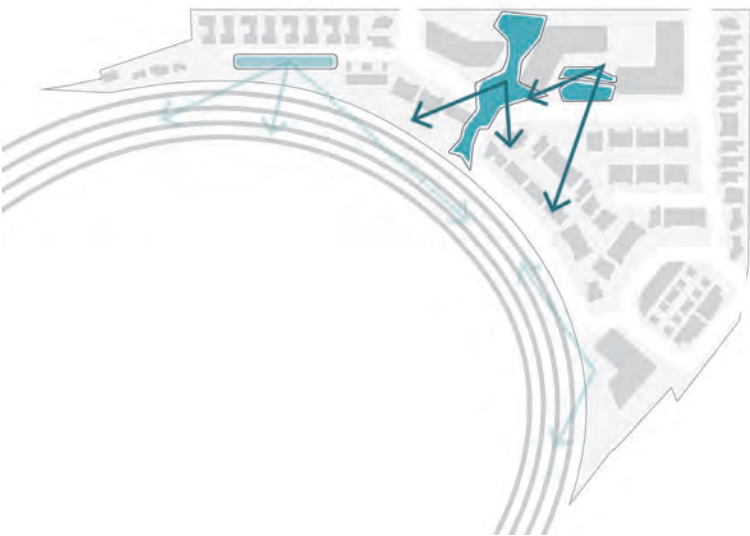
Landscape integration of landform and built form to provide legibility and consistency of treatment across the site, making a positive contribution to the identity of 'The Hill'.





# 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.

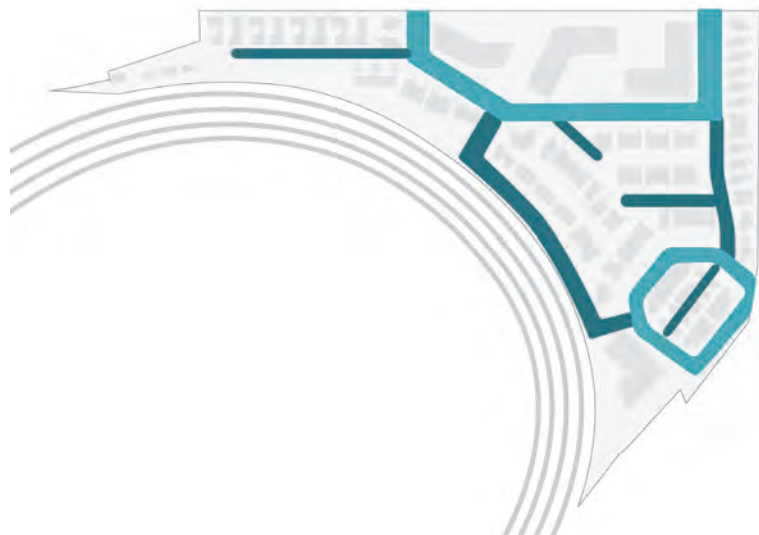
Appropriate design responses to respond to CPTED requirements.





# 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

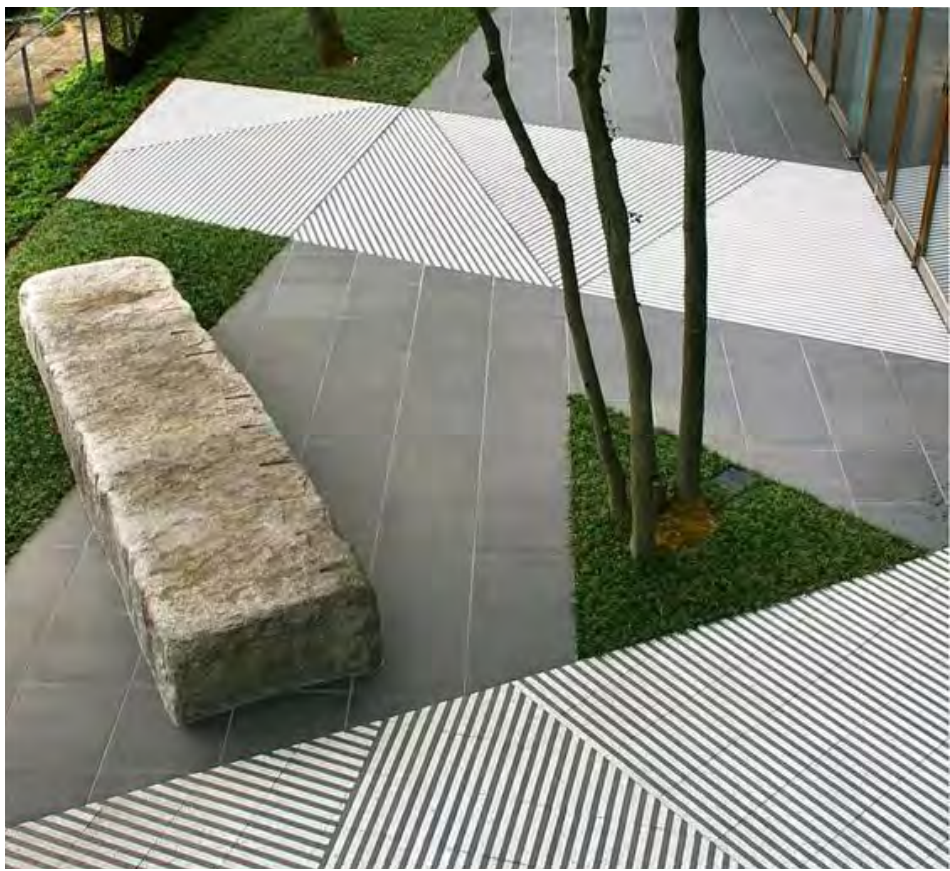
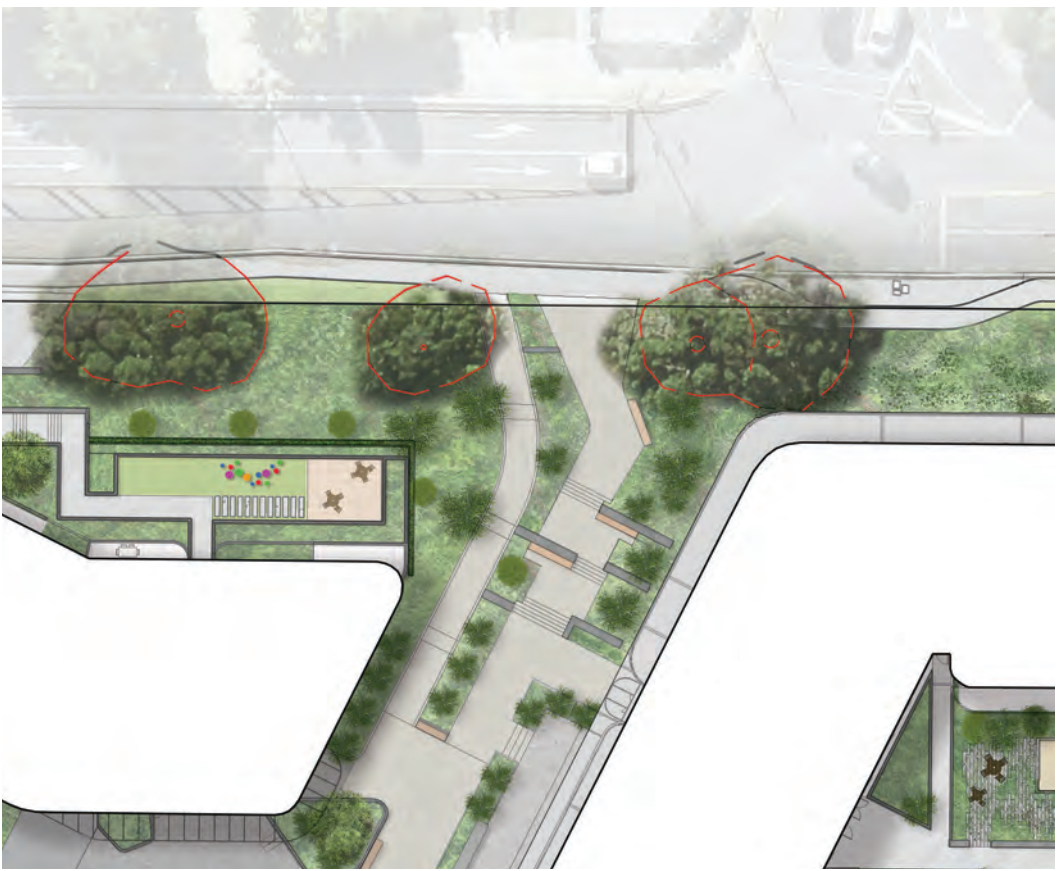
## POSITIVE CONTRIBUTION TO LADIES MILE STREETSCAPE



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.

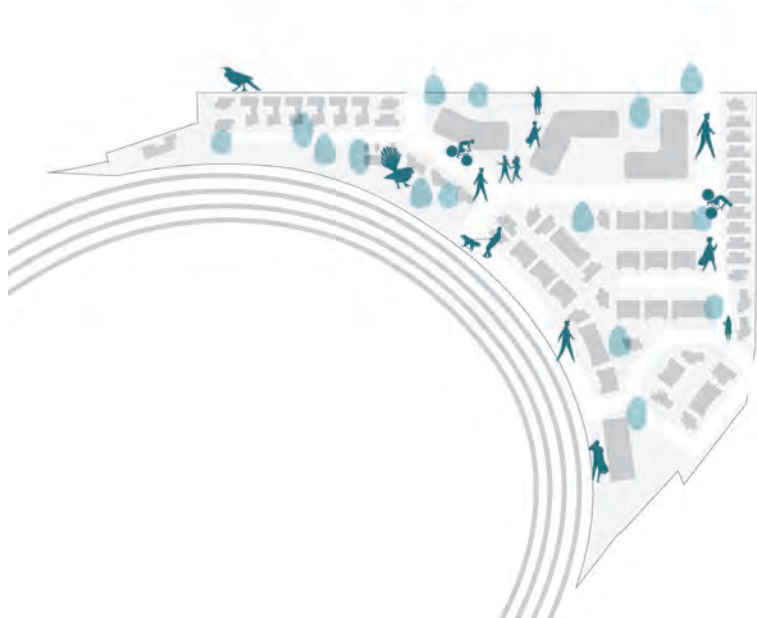
Assist in defining resident and public access through landscape character differentiation throughout the development.





# LANDSCAPE STRATEGY - KEY MOVE 09

## A SUSTAINABLE LANDSCAPE



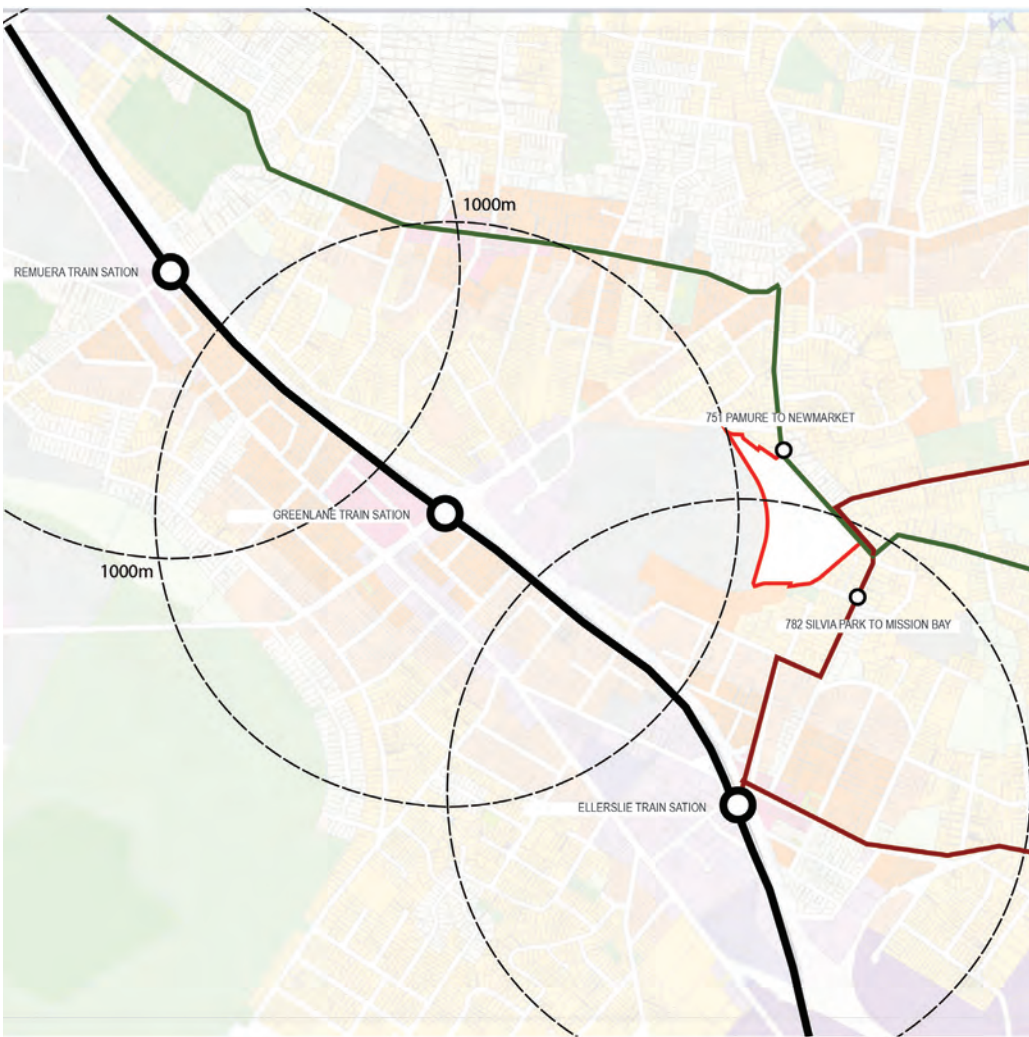
Promote walking and cycling as a transport choice through the provision of legible and convenient connections to Ellerslie town centre, train station and other local centres.

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

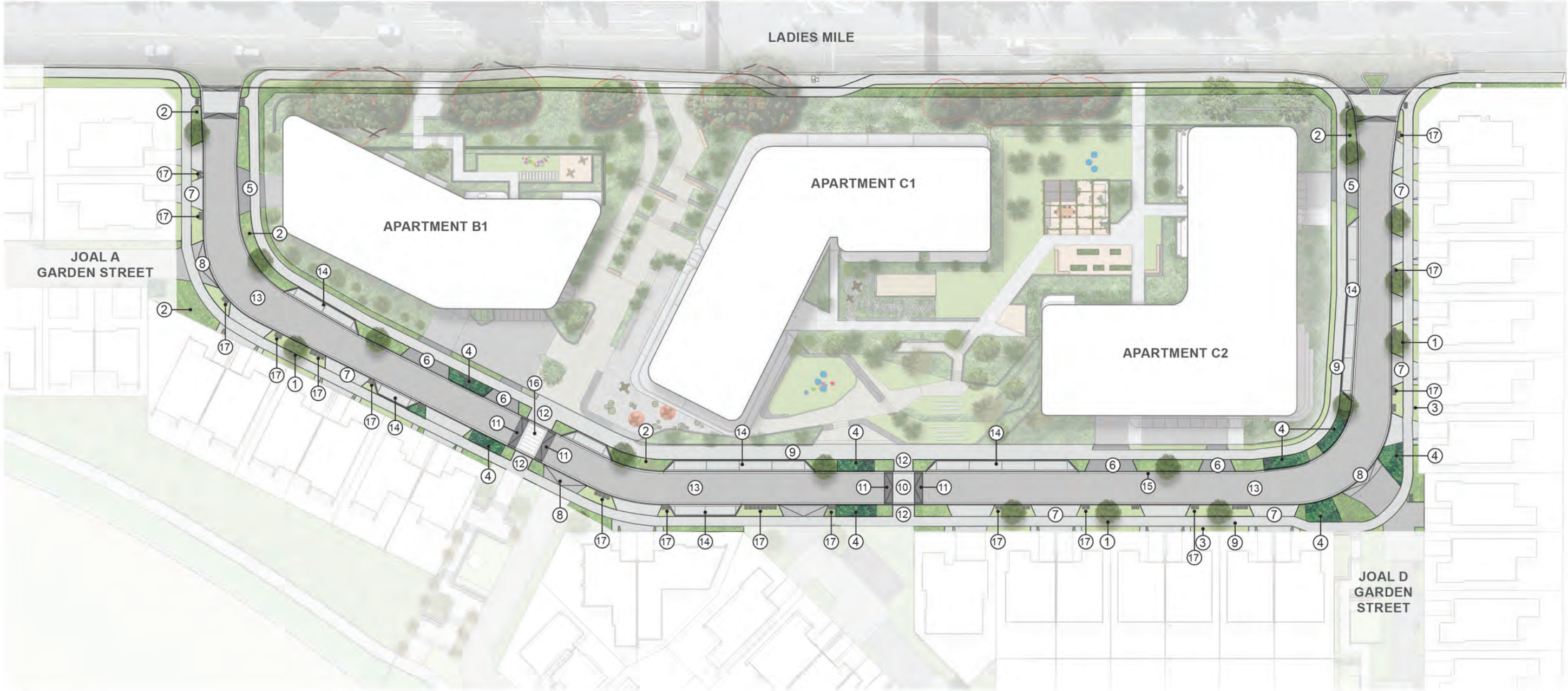
### LOWER LOOP ROAD/DERBY DOWNS PLACE SITE ENTRANCE

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





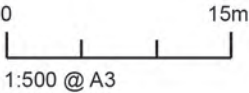
LOWER LOOP ROAD - PLAN

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

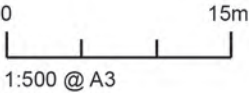
⑦ JOAL footpath  
Exposed aggregate concrete dark chip/charcoal  
oxide to AT Standard Detail
- ⑧ Footpath connection to Trackside Walk  
Concrete with charcoal oxide

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



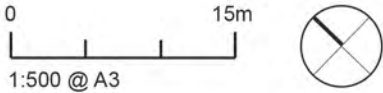


JOAL D GARDEN STREET - PLAN

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





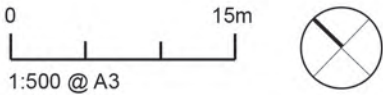
JOAL A GARDEN STREET - PLAN

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





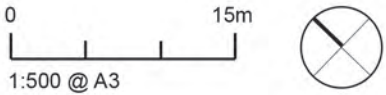
JOAL E GARDEN STREET - PLAN

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





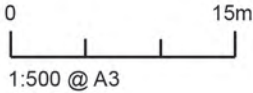
JOAL F GARDEN STREET - PLAN

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



Refer DWG RC.40.12 →

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

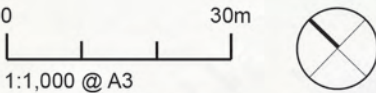
⑪ Embankment slope max. 1:2 gradient slope stabilisation to be used where gradient exceeds 1:2.5

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

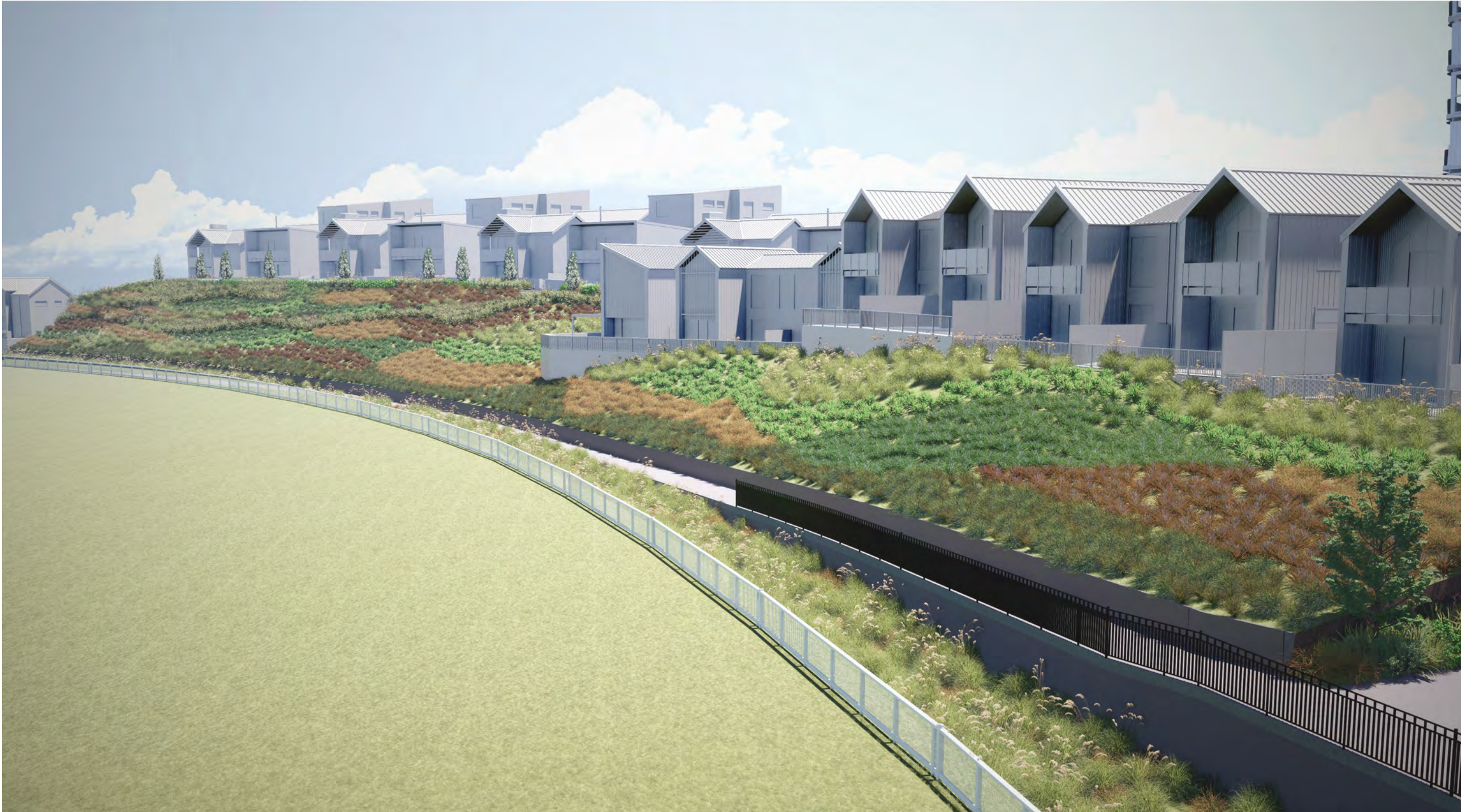
⑮ Racecourse

NOTE:  
Refer DEG No. RC 40.14 for Sections





TRACKSIDE WALK - THE EMBANKMENT VIEW





TRACKSIDE WALK - JOAL B PLAN

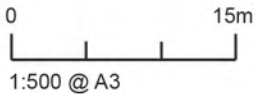
Excerpt from Dwg.No. RC 40.12



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

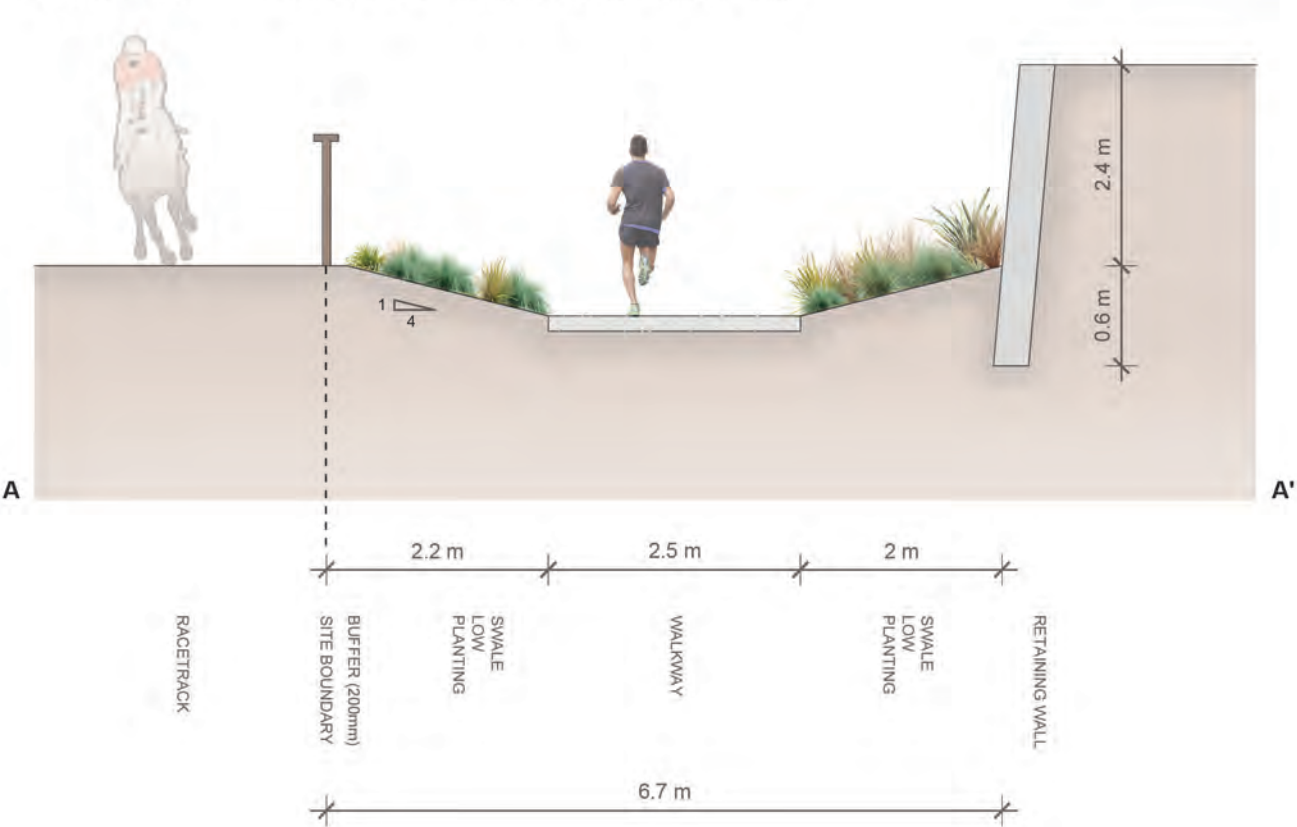




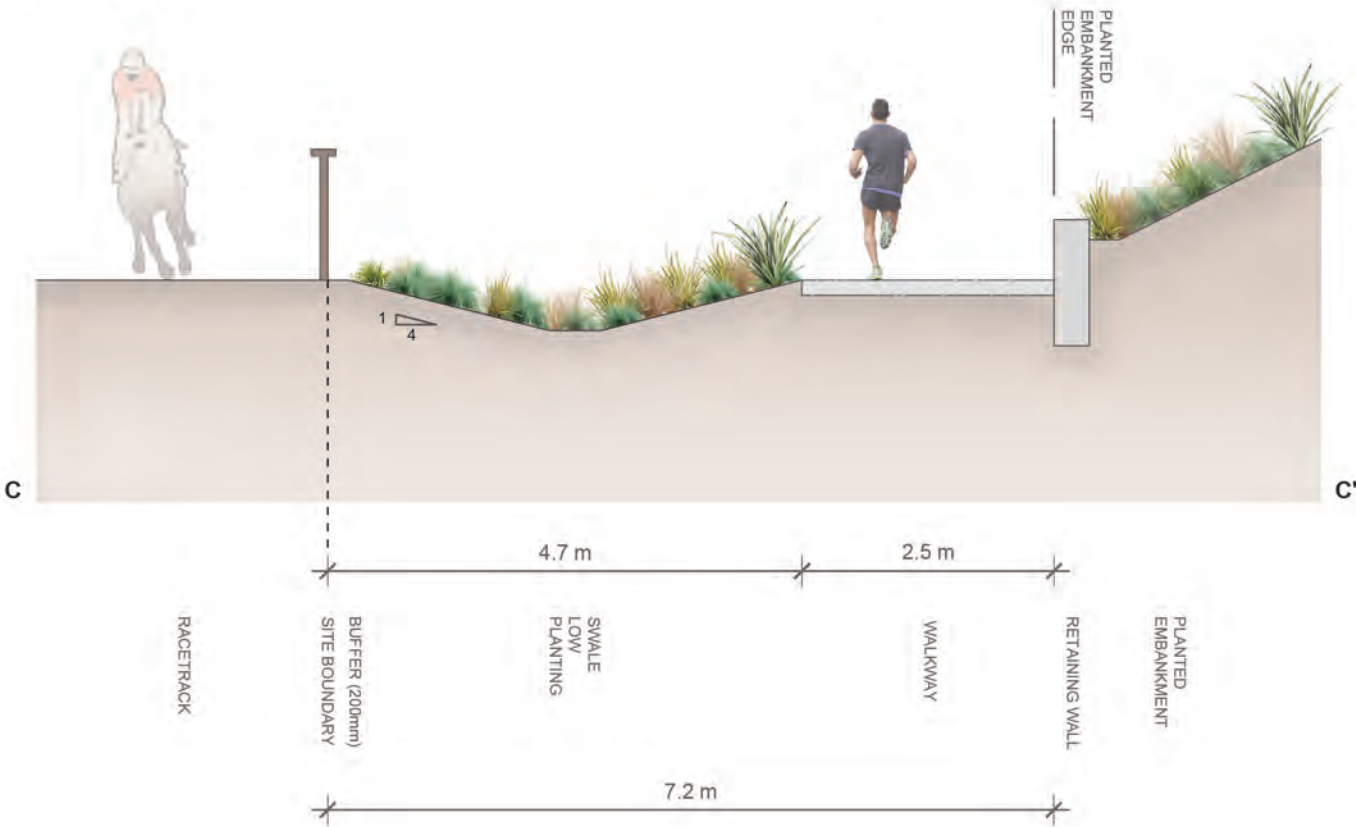
TRACKSIDE WALK - SECTIONS SHEET 1

Excerpt from Dwg.No. RC 40.14

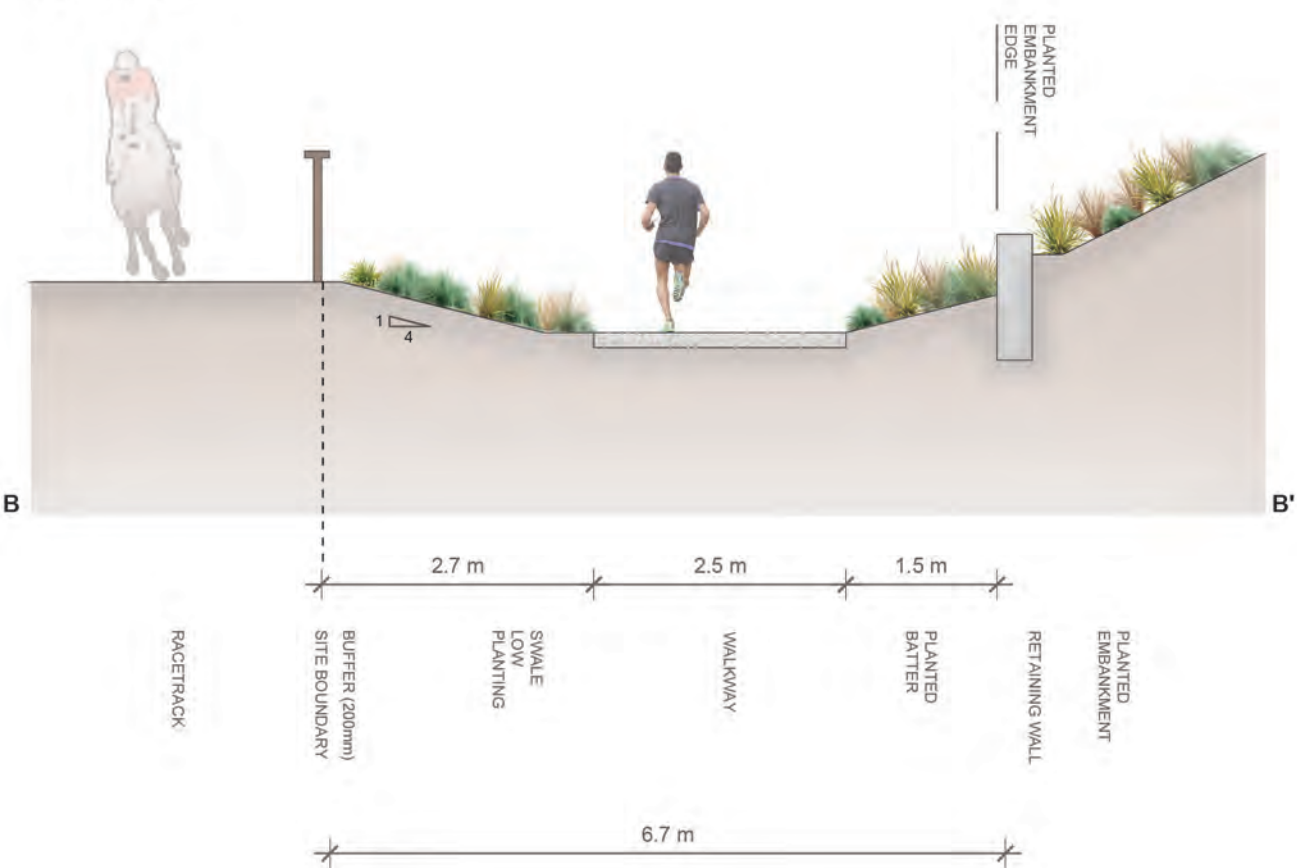
SECTION AA' Note: Refer DWG No. RC.40.11 For Section Locations



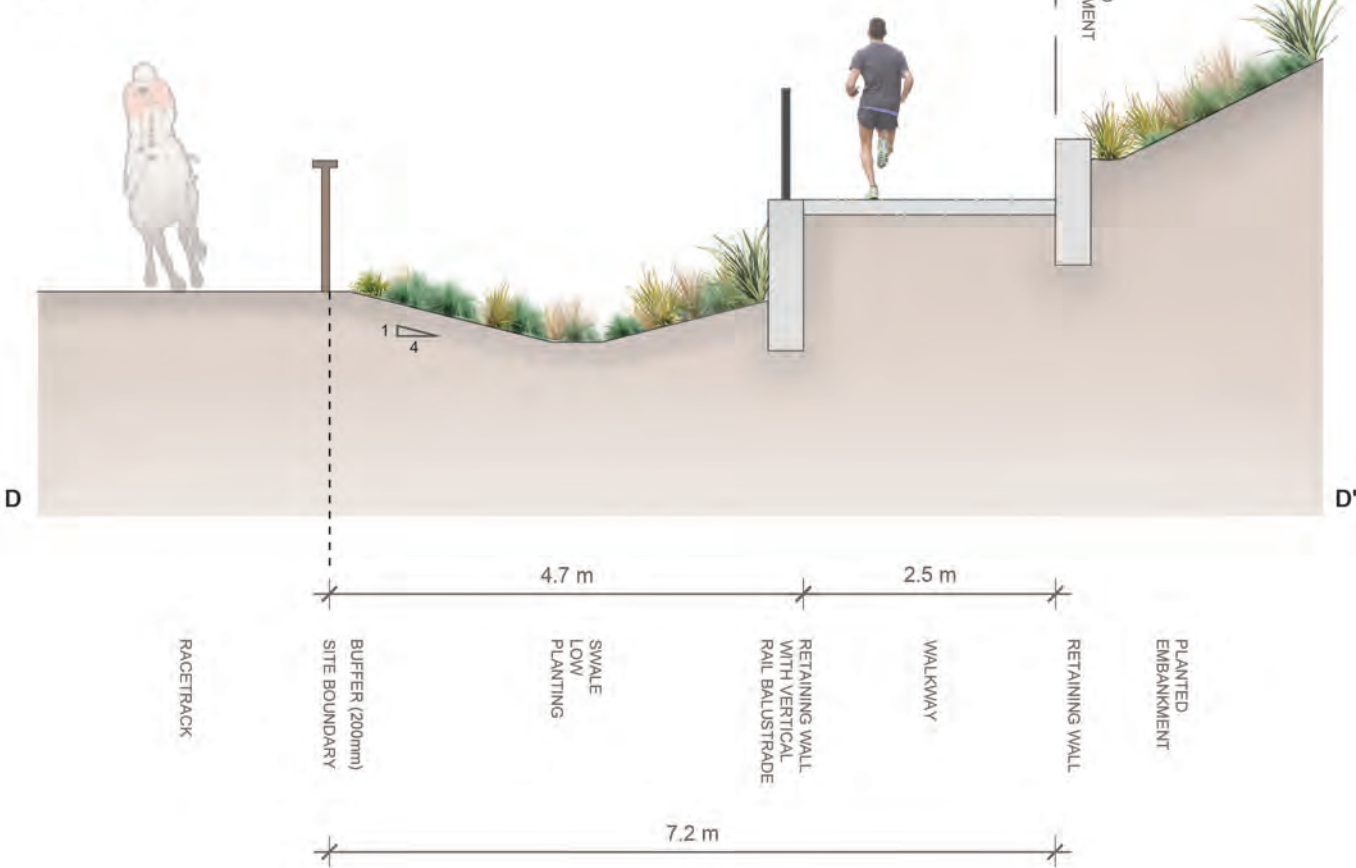
SECTION CC'



SECTION BB'



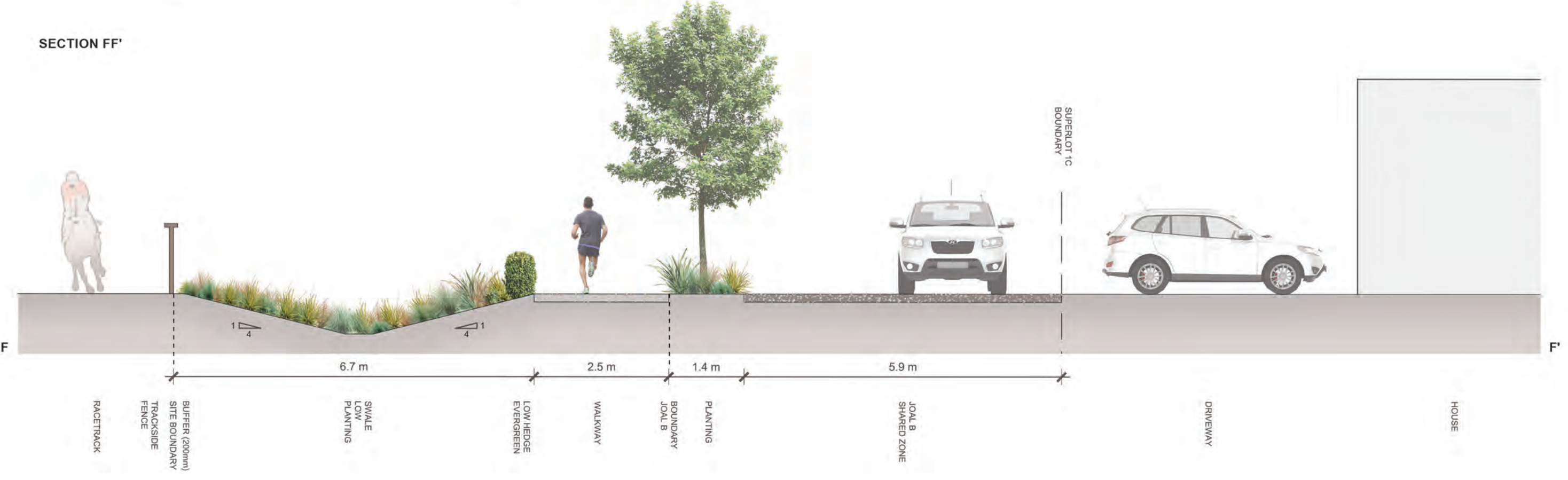
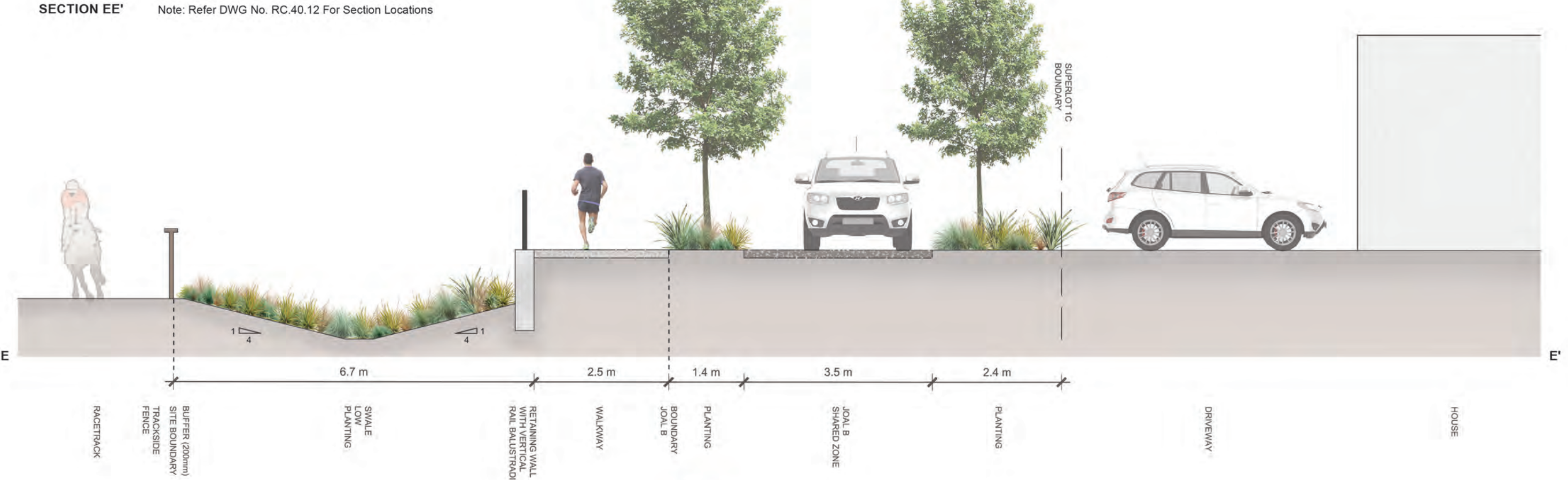
SECTION DD'





TRACKSIDE WALK - SECTIONS SHEET 2

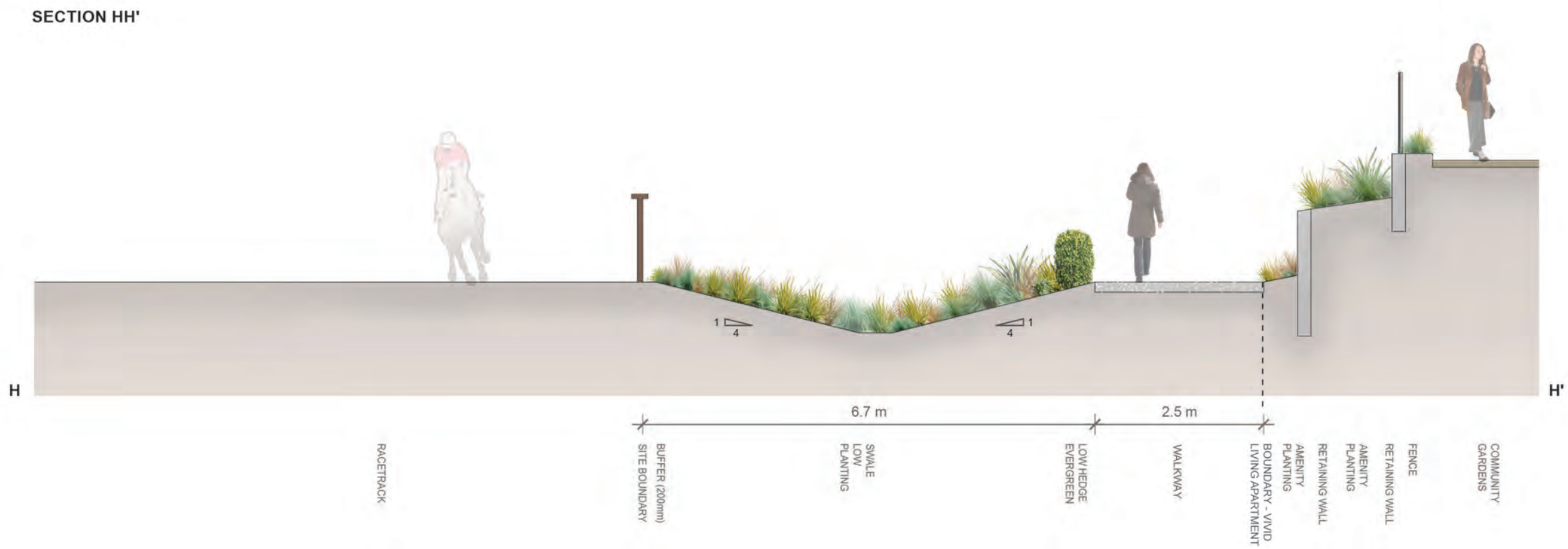
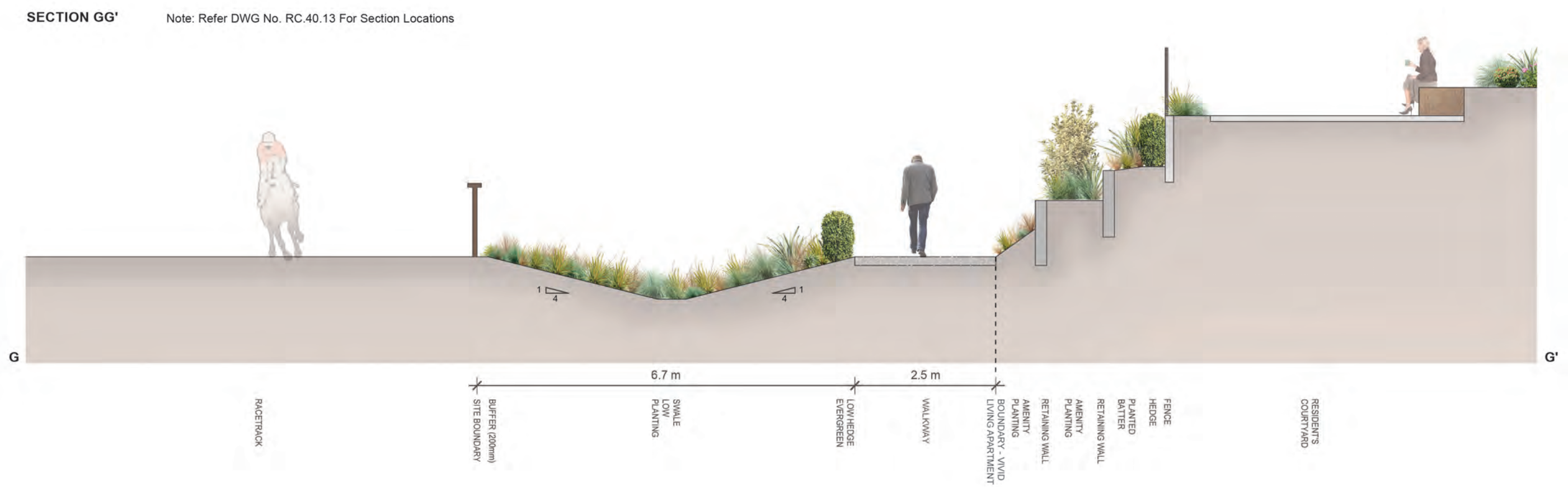
Excerpt from Dwg.No. RC 40.15





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

0 10m  
1:300 @ A3









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.

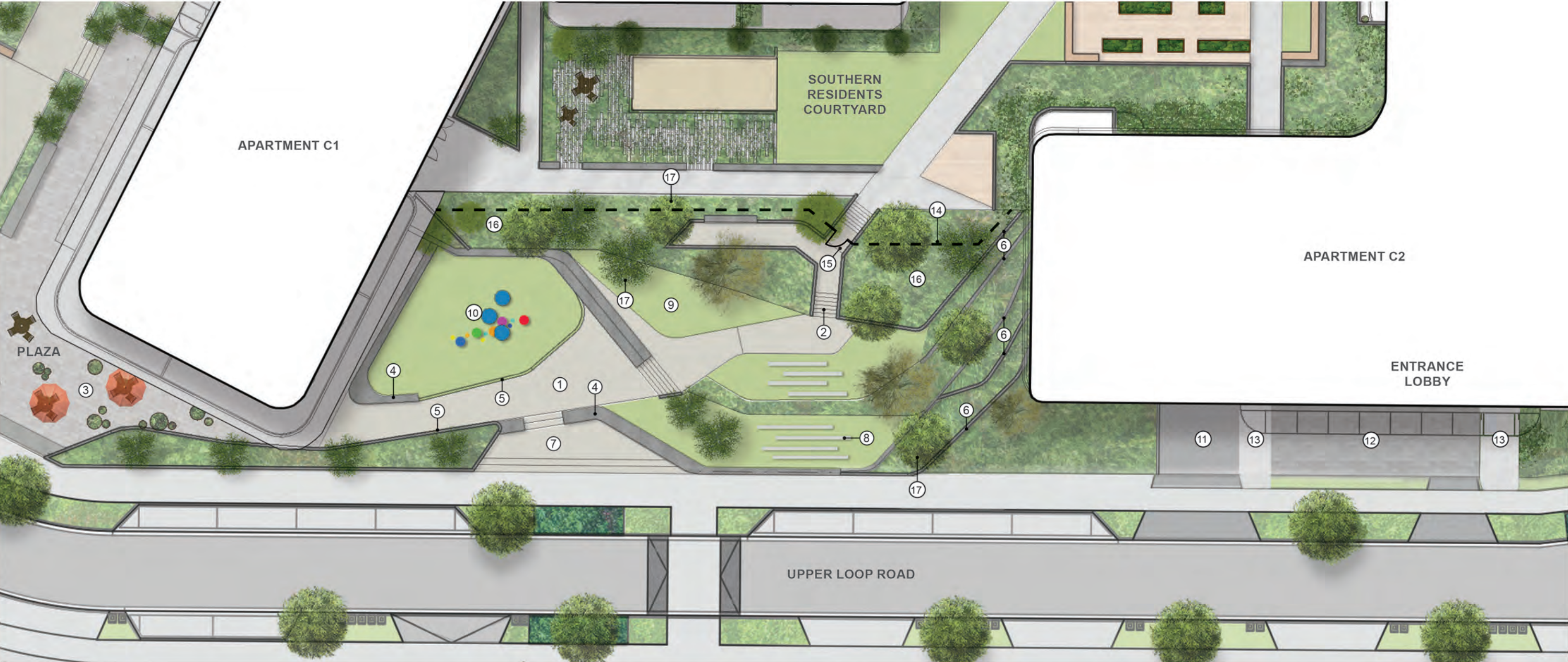
The Terrace Gardens rise from the edge of the Upper Loop Road and form a series of level terraces through the use of stairs, low retaining walls, planted slopes, garden and lawn areas. The integration of fencing and gate, retaining walls and hedging into the terraced landscape provides a subtle and yet 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



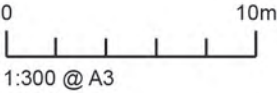
TERRACE GARDENS - PLAN

Excerpt from Dwg.No. RC 40.19



LEGEND:

- |  |  |  |   |
|--|--|--|---|
| ① Walkway<br>Concrete  | ⑥ Low retaining wall<br>Concrete and textured finish                             | ⑫ Porte cochere shared surface using large module<br>setts<br>Basalt or similar            | ⑯ Amenity planting mix to provide a balance of<br>seasonal visual variety and native species<br>ecological enhancement. Low/groundcover<br>amenity planting used adjacent to walkway (max.<br>height 600mm) |
| ② Stairs<br>Concrete   | ⑦ Entrance stairs and paving<br>Concrete   | ⑬ Porte cochere pedestrian entrance using<br>contrasting large module setts<br>Concrete    | ⑰ Tree planting   |
| ③ Plaza feature paving using large unit pavers<br>Basalt or similar          | ⑧ Feature 'steppers' in lawn<br>Concrete   | ⑭ Vertical black rail fence (demarcates extent of<br>private Southern Residents Courtyard) |   |
| ④ Low retaining wall with integrated seating<br>Concrete with timber seating | ⑨ Lawn   | ⑮ Vertical black rail pedestrian gate to above   |   |
| ⑤ Low feature retaining wall<br>Concrete and textured finish                 | ⑩ Mounded lawn with informal play elements                                       |  |   |
|  | ⑪ Porte cochere vehicle entrance to car park using<br>setts<br>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

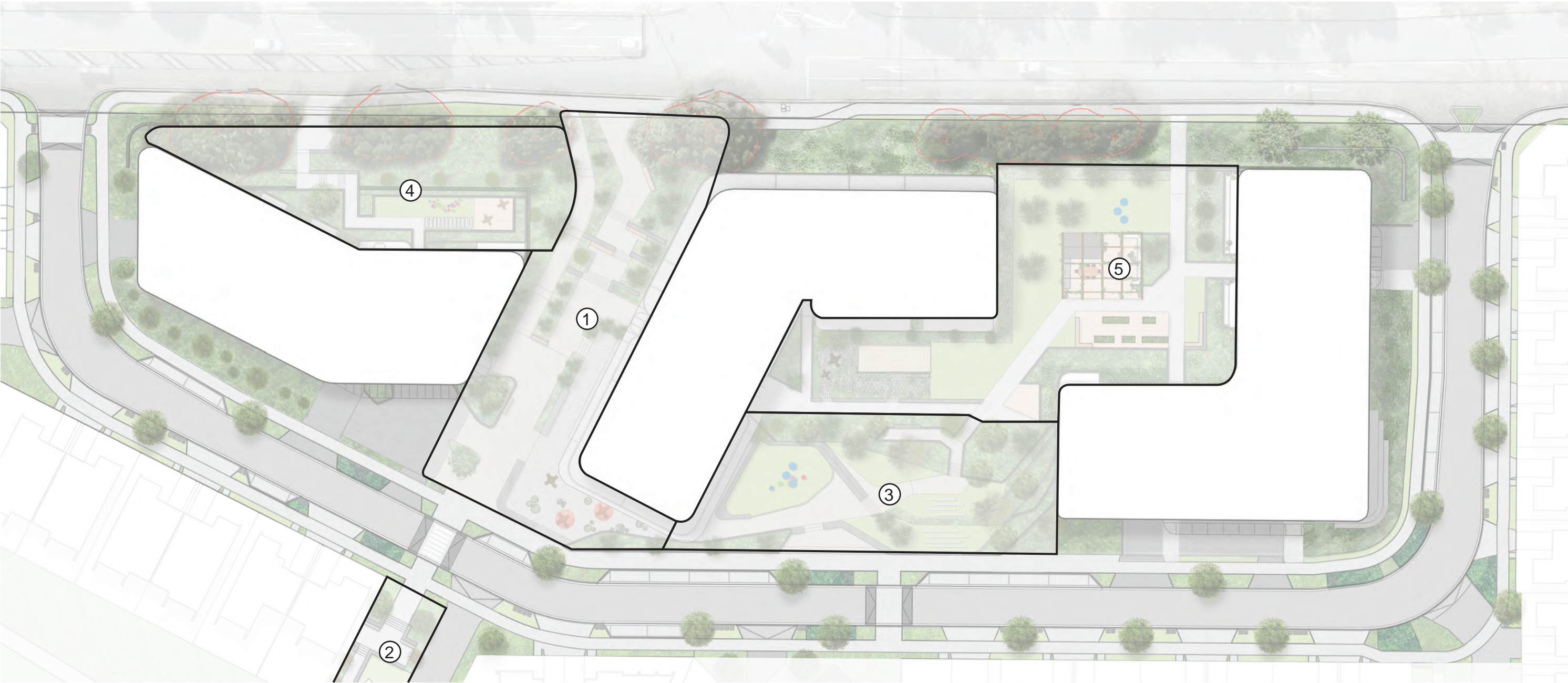
Refer Boffa Miskell Dwg. No. RC 40.23 Ladies Mile Frontage Plan Sheet 1

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

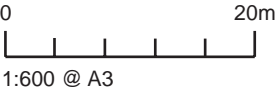


APARTMENT PRECINCT OPEN SPACES



LEGEND:

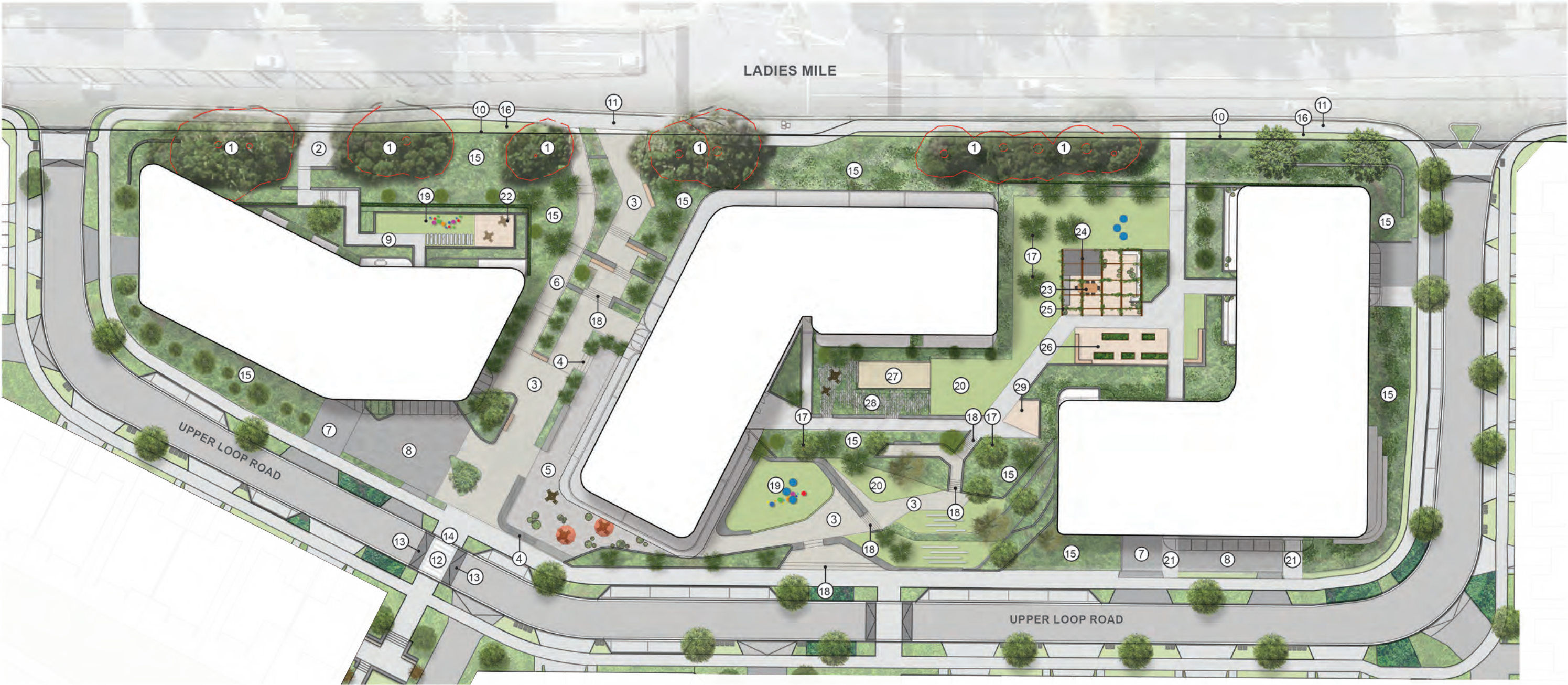
- ① Belvedere Gardens East  
Refer DWG. No. RC 40.17
- ② Belvedere Gardens West  
Refer DWG. No. RC 40.18
- ③ Terrace Gardens  
Refer DWG. No. RC 40.20
- ④ Northern Residents Courtyard  
Refer DWG. No. RC 40.21
- ⑤ Southern Residents Courtyard  
Refer DWG. No. RC 40.22





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

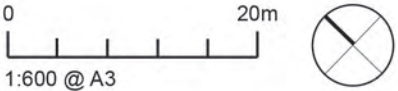
㉕ Timber pergola structure

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





Excerpt from Dwg.No. RC 40.21



-



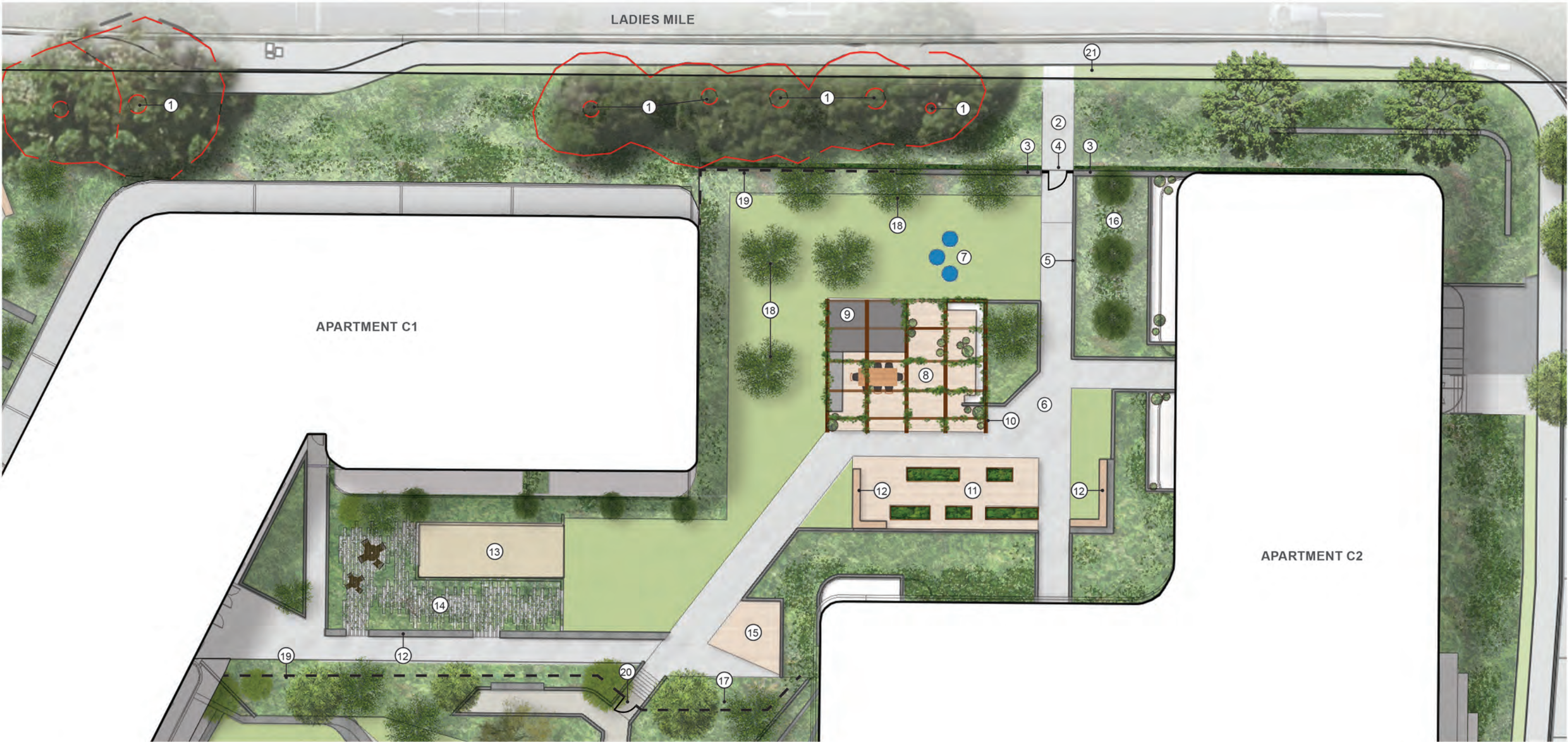
APARTMENT PRECINCT - NORTHERN RESIDENTS COURTYARD VIEW





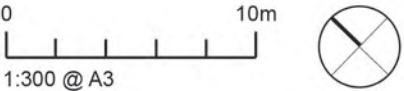
APARTMENT PRECINCT - SOUTHERN RESIDENTS COURTYARD PLAN

Excerpt from Dwg.No. RC 40.22



LEGEND:

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



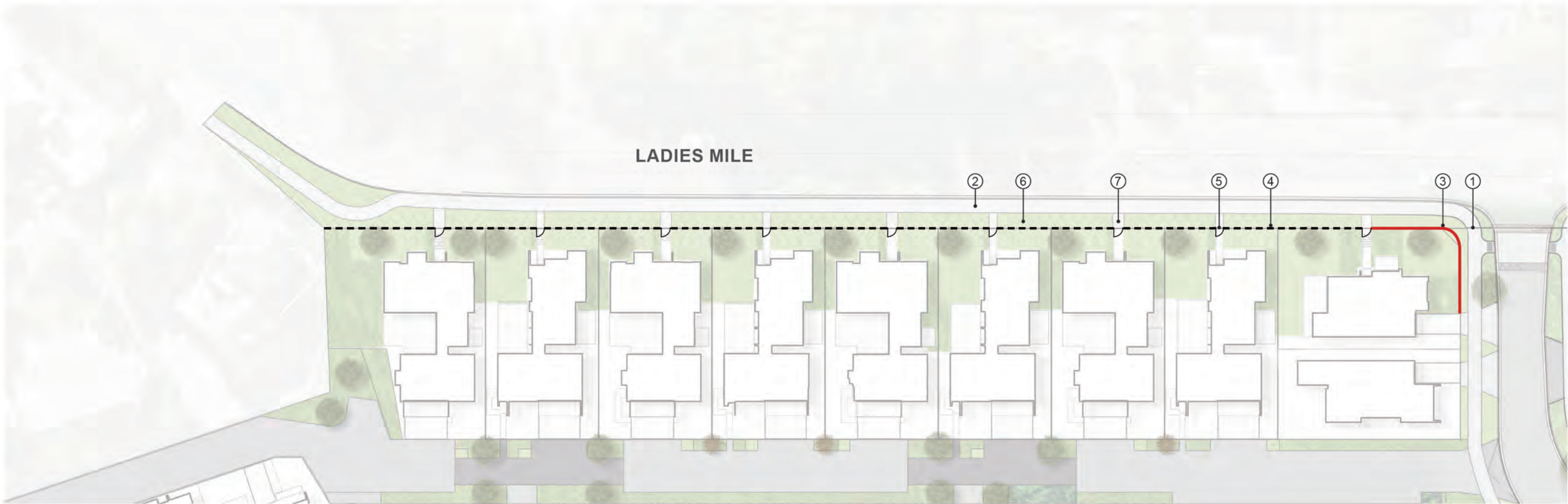






APARTMENT PRECINCT - LADIES MILE FRONTAGE PLAN SHEET 01

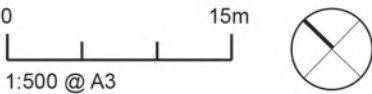
Excerpt from Dwg.No. RC 40.23



Continued on  
DWG RC.40.23 →

LEGEND:

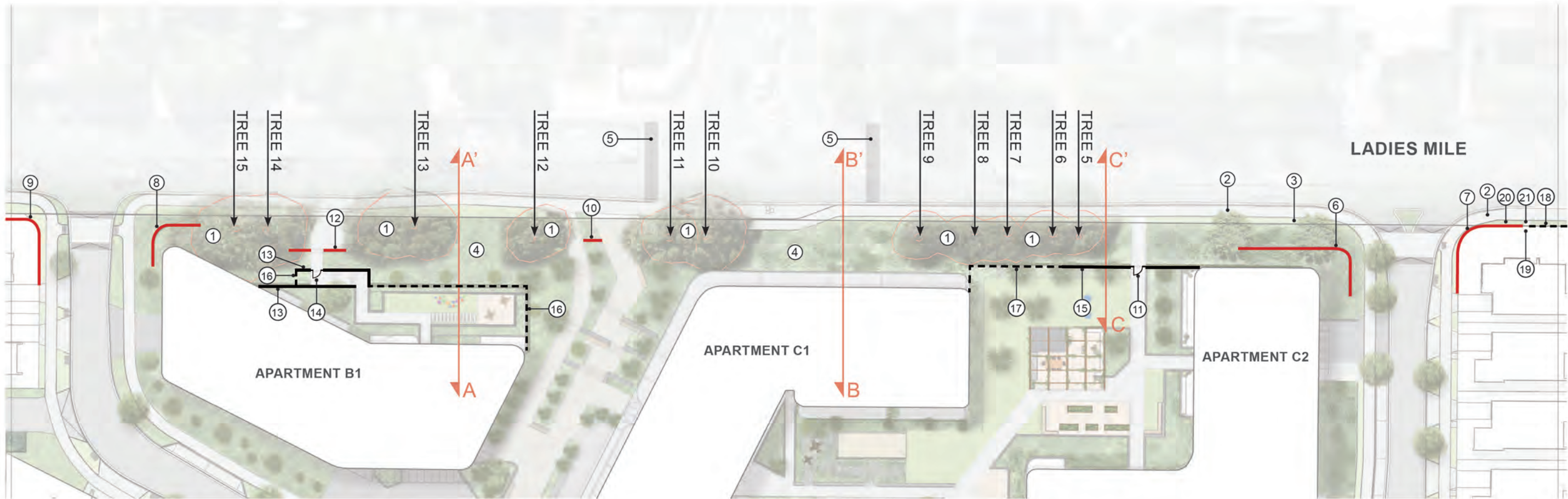
- ① Site boundary
- ② Proposed footpath adjacent to existing kerbline  
Exposed aggregate concrete basalt chip/  
charcoal oxide to AT Standard Detail
- ③ Upper Loop Road Northern Entrance Feature:  
Basalt wall formed in a contemporary curved plan  
form along the boundary with adjacent corner  
residential 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

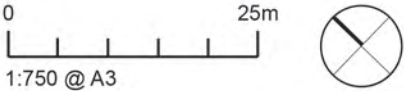
⑱ Vertical black rail fence
- ⑲ Vertical rail pedestrian gate to above

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





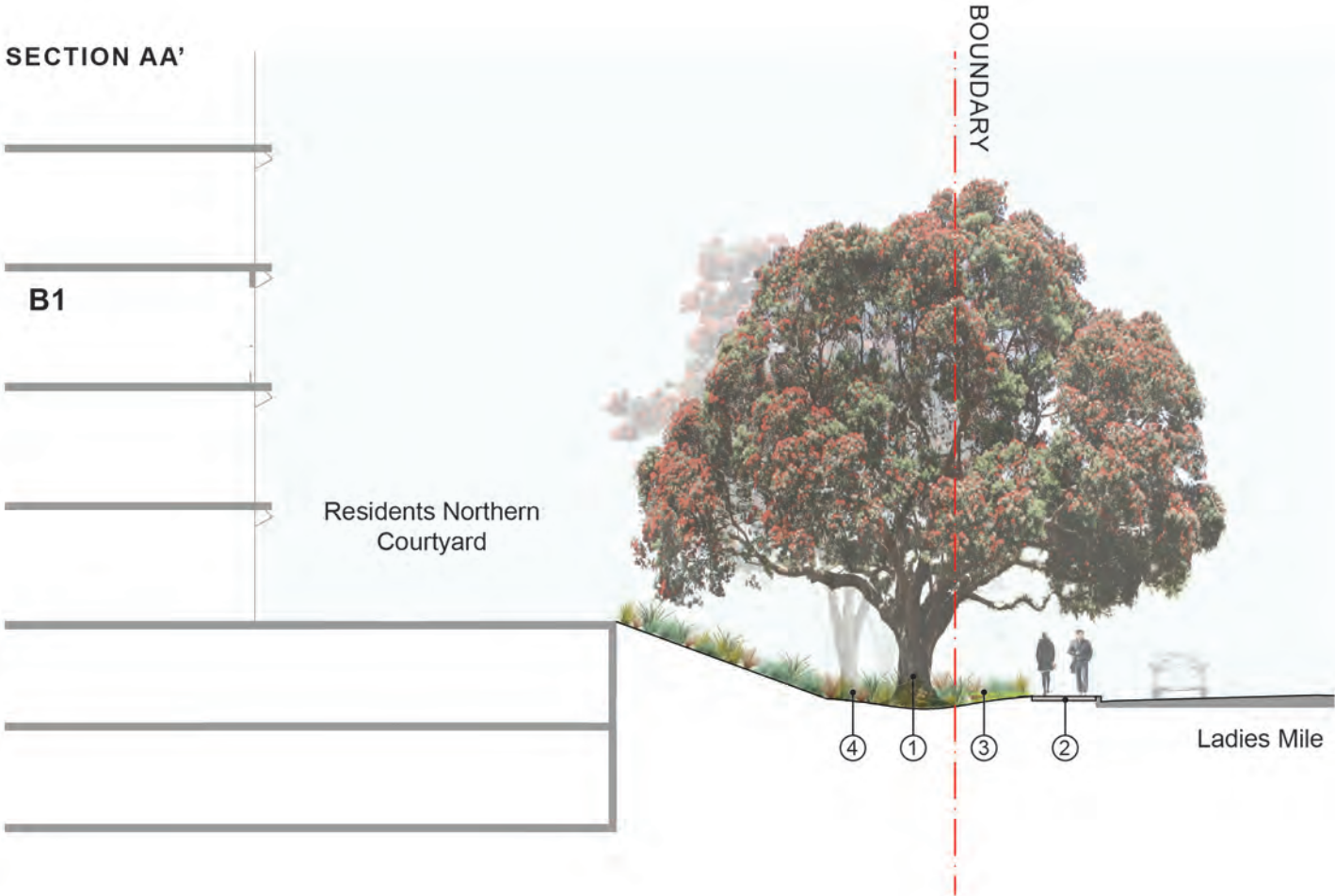
APARTMENT PRECINCT - LADIES MILE FRONTAGE VIEWS





APARTMENT PRECINCT - LADIES MILE FRONTAGE SECTIONS

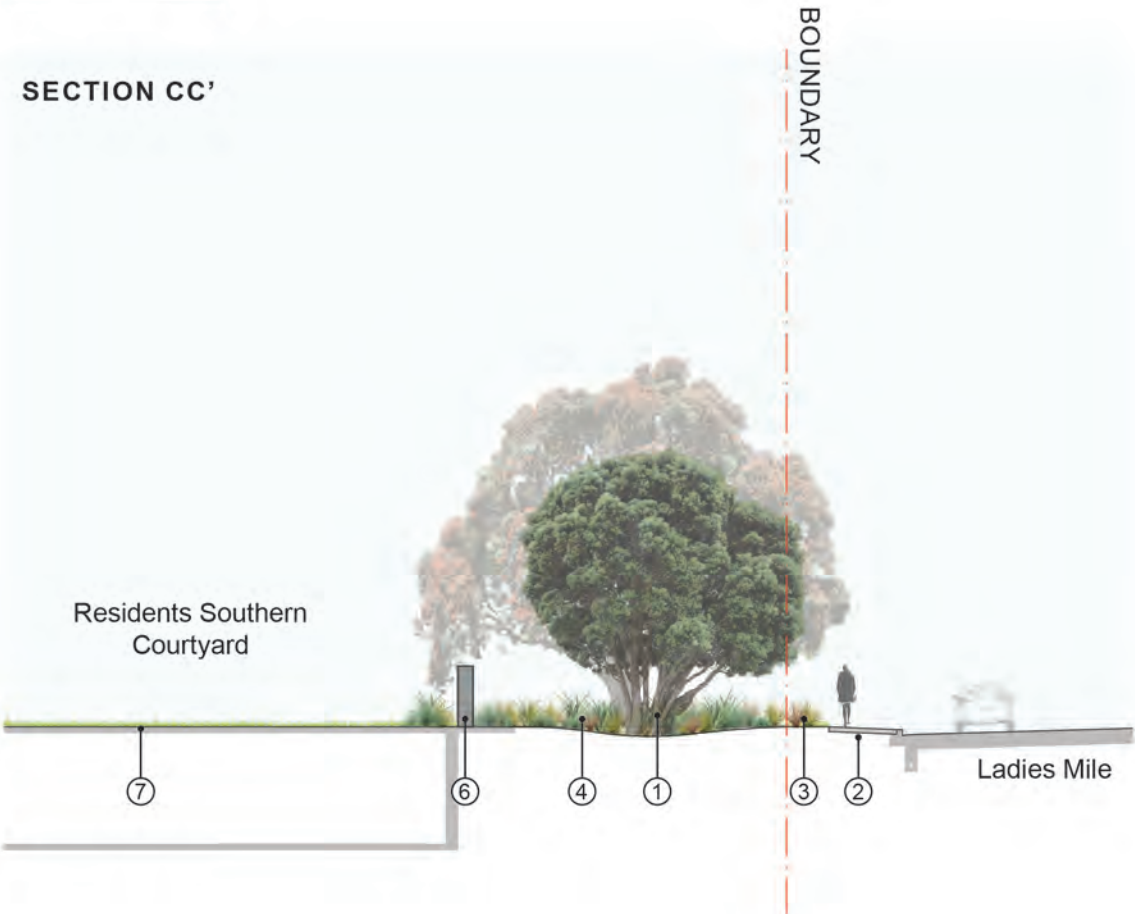
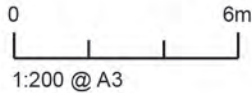
Excerpt from Dwg.No. RC 40.25



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

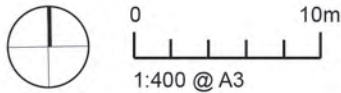


VIVID LIVING APARTMENT - PLAN

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.



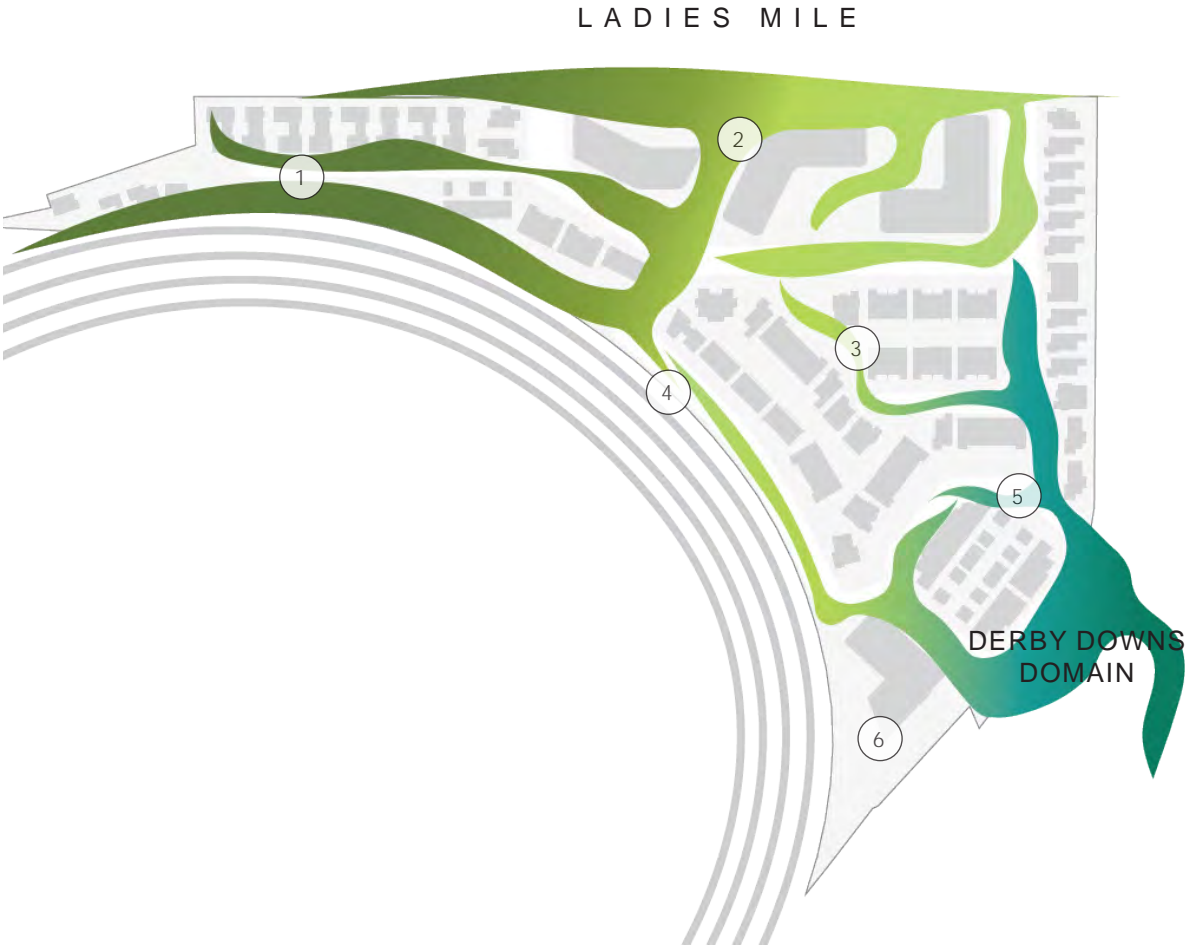


## PART THREE: LANDSCAPE ELEMENTS STRATEGY



# LANDSCAPE ELEMENTS

## SITEWIDE - PLANTING STRATEGY



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

① NATIVE / FORMAL



② APARTMENT PRECINCT



③ GARDEN STREETS



④ TRACKSIDE WALK



⑤ EXOTIC / FORMAL



⑥ VIVID LIVING



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.



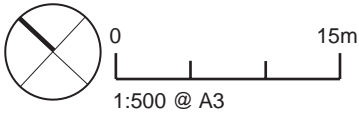
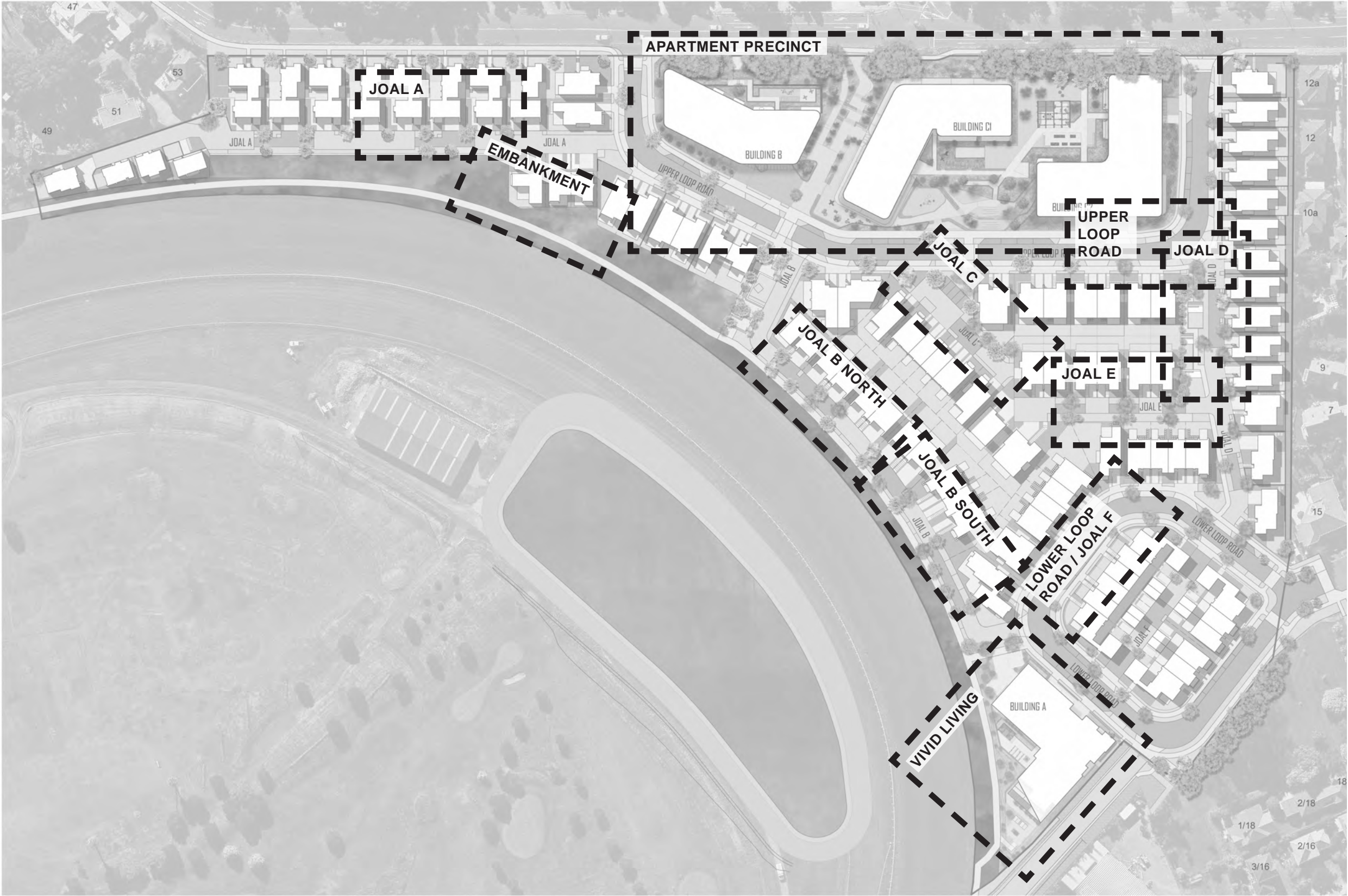


PLANTING LOOK & FEEL



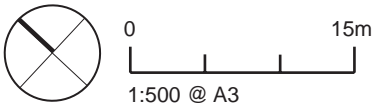


PLANTING STRATEGY SHEET LOCATIONS





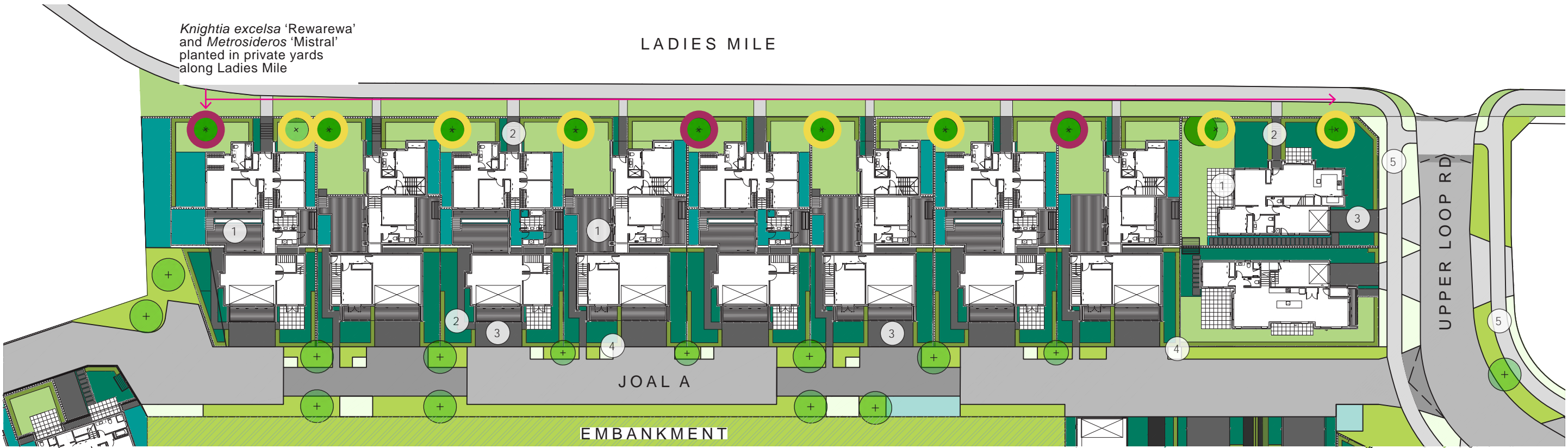
SITE-WIDE STREET TREE STRATEGY



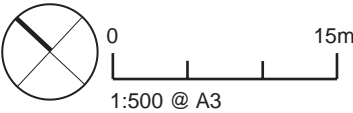


LADIES MILE FRONTAGE

Refer to JOAL A Planting Strategy & Palette for shrub species

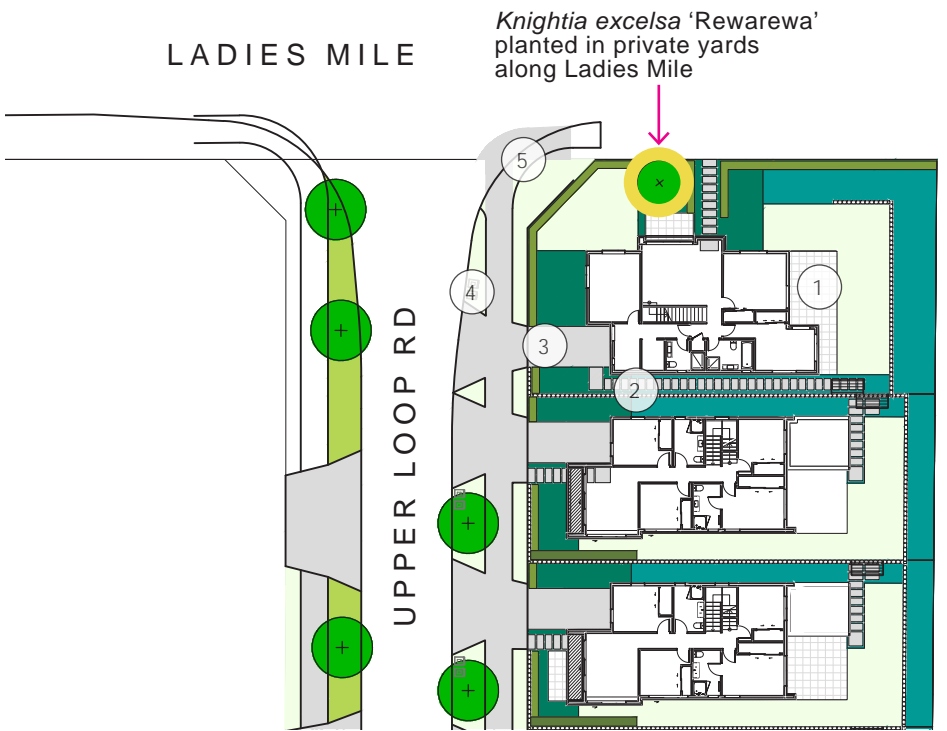


Location plan



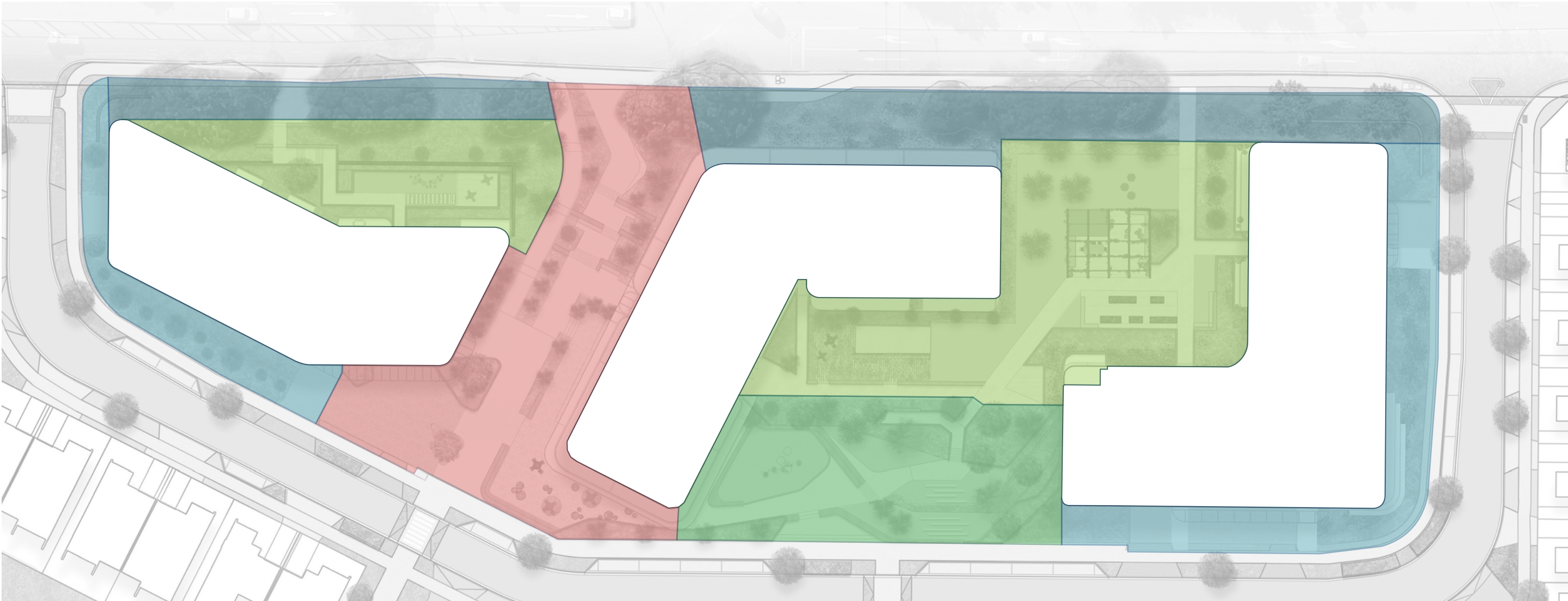
LEGEND:

- 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

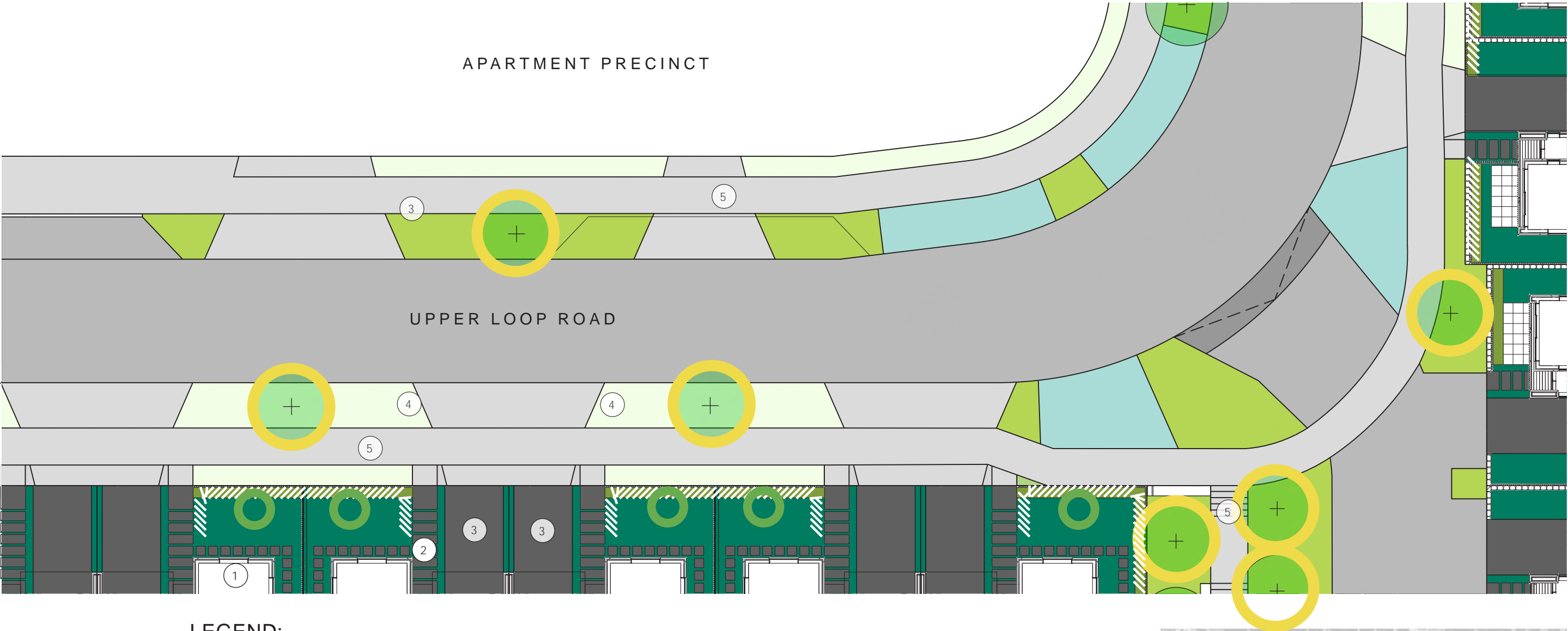
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Specimen Tree	<i>Alectryon excelsus</i>	titoki	160	As shown
Hedge	<i>Corokia virgata</i> 'Geentys Green'	Geenty's Green Corokia	12	0.6
Terrace Planting	<i>Coprosma</i> 'Middlemore'		12	0.6
	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Dianella nigra</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

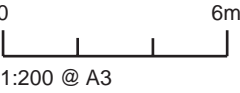


LEGEND:

- 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



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.

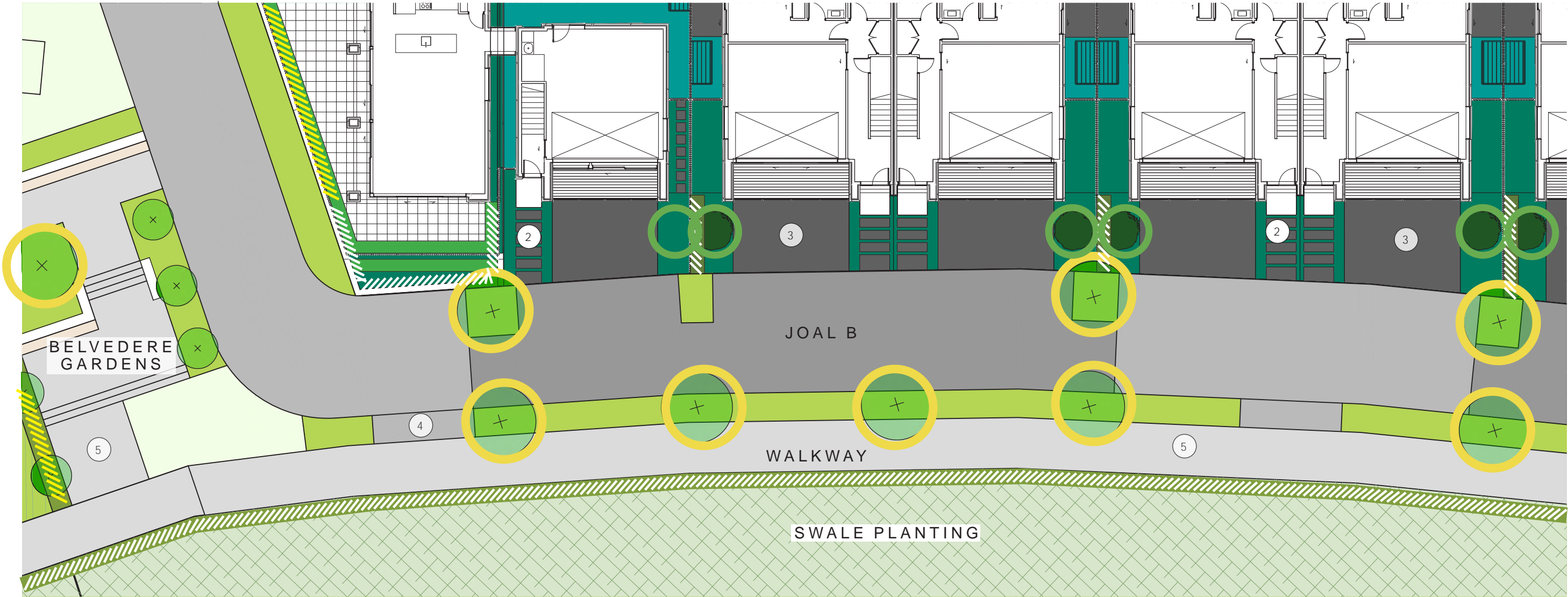


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Metrosideros excelsa</i> 'Mistral'	pohutukawa / rata hybrid	160	As shown
	<i>Callistemon viminalis</i> 'Little John'	dwarf bottlebrush	12	1.5
Berm Planting	<i>Hebe</i> 'Emerald Gem'	hebe	5	0.5
	<i>Kunzea</i> 'Little 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.

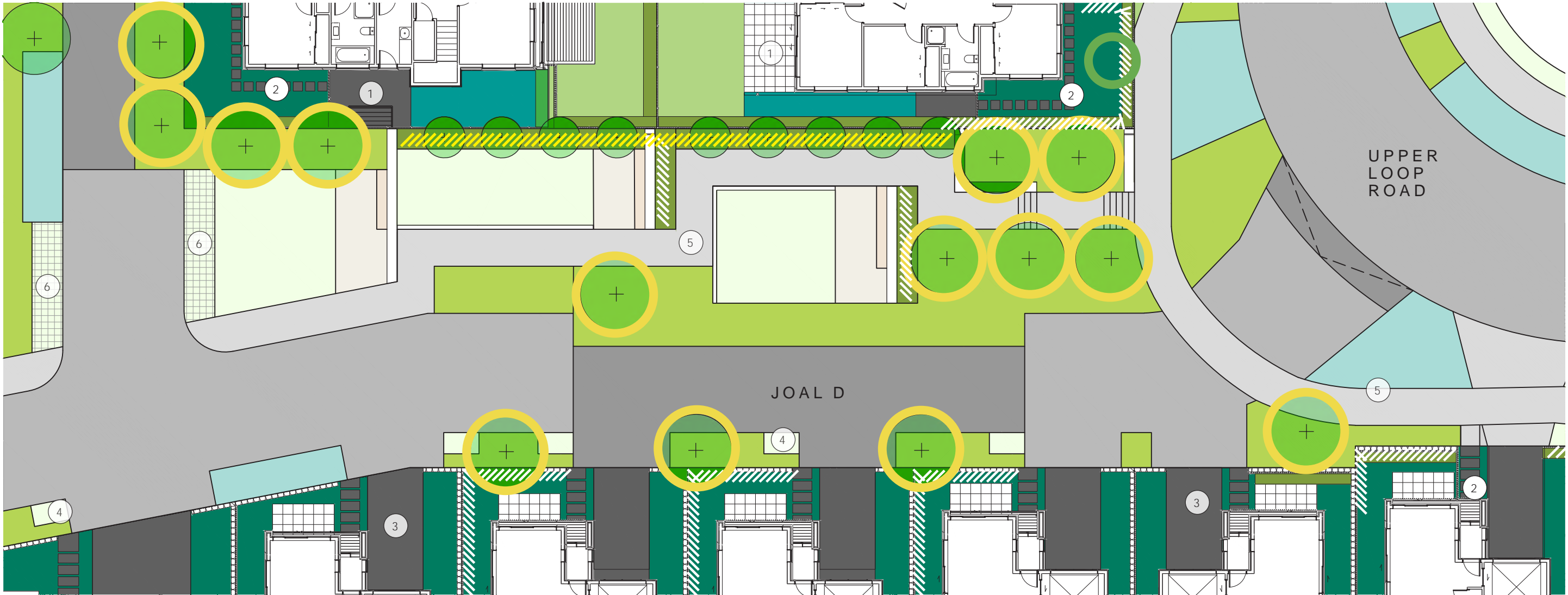


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Alectryon excelsus</i>	titoki	160	As shown
Berm Planting	<i>Chionochloa flavicans</i>	Dwarf toe toe	3	0.8
	<i>Coprosma repens</i> `Prostrata`	Taupata	5	1
	<i>Dianella nigra</i>	Flax Lily	2	0.6
	<i>Hebe</i> `Wiri 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
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



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

0 6m  
1:200 @ A3

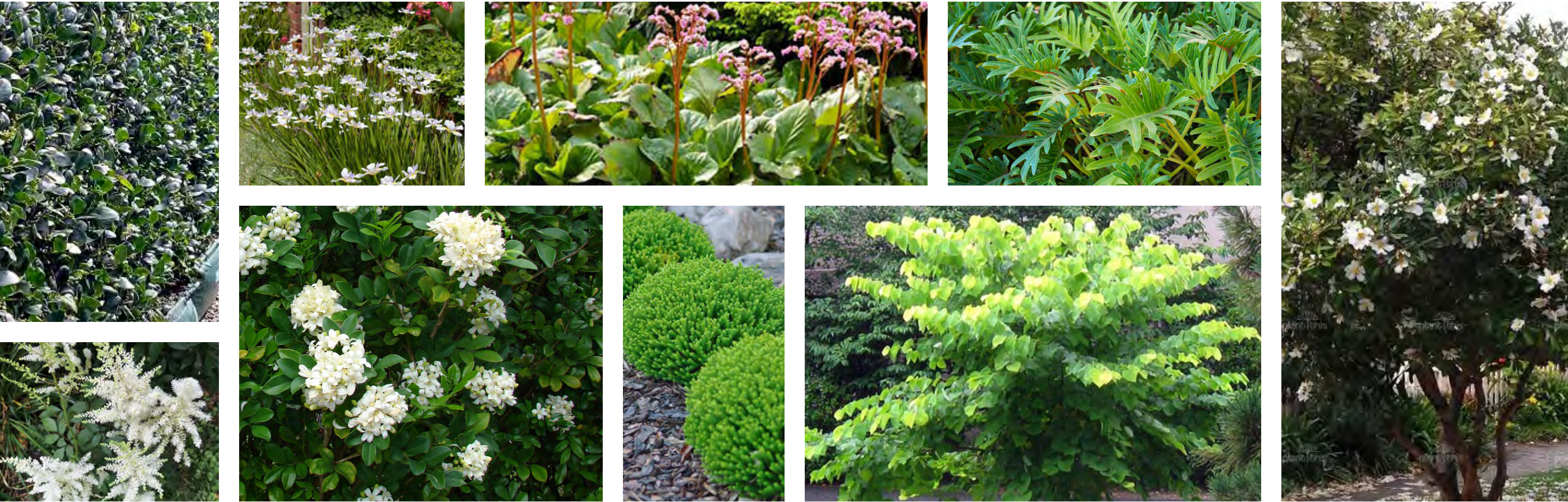


Location plan



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.

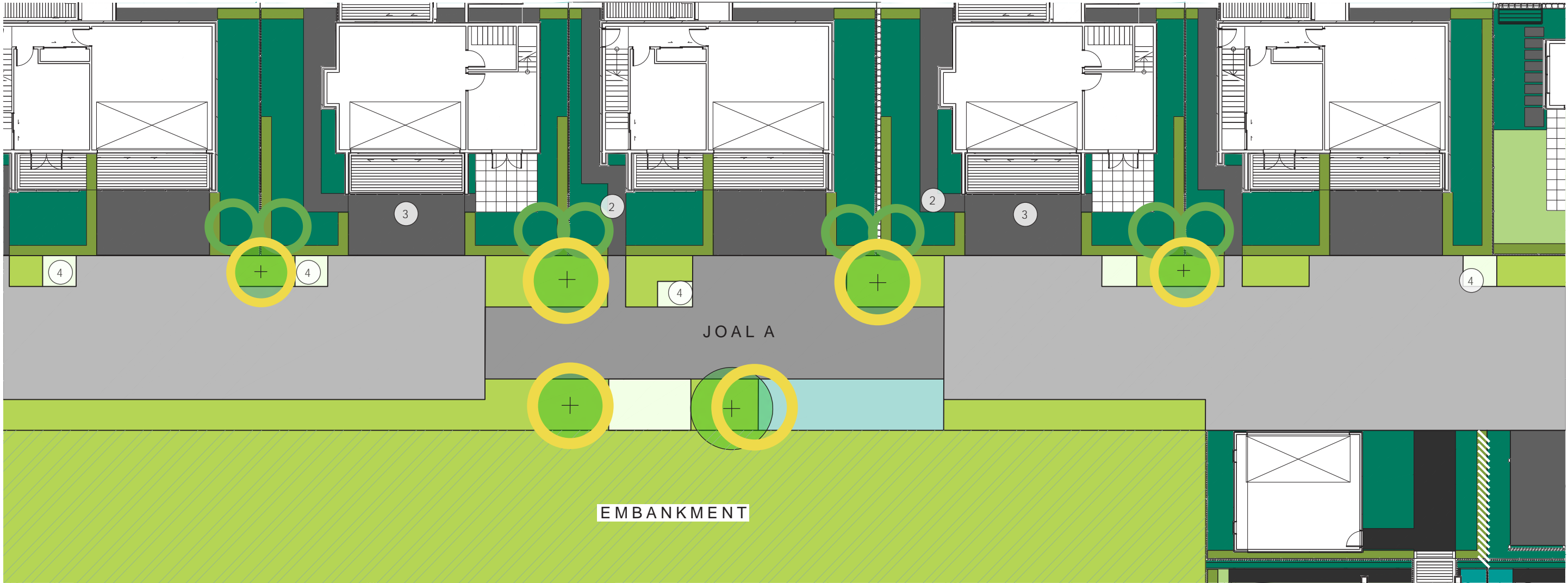


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Gordonia axillaris</i>	fried egg tree	160	As shown
Berm Planting	<i>Dietes grandiflora</i>	African iris	2	0.6
	<i>Hebe 'Emerald Gem'</i>	hebe	5	0.5
	<i>Lomandra 'Limetuff'</i>	Lomandra	2	0.6
	<i>Pittosporum tenuifolium '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

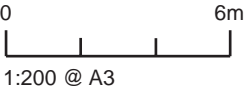


LEGEND:

- 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



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.

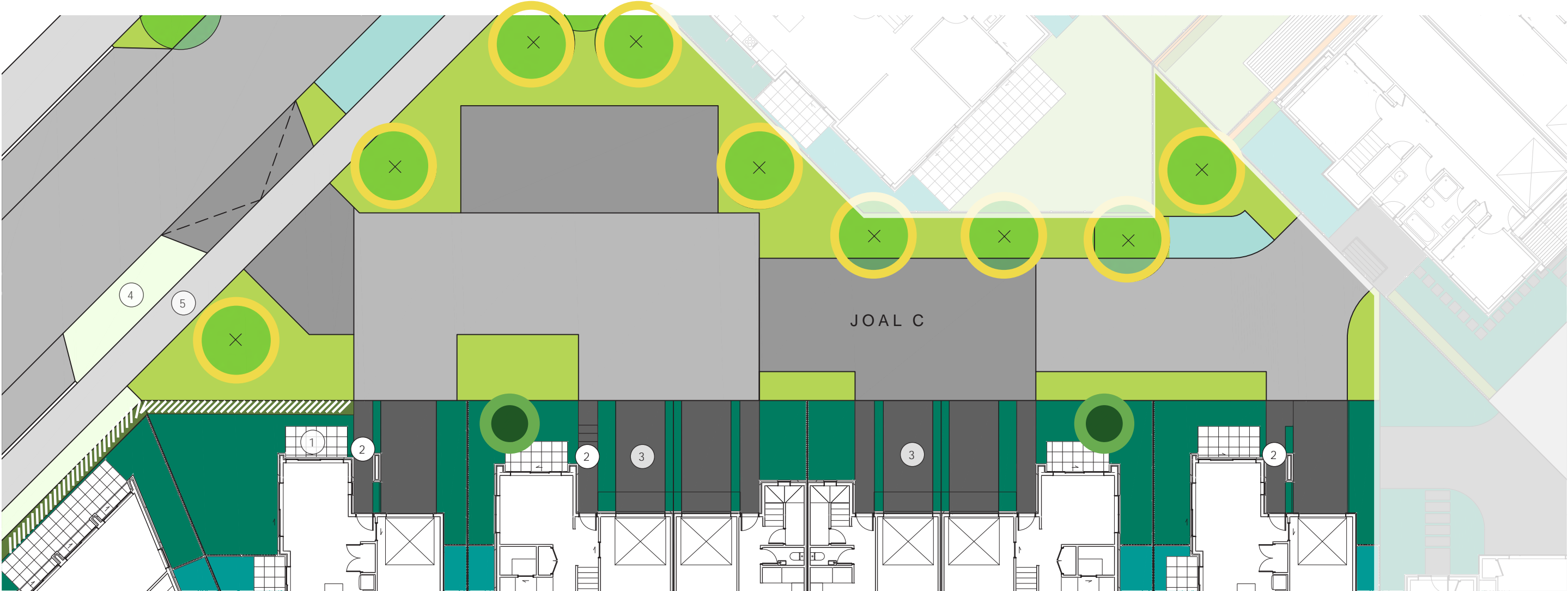


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Metrosideros 'Lighthouse'</i>	upright pohutukawa		
Berm Planting	<i>Dianella nigra</i>	flax lily	2	0.6
	<i>Callistemon viminalis 'Little John'</i>	dwarf bottlebrush	12	1.5
	<i>Pittosporum tenuifolium 'Golf ball'</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

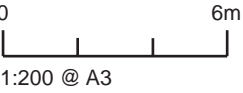


LEGEND:

- 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.

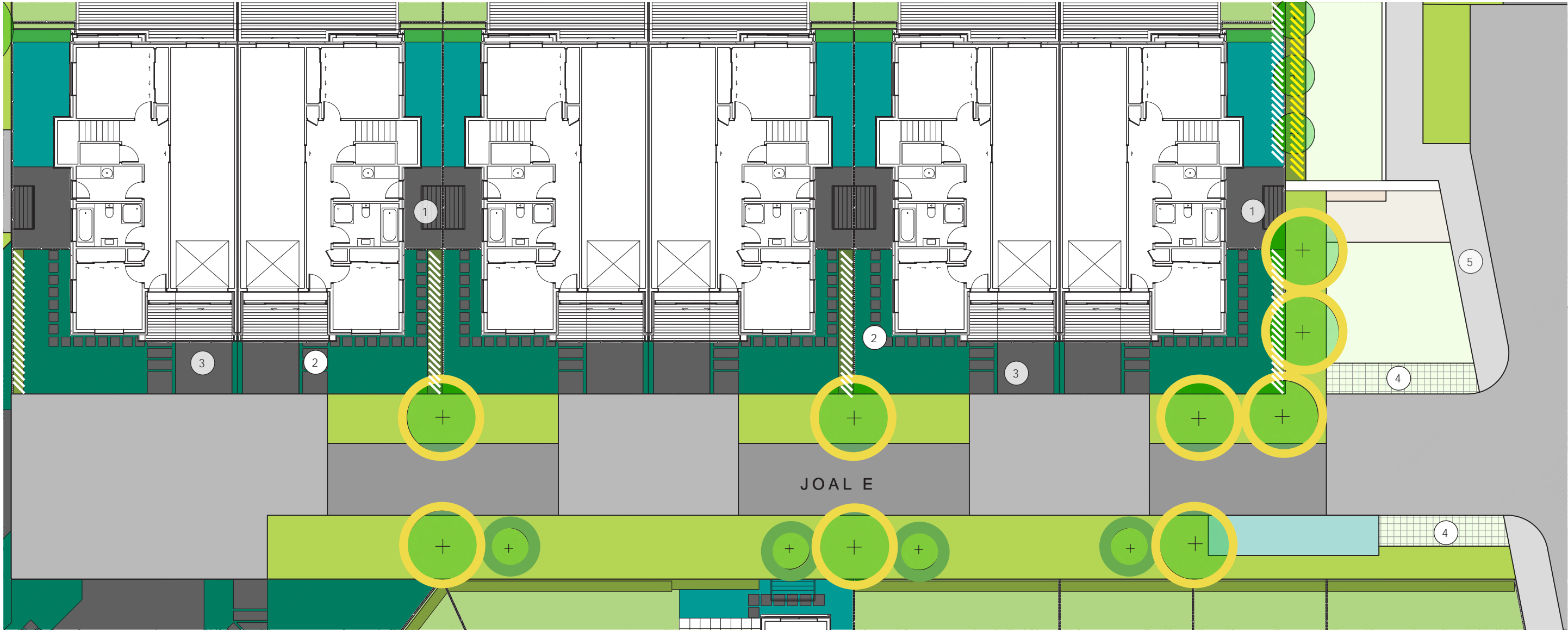


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	Prunus 'Pink Cloud'	ornamental cherry	160	As shown
	Cordyline australis 'Emerald goddess'	green goddess ti kouka	45	As shown
Berm Planting	Arthropodium cirratum	renga renga	3	0.7
	Coprosma acerosa 'Red Rocks'	Sand 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
Garden mix 2	Ajuga reptans	Bugleweed	2	0.3
	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
Small feature tree	Hydrangea macrophylla	French hydrangea	12	1
	Pyrus salicifolia 'Pendula'	weeping silver pear	45	3



JOAL E GARDEN STREET - PLANTING STRATEGY



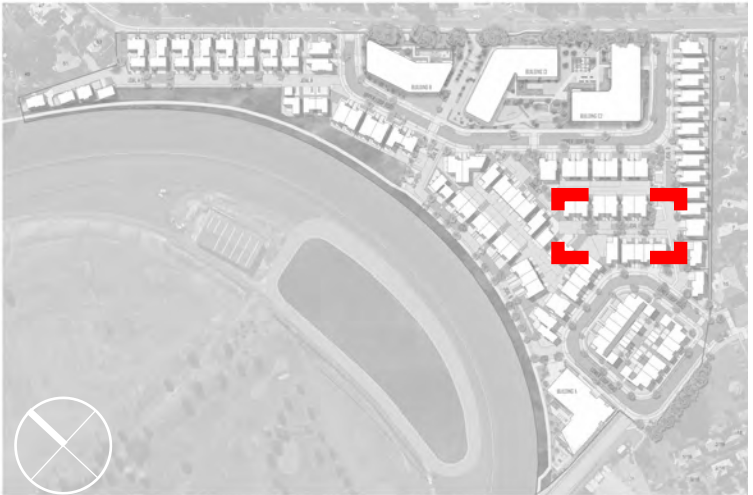
LEGEND:

- 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

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

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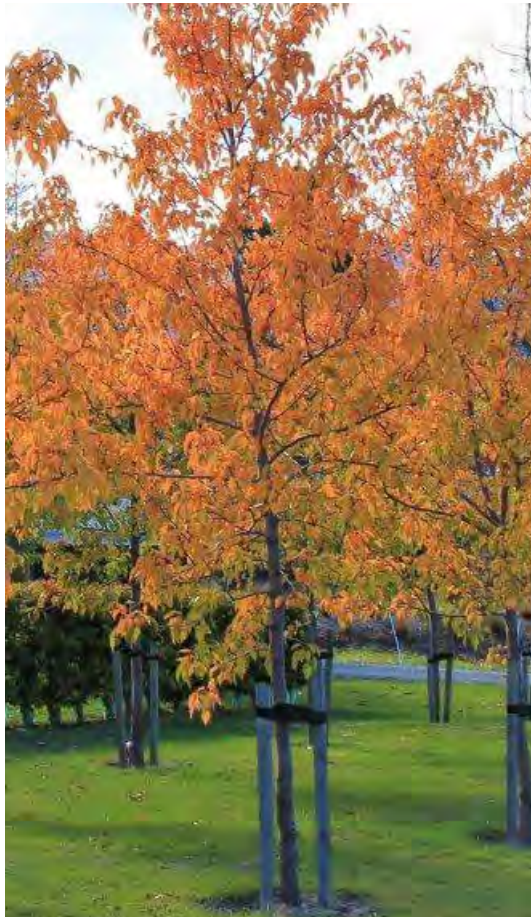


Location plan



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.

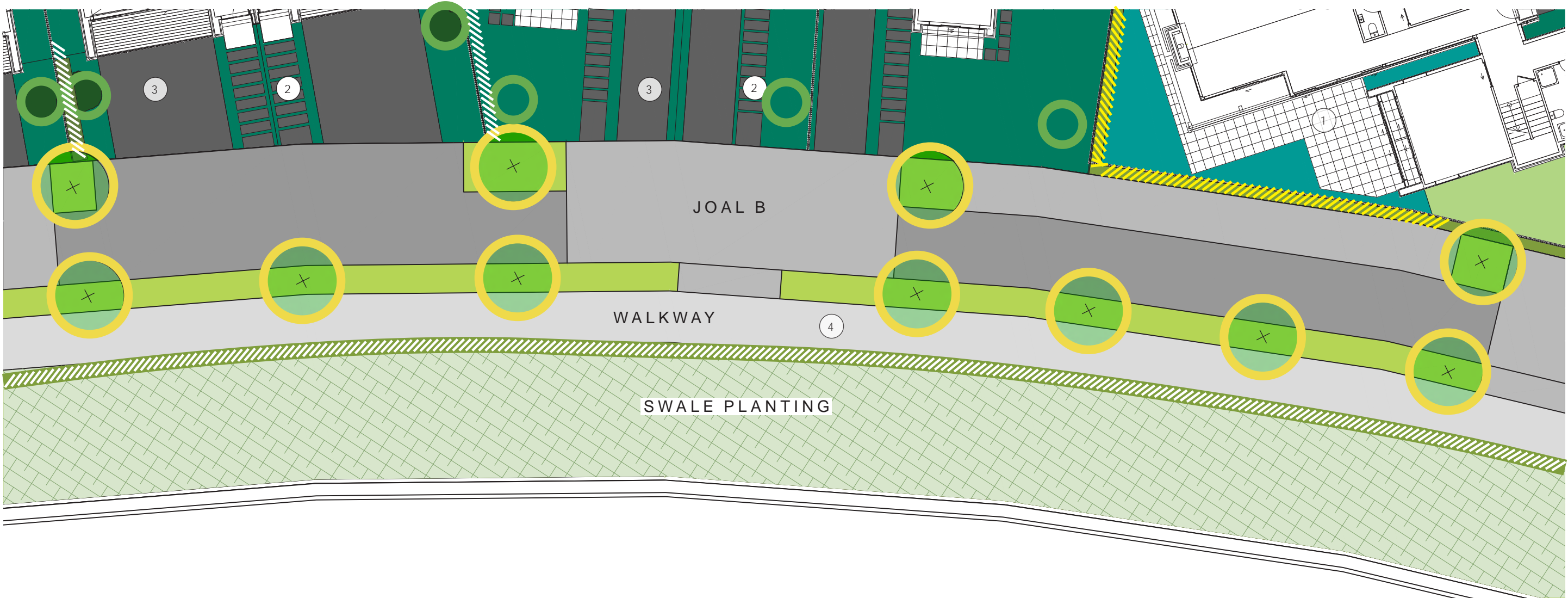


Street Planting				
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Street Tree	<i>Pyrus calleryana</i> 'Aristocrat'	ornamental pear	160	As shown
Berm Planting	<i>Dianella revoluta</i> 'Little Rev'	Little Rev Flax Lily	3	0.5
	<i>Hebe</i> x 'Wiri Mist'	Hebe	8	0.8
	<i>Lomandra longifolia</i> 'Nyalla'	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

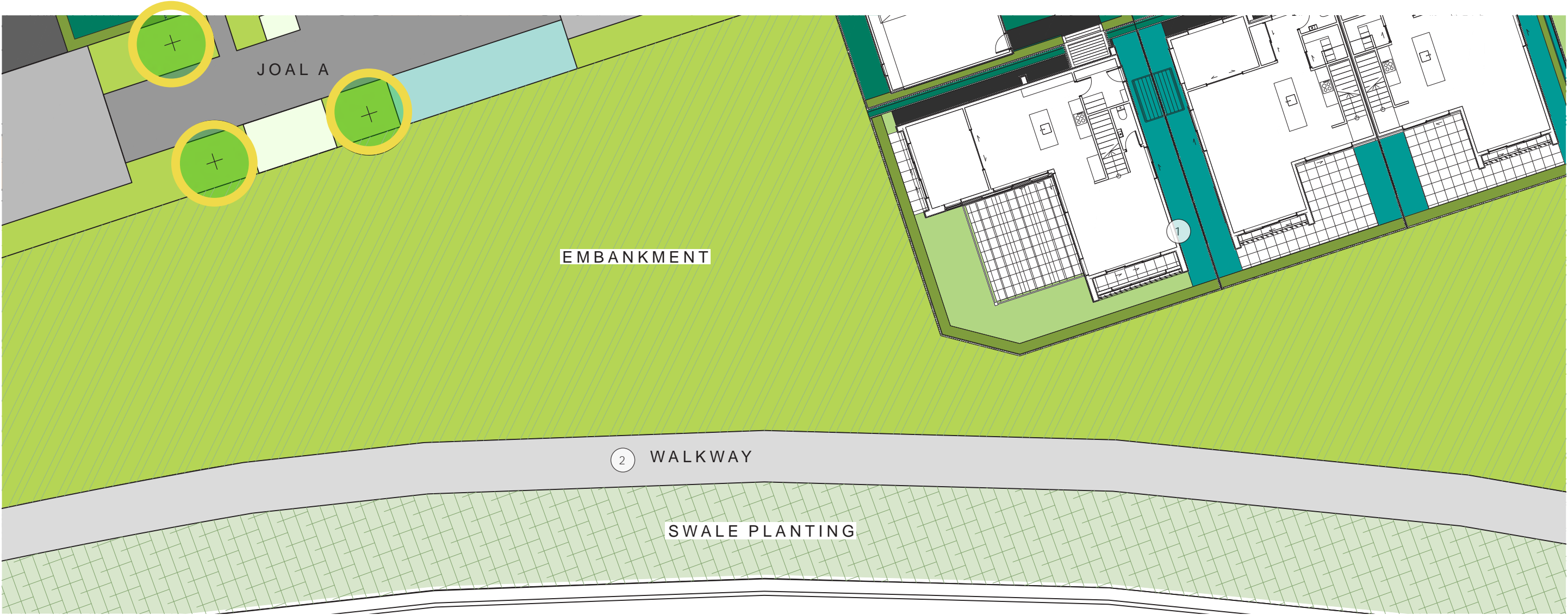
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Swale Planting	<i>Apodasmia similis</i>	oioi	1	0.6
	<i>Carex gaudichaudiana</i>	Gaudichaud's sedge	1	0.4
	<i>Carex solandri</i>	forest sedge	1	0.6
	<i>Dianella nigra</i>	Flax Lily	1	0.6
	<i>Machaerina complanata</i>	shiny sedge	1	0.7
	<i>Astelia 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

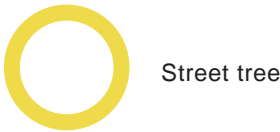


TRACKSIDE WALK - THE EMBANKMENT - PLANTING STRATEGY



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.

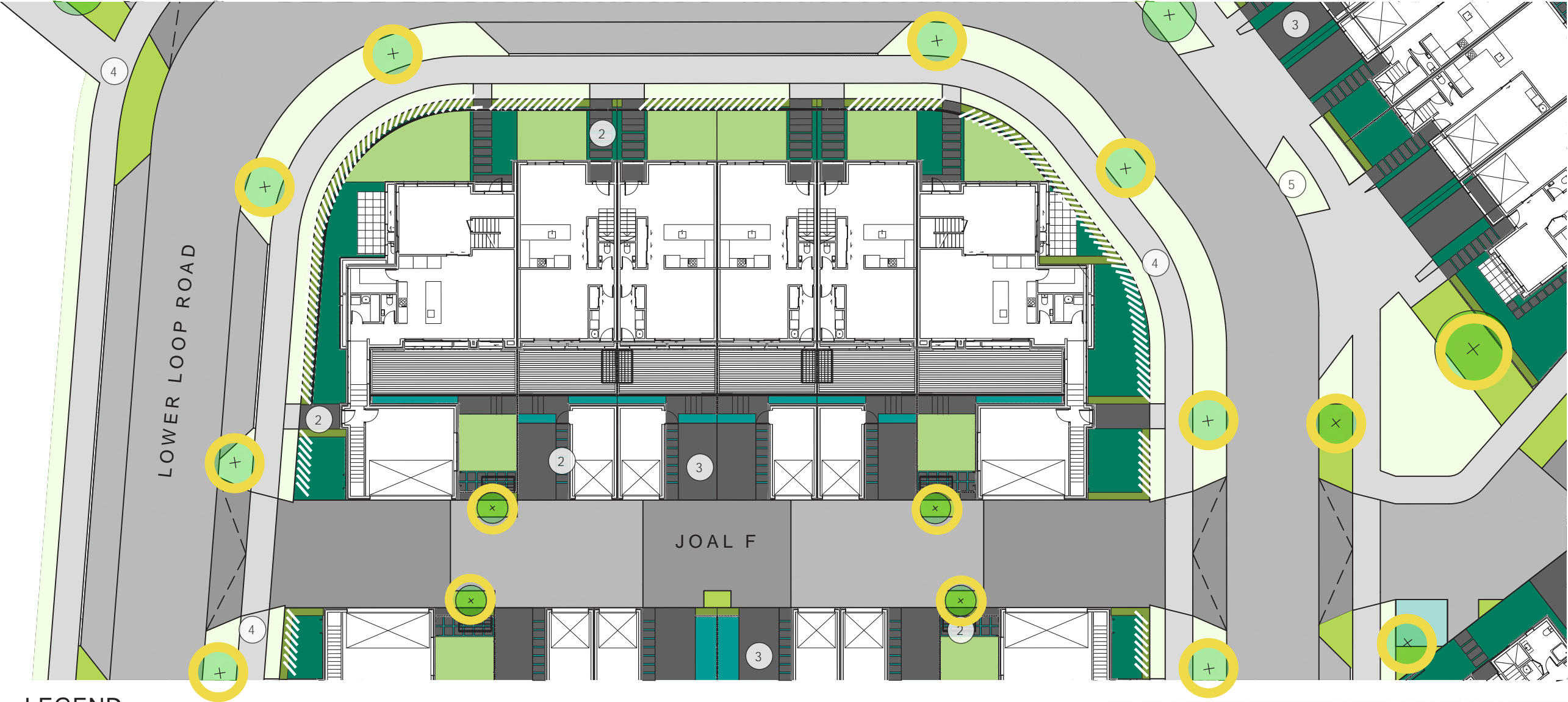


Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Shrub Planting	<i>Astelia nervosa</i> 'Westland'	bronze bush flax	2	0.8
	<i>Carex comans</i>	Carex	2	0.6
	<i>Carex testacea</i>	orange sedge	1	1
	<i>Chionochloa flavicans</i>	Dwarf toe toe	3	0.8
	<i>Coprosma acerosa</i> `Red Rocks`	Sand Coprosma	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
Climbing species adjacent to retaining wall	<i>Muehlenbeckia axillaris nana</i>	Creeping wire vine	3	0.6
	<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
Hedge	<i>Corokia virgata</i> `Geentys Green`	Geenty's Green Corokia	12	0.6

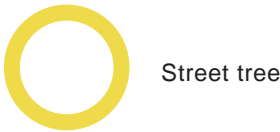


LOWER LOOP ROAD / JOAL F - PLANTING STRATEGY



LEGEND:

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



- 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

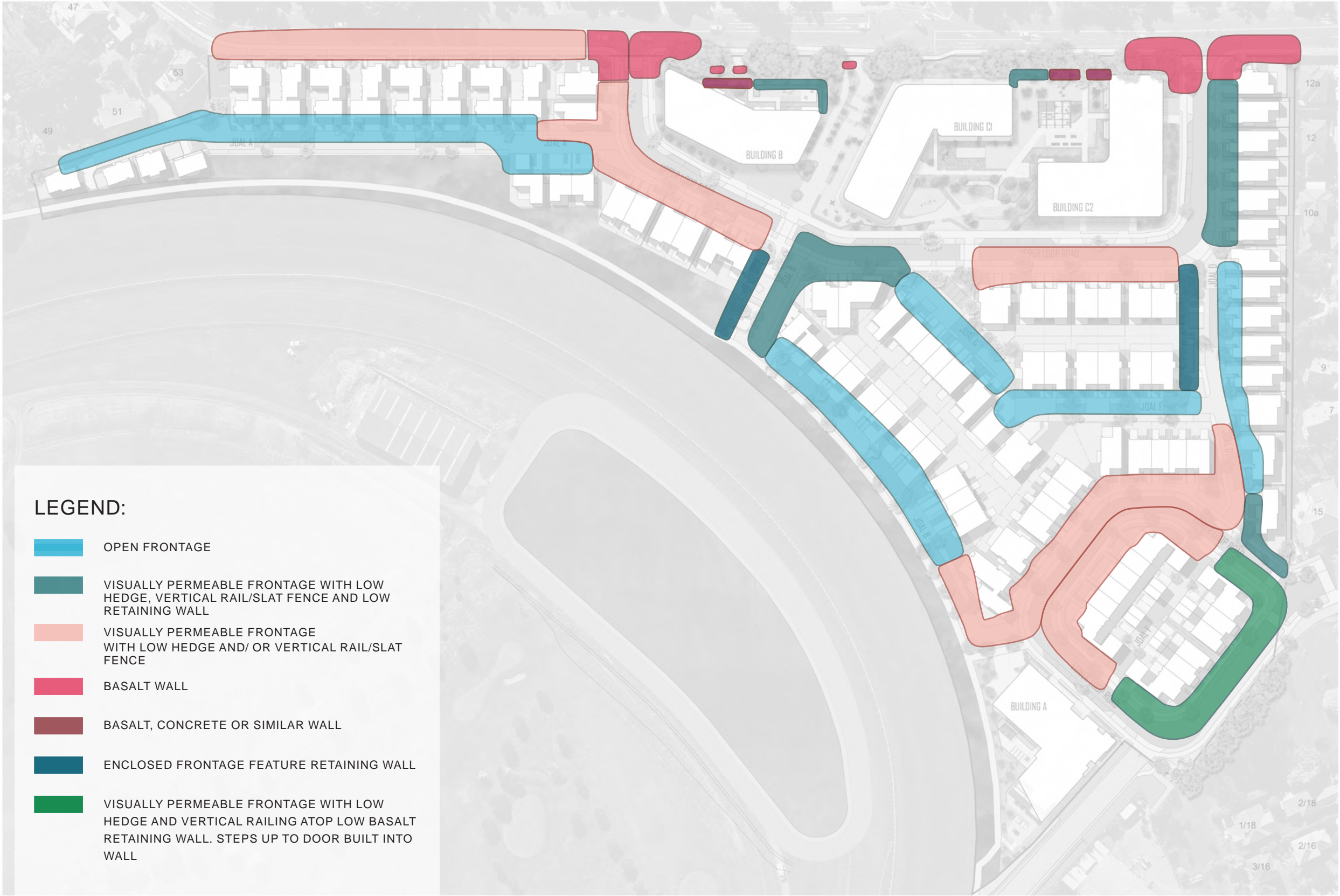


BOUNDARY TREATMENT - SITE CONTEXT & REMUERA VERNACULAR



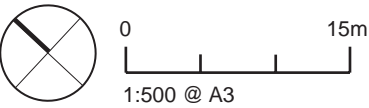
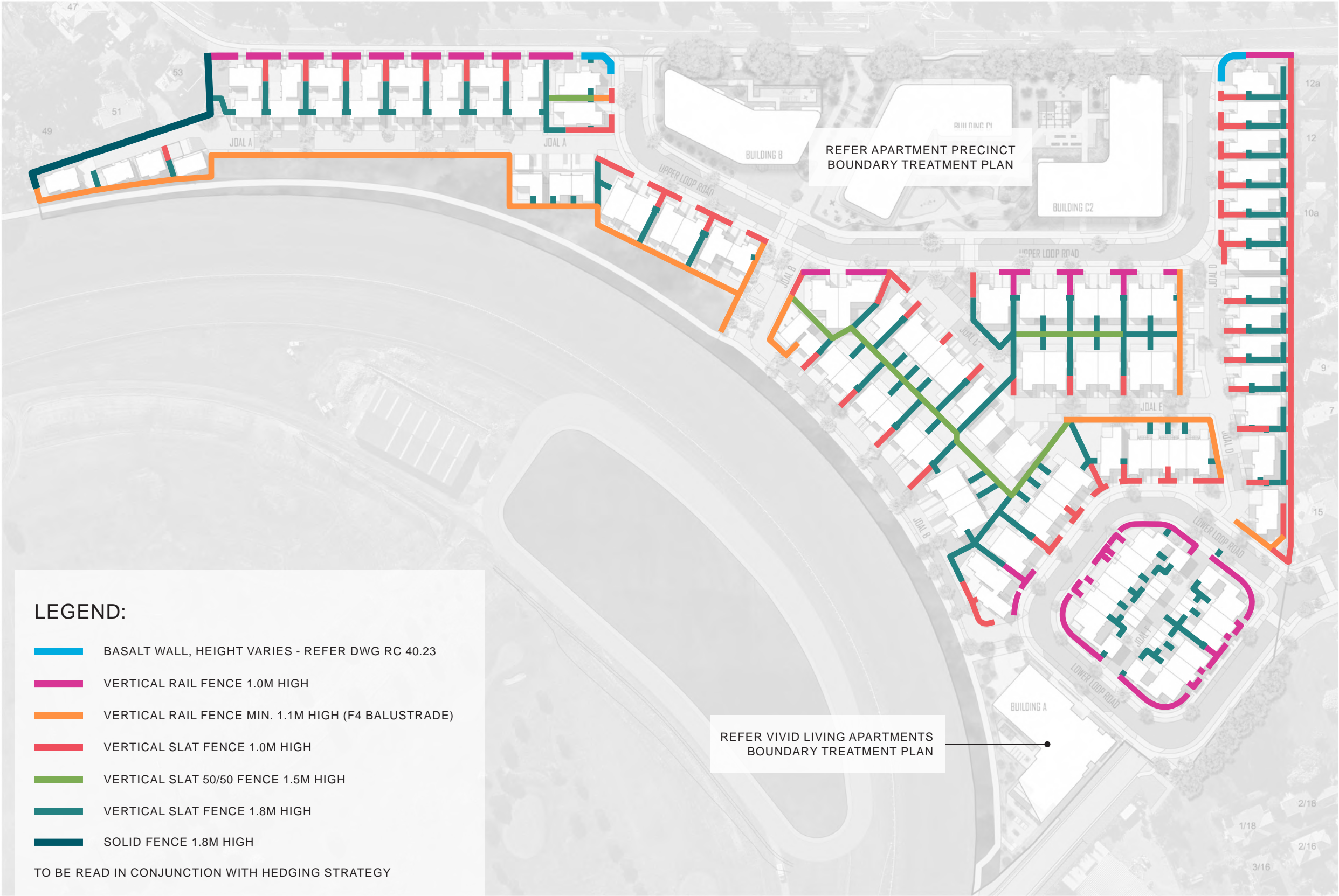


BOUNDARY TREATMENT - STREETSCAPE FRONTAGE STRATEGY



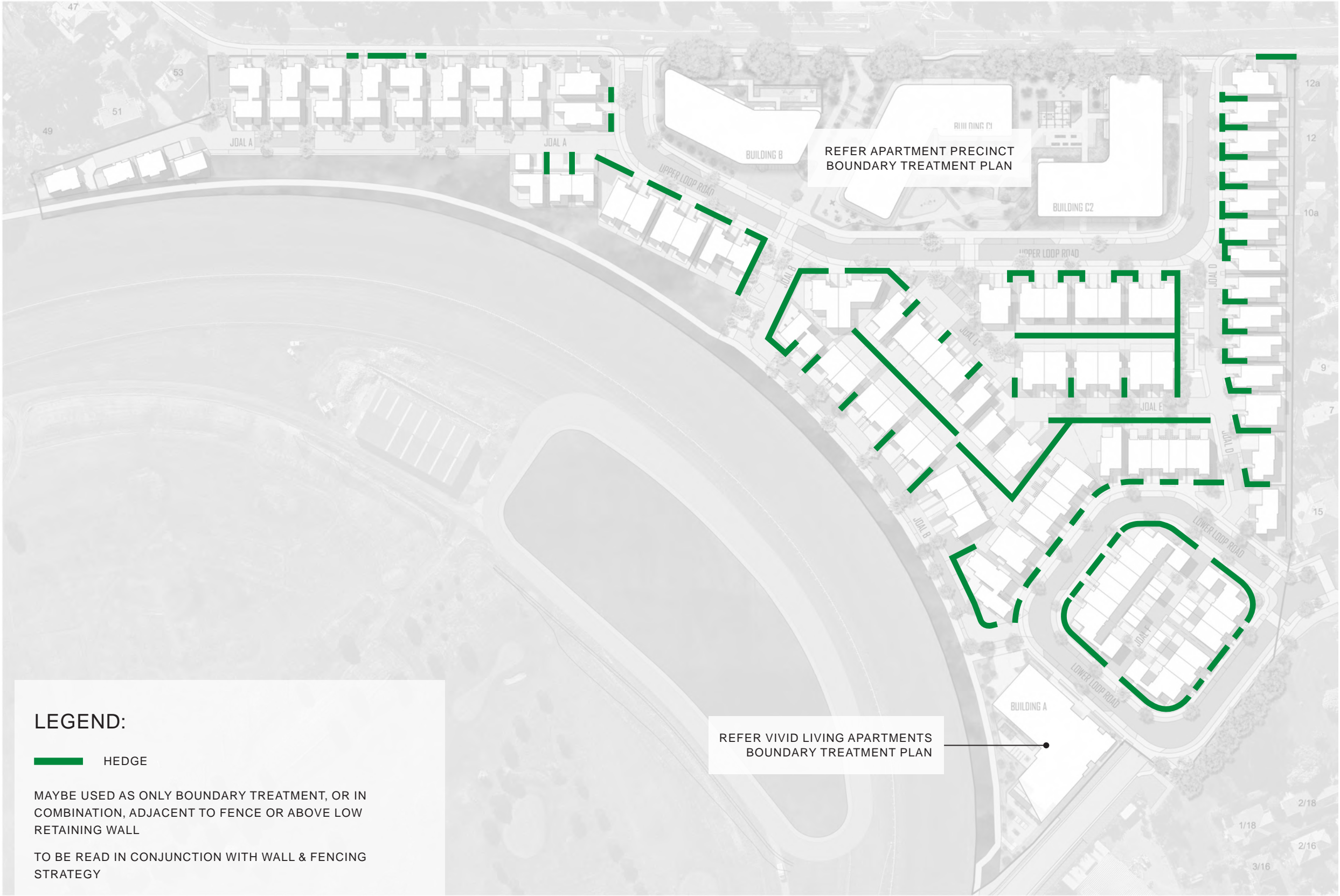


BOUNDARY TREATMENT - WALL AND FENCING STRATEGY





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



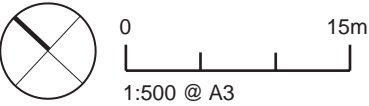
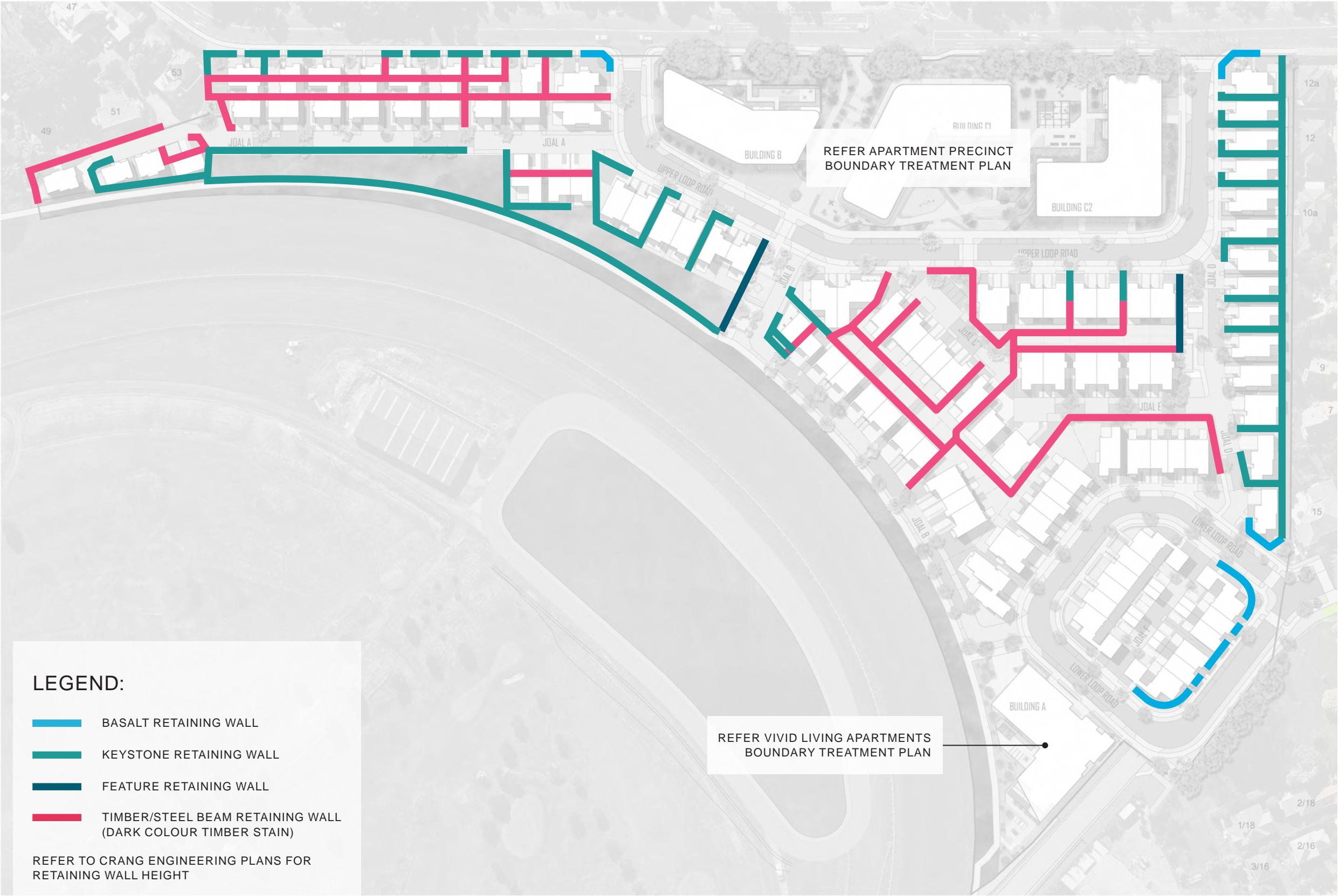
BASALT WALL



HEDGE (EVERGREEN)

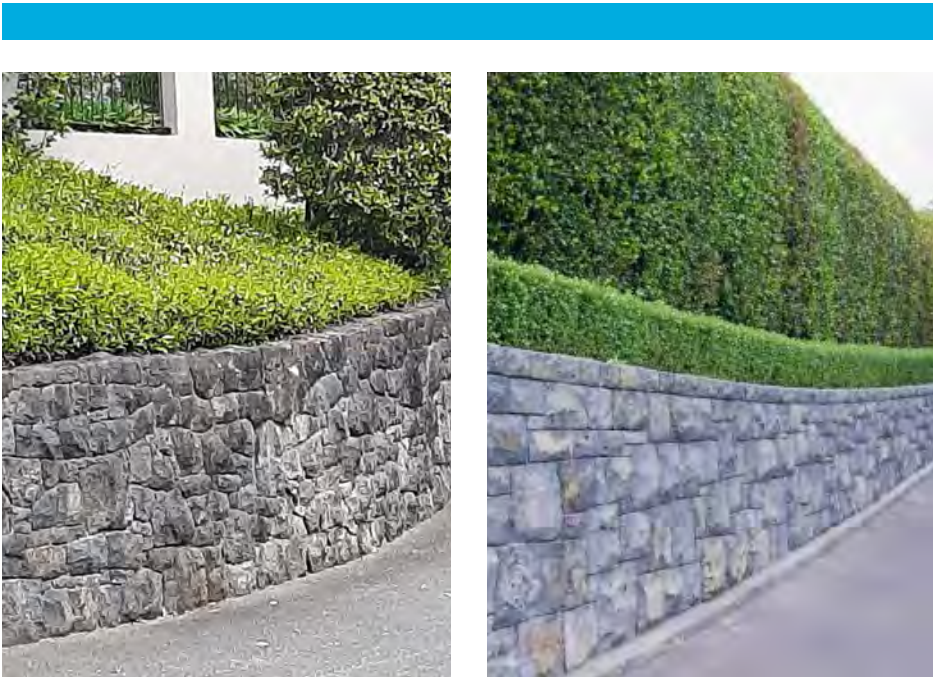


RETAINING WALLS - STRATEGY





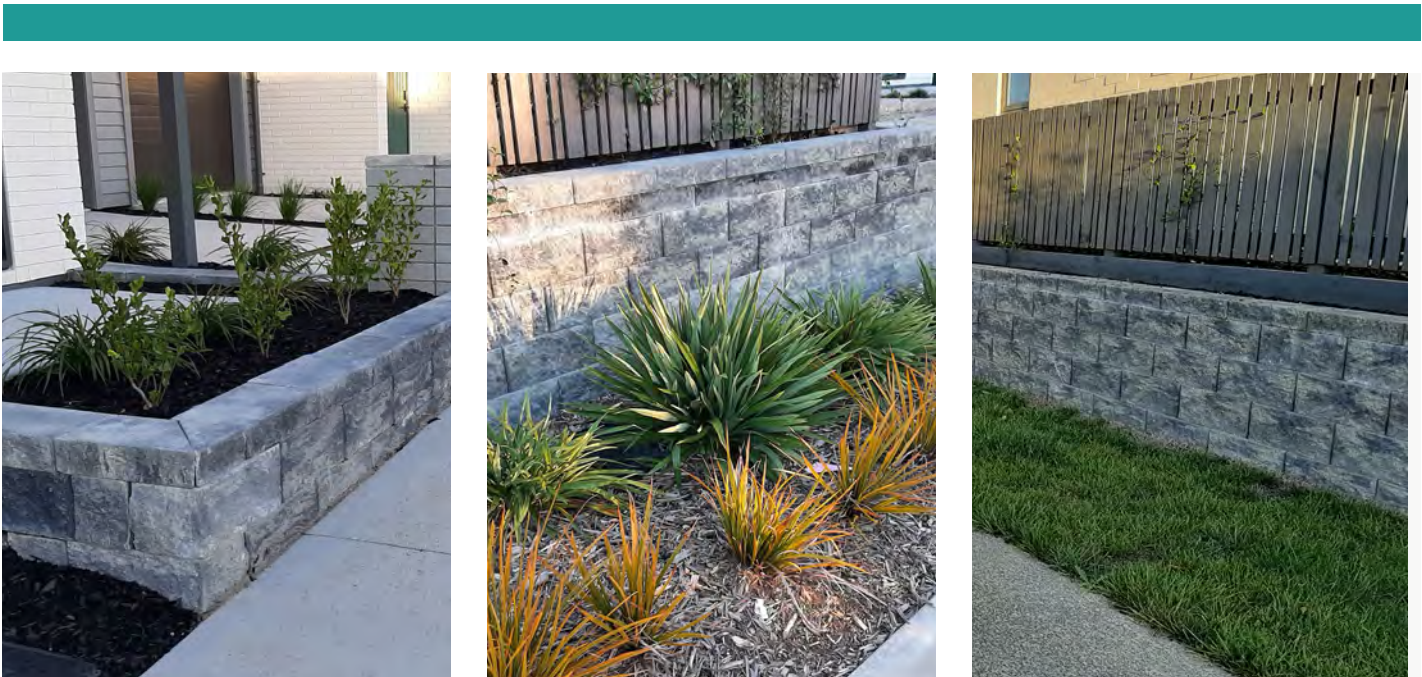
RETAINING WALLS - PALETTE



BASALT RETAINING WALL



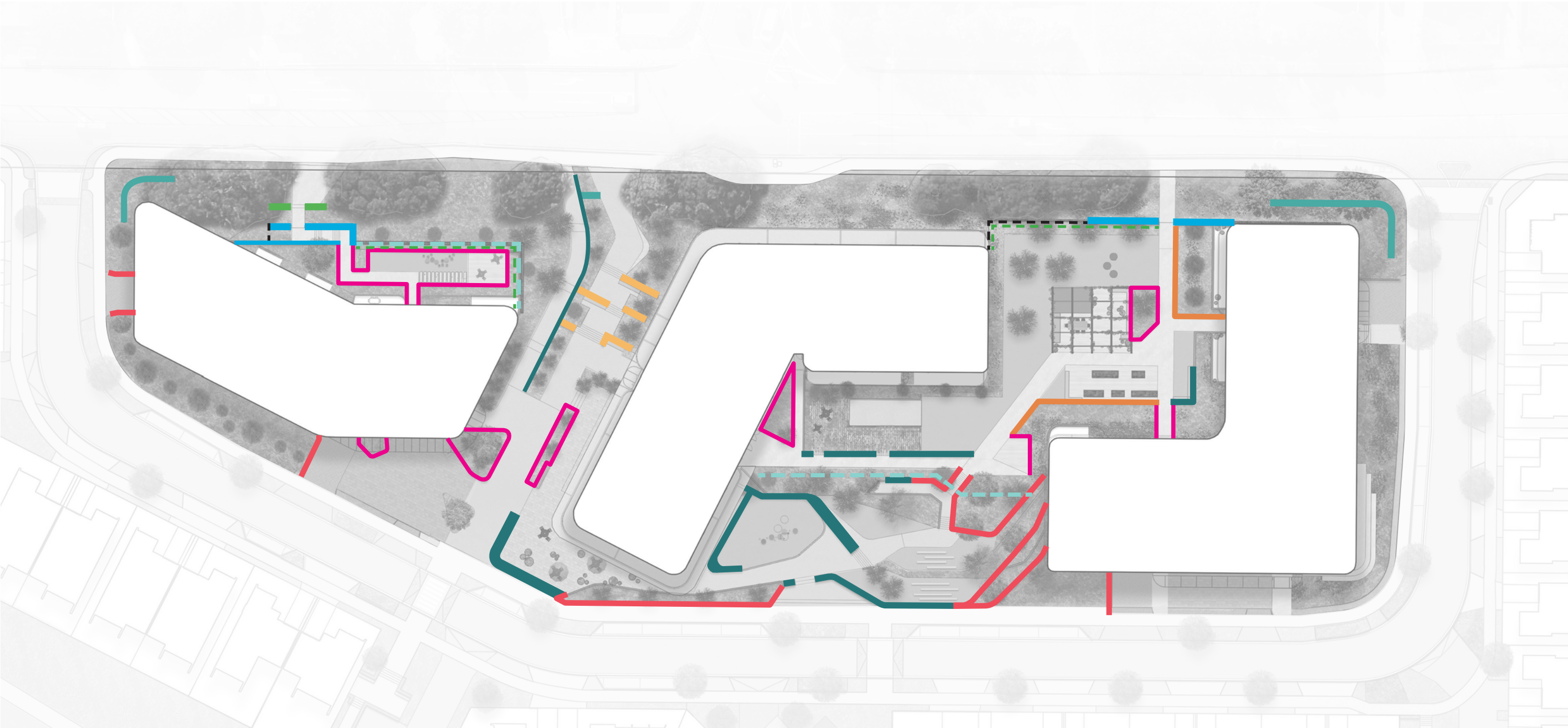
TIMBER / STEEL BEAM  
RETAINING WALL














KEYSTONE RETAINING WALL

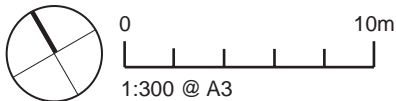


APARTMENT PRECINCT - RETAINING AND BOUNDARY TREATMENTS STRATEGY



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  |  |

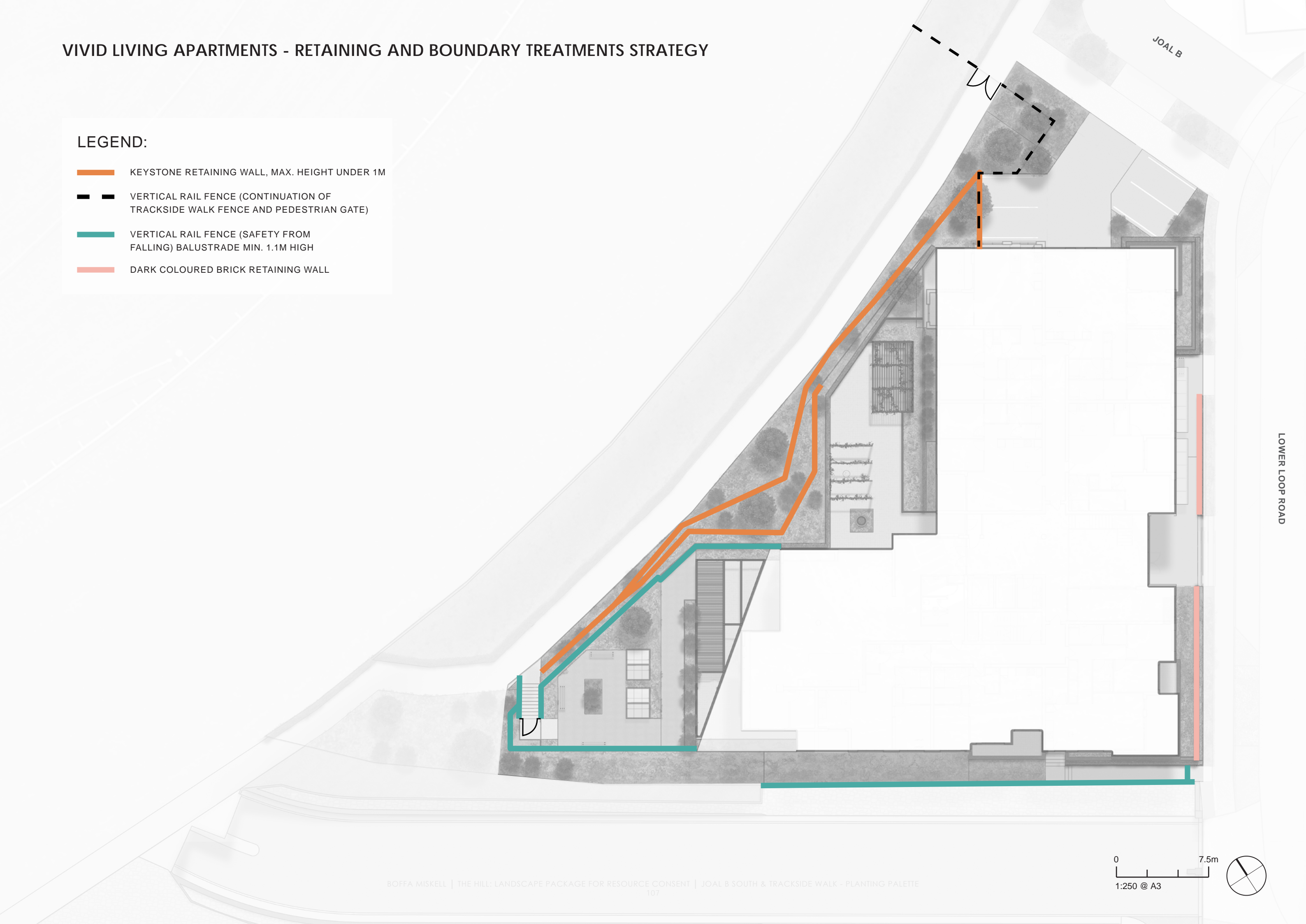




VIVID LIVING APARTMENTS - RETAINING AND BOUNDARY TREATMENTS STRATEGY

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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