Boffa Miskell

THE HILL

LANDSCAPE PACKAGE FOR RESOURCE CONSENT

AUGUST 2022

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Westbury Stud
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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 TW0: 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 though 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

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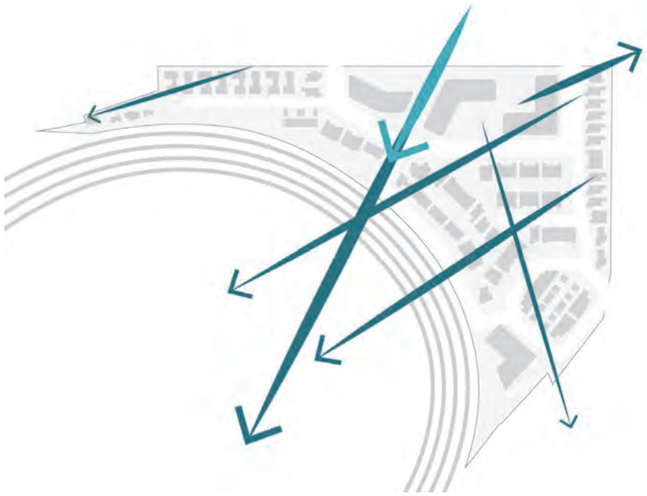
PART ONE : SITE-WIDE LANDSCAPE STRATEGY

LANDSCAPE STRATEGY - KEY MOVE 01

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

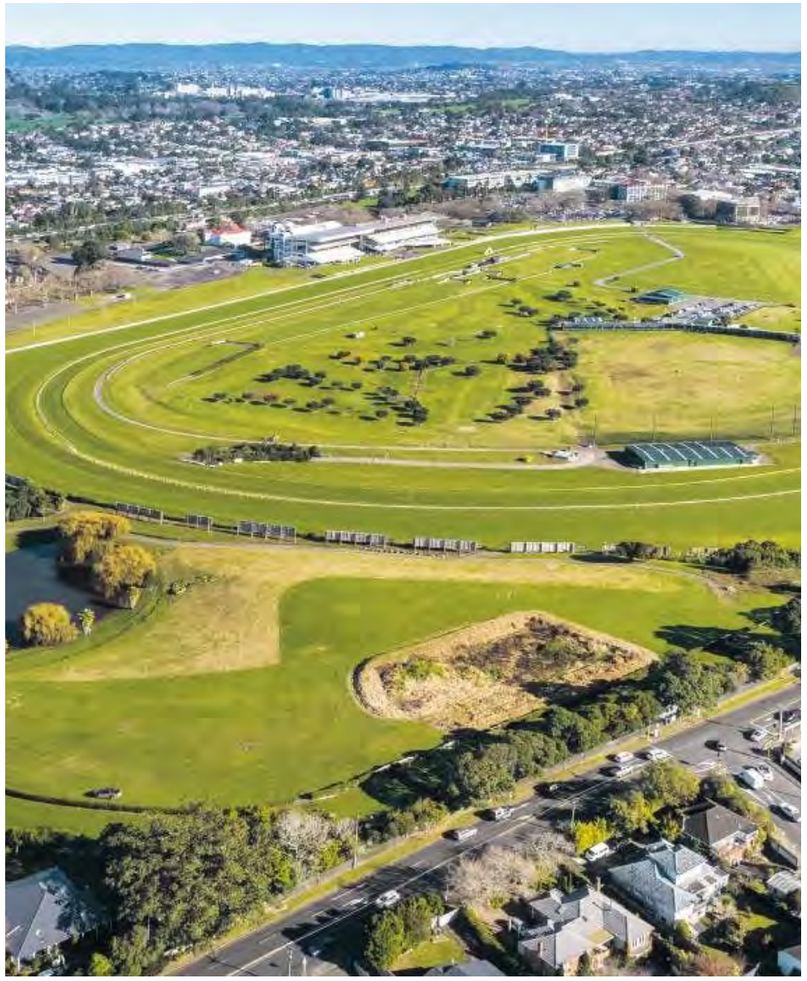


Celebrate distant views to the remnant volcanic landscape of Tāmaki Makaurau – Auckland through retaining and enhancing views to Maungakiekie – One Tree Hill, Maungawhau – Mt Eden, Te Kōpuke – Mt St John, Te Pane o Mataoho – Mangere Mountain, Ōhinerau – Mount Hobson and Maungarei - Mt Wellington, both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

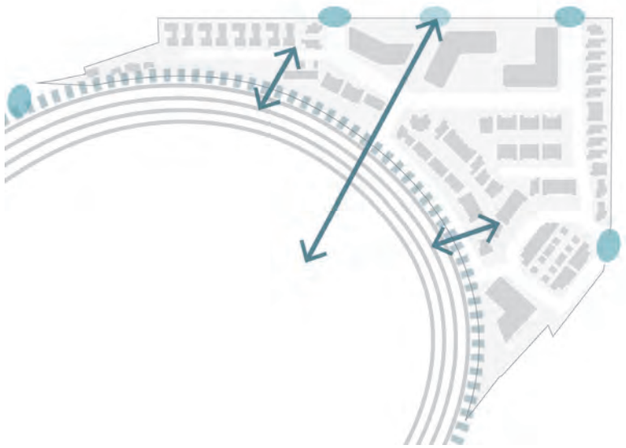
Enhance the Abbotts Way viewshaft through creating a gesture of welcome, entrance and invitation to explore the spectacular vista beyond.

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

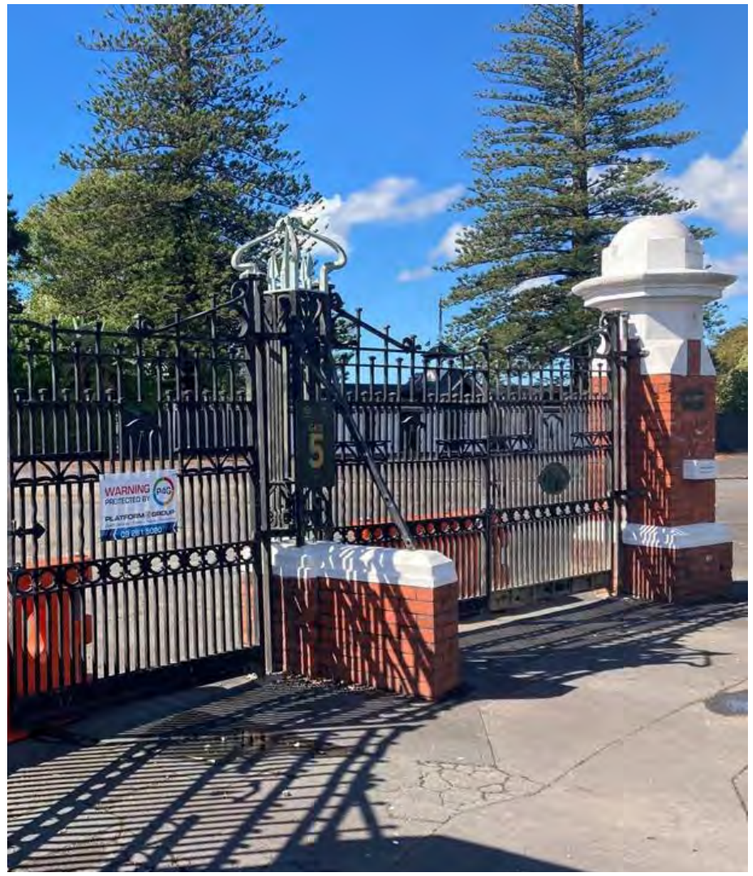


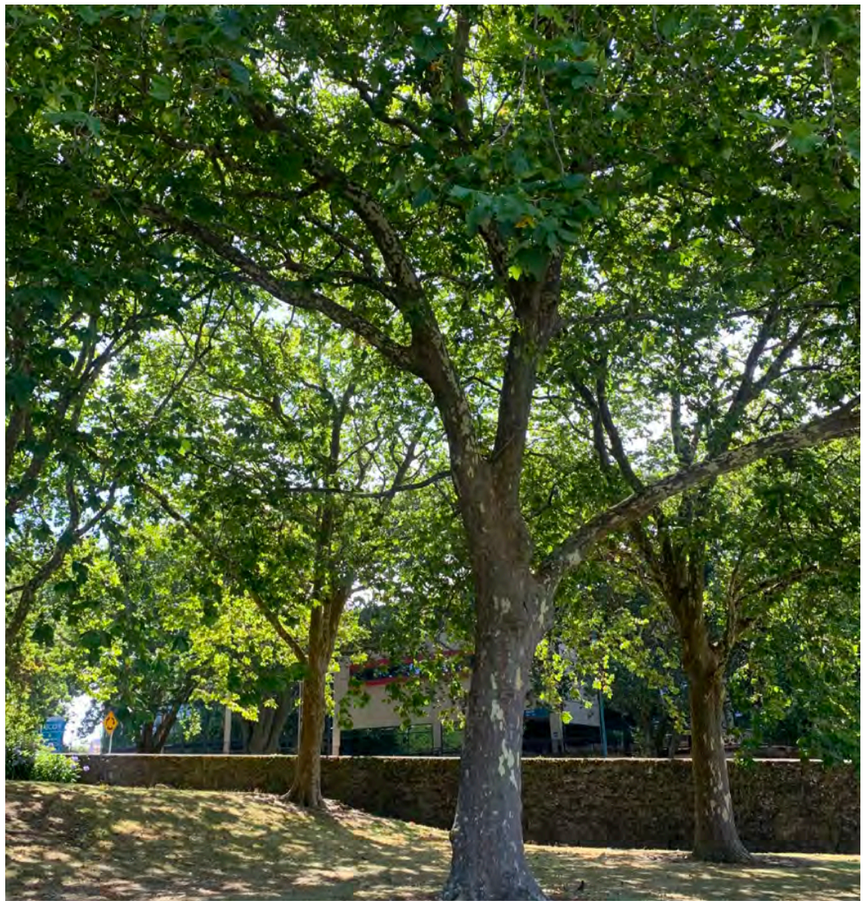
Deliver an outstanding architectural and landscape design approach which creates a strong emotional and physical connection between a new community and the unique development setting.

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

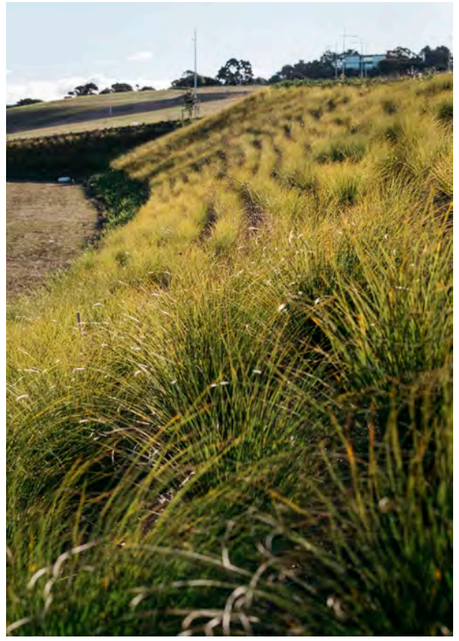
INTEGRATE THE DEVELOPMENT INTO THE LANDFORM OF 'THE HILL'

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.

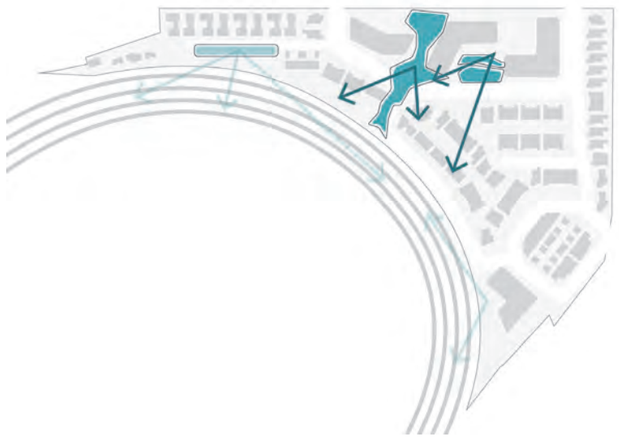
Use of a considered terracing/retaining wall treatment design language to respond to level change requirements across the site.

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'.



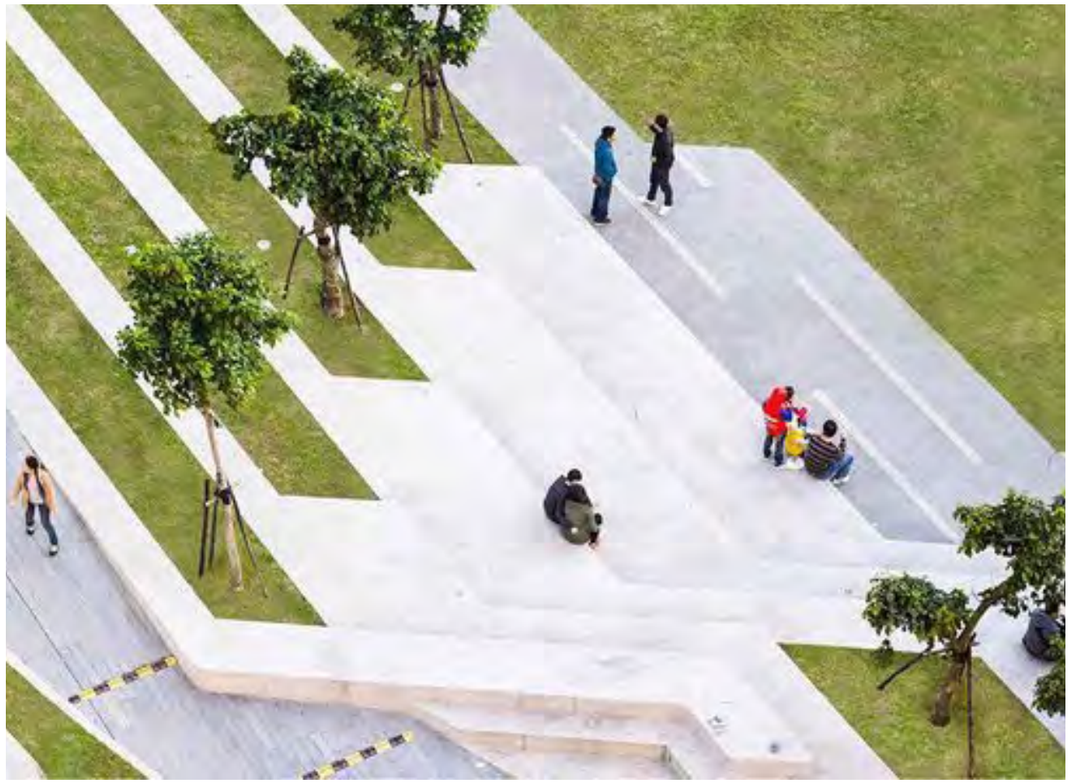
LANDSCAPE STRATEGY - KEY MOVE 04

CREATE OPPORTUNITIES TO ENJOY THE UNIQUE OUTLOOK AND RACECOURSE 'EXPERIENCE'



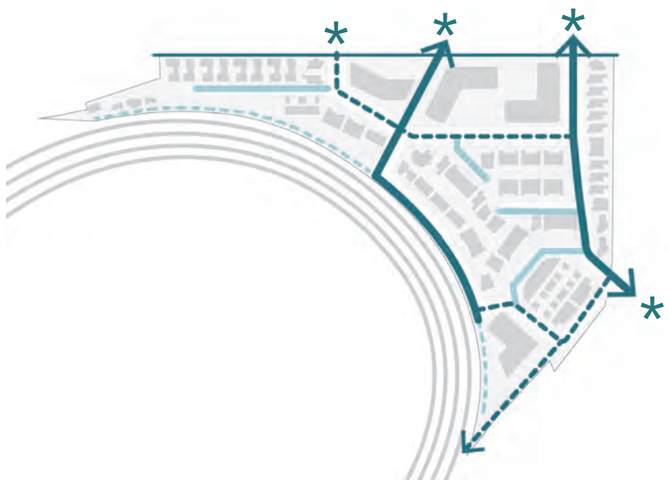
Maximise the opportunities offered by the drama of the landform and spectacular outlook to create west-facing open spaces/ viewing belvederes for residents to use and enjoy.

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.

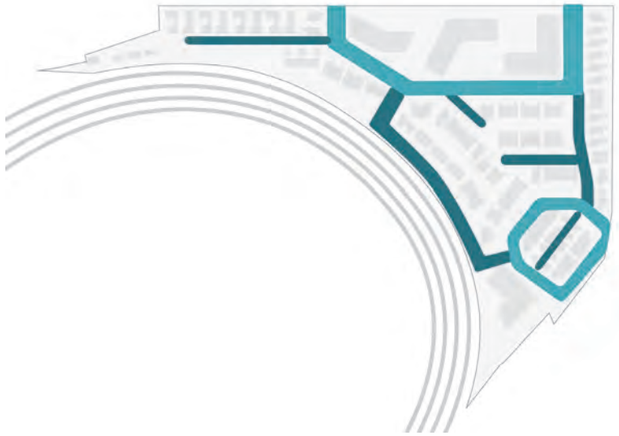
An enhanced pedestrian and cycling connection to Ellerslie Town Centre and the train station utilising the existing connection though Derby Downs Domain into Lonsdale Street.

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

.

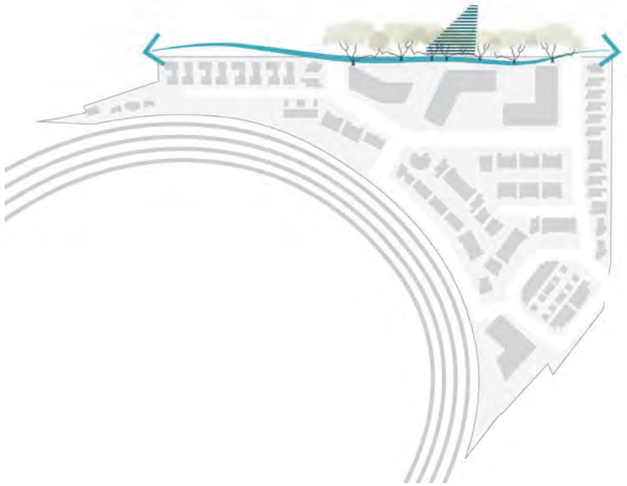
Use of vegetation to provide visual amenity and contribute to sustainable stormwater management.

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



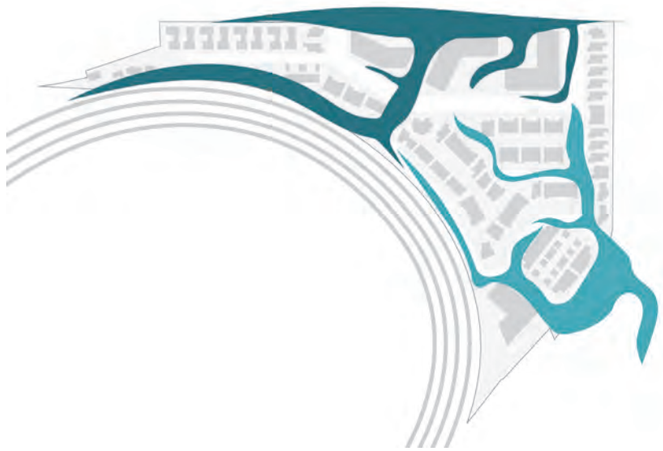
Retain the existing Pohutukawa trees and augment with understory planting and additional tree planting where appropriate. The integration of these existing trees into the Apartment Precinct in combination with the proposed planting will form a character-defining garden edge along the length of the Ladies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

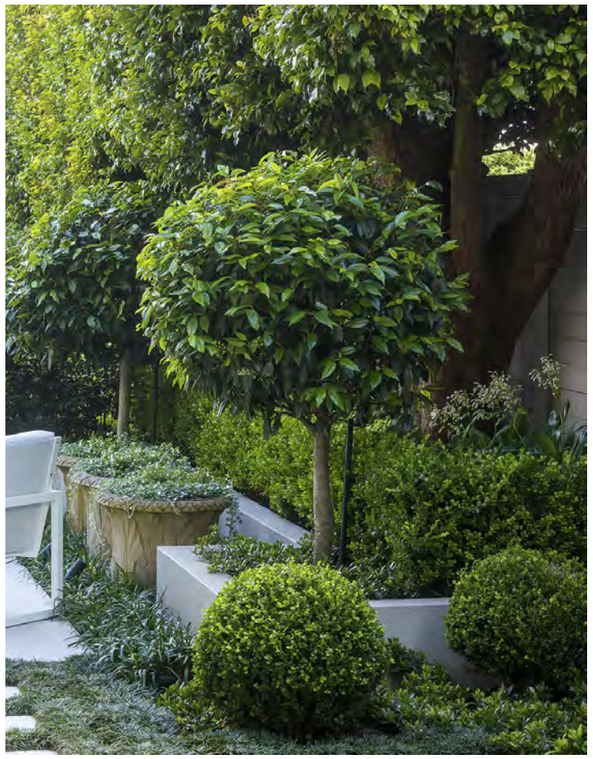
Create a gardenesque setting that offers a contemporary interpretation of the formal traditional style of the racecourse and surrounding areas, whilst also providing native biodiversity and opportunities for habitat creation.

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

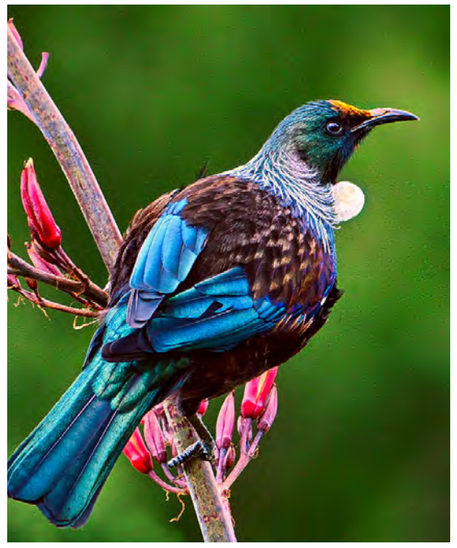
Promote walking and cycling as a transport choice through the provision of legible and convenient connections to Ellerslie town centre, train station and other local centres.

Promote walking as a heath 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 expereince is prioritised. Where the residents and the public can come together, and planting, paving and hard landscaping define spaces for for residetns and visitors to come together, play or sim lpy 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.