

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



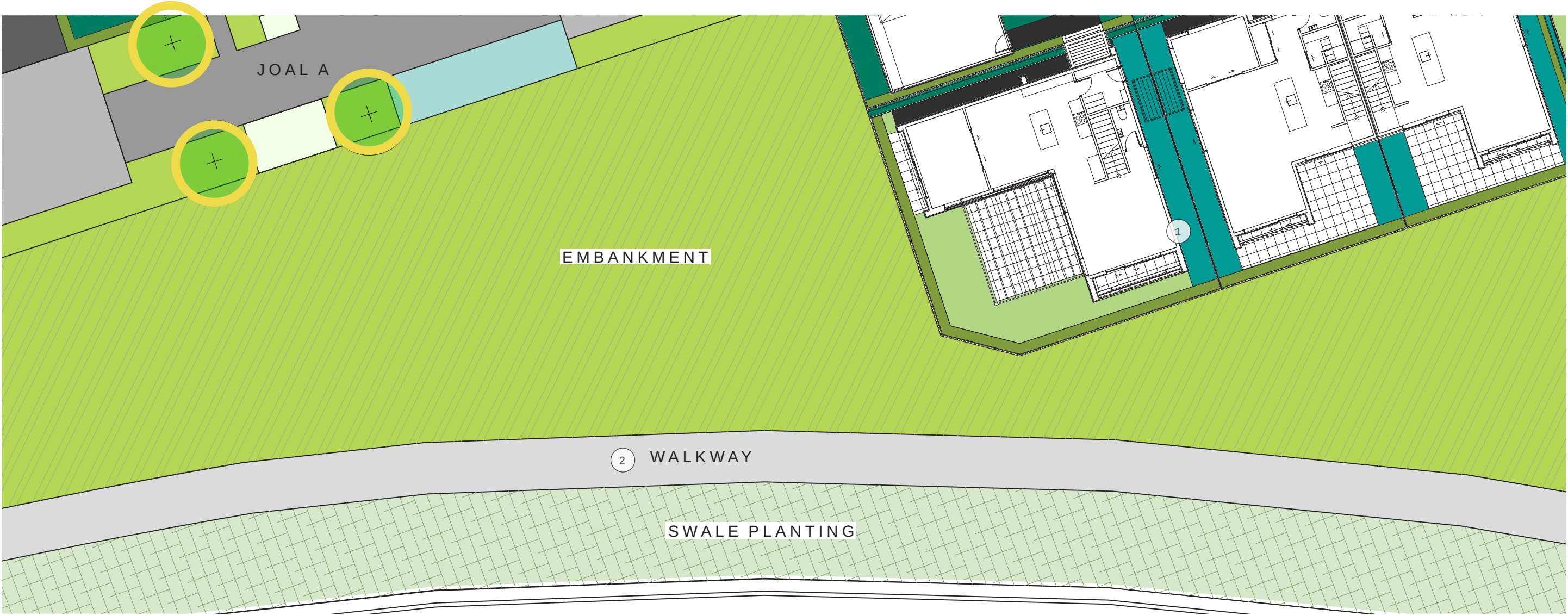
SWALE PLANTING

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

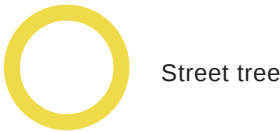
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Rain Gardens	<i>Apodasmia similis</i>	oioi	2	0.6
	<i>Arthropodium cirratum</i>	renga renga lily	3	0.5
	<i>Astelia banksii</i>	Coastal Astelia	1	1.5
	<i>Carex flagellifera</i>	Glen Murray tussock	1	0.5
	<i>Carex testacea</i>	orange sedge	1	1
	<i>Carex 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.

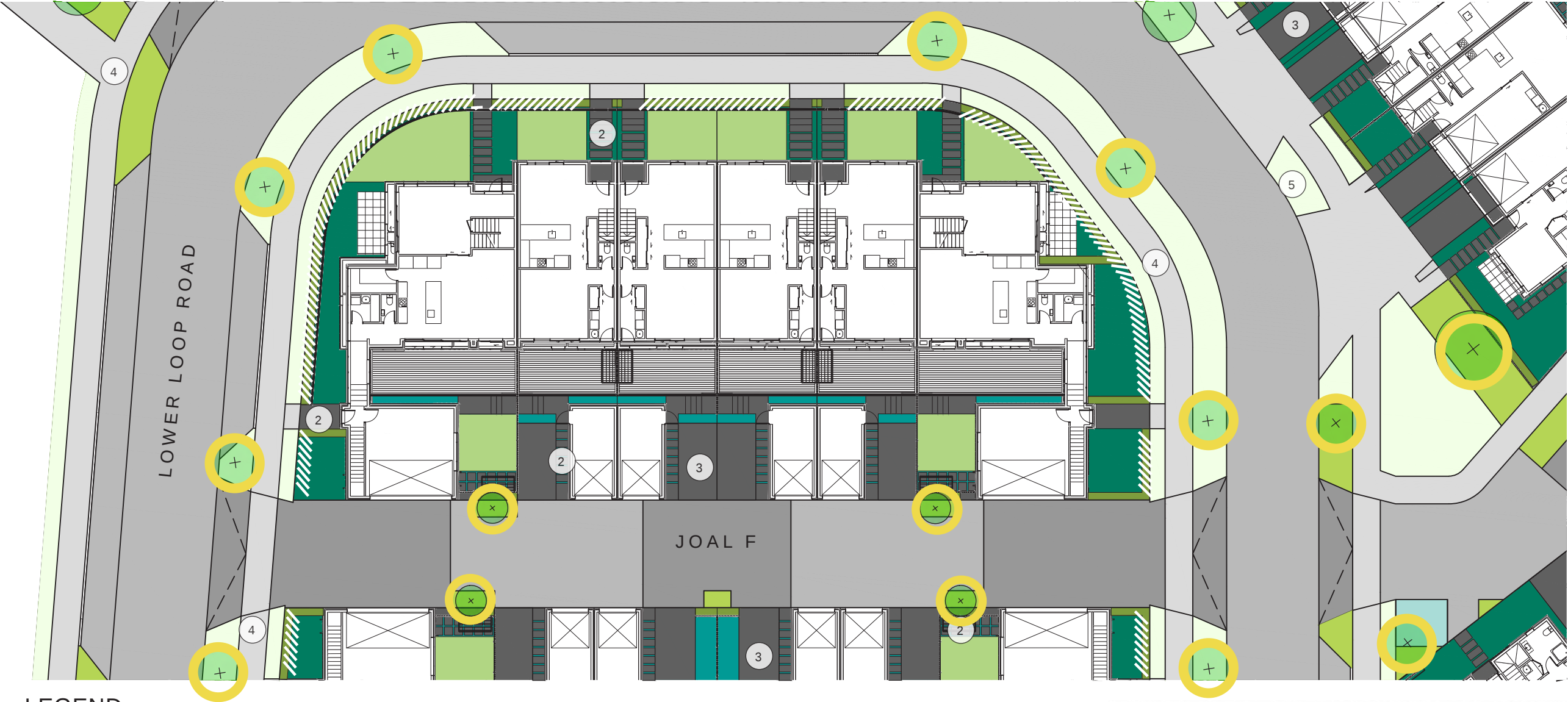
Swales are planted with species which can endure short periods of flooding and moving water while providing attractive vegetation year-round.



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

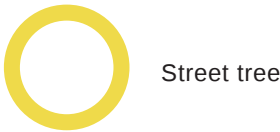
Category	Botanical Name	Common Name	Size (L)	Spacing (m)
Swale Planting	<i>Apodasmia similis</i>	oioi	1	0.6
	<i>Carex gaudichaudiana</i>	Gaudichaud's sedge	1	0.4
	<i>Carex solandri</i>	forest sedge	1	0.6
	<i>Dianella nigra</i>	Flax Lily	1	0.6
	<i>Machaerina complanata</i>	shiny sedge	1	0.7
	<i>Astelia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



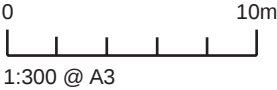
LEGEND:

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



Street tree

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



Location plan

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

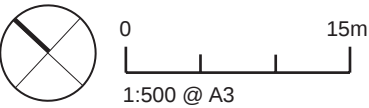
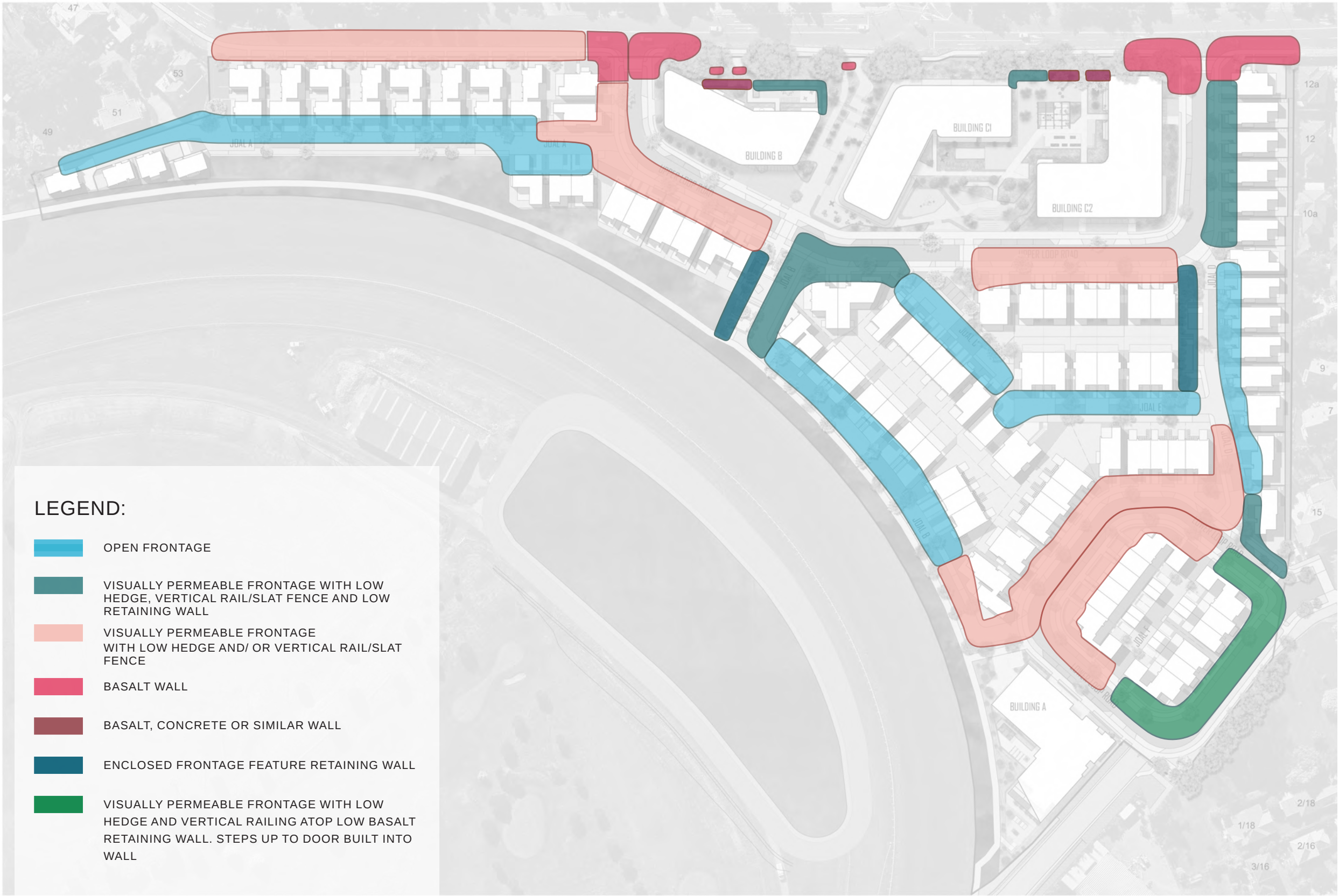
A refined retaining wall materials palette has been developed, which uses a hierarchy of materiality (basalt, keystone and timber/steel beam) to respond to the differing requirements across the site, which are in turn informed by the following design drivers:

- 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

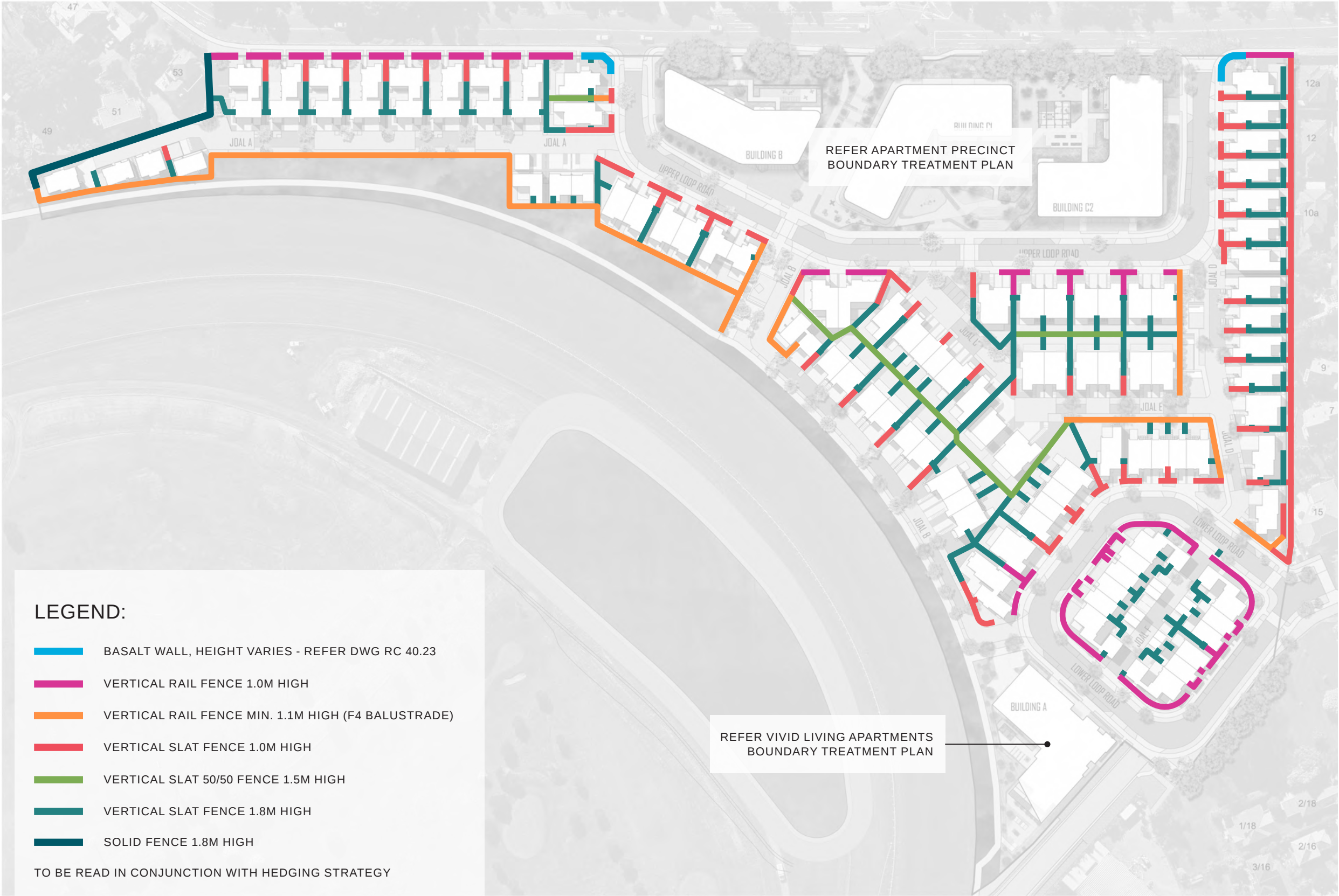
BOUNDARY TREATMENT - SITE CONTEXT & REMUERA VERNACULAR



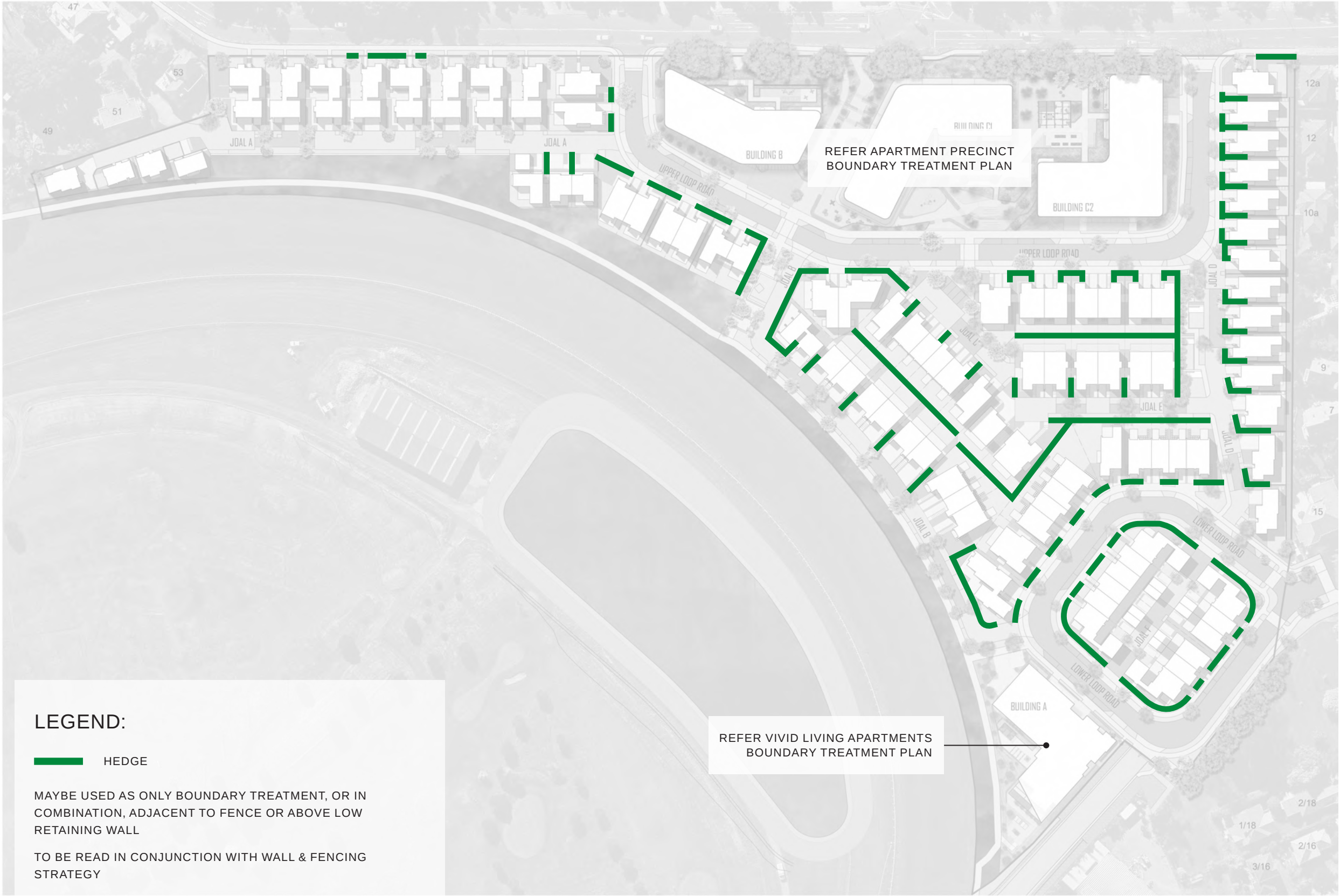
BOUNDARY TREATMENT - STREETSCAPE FRONTAGE STRATEGY



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

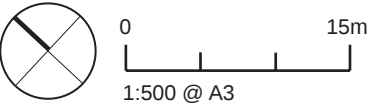
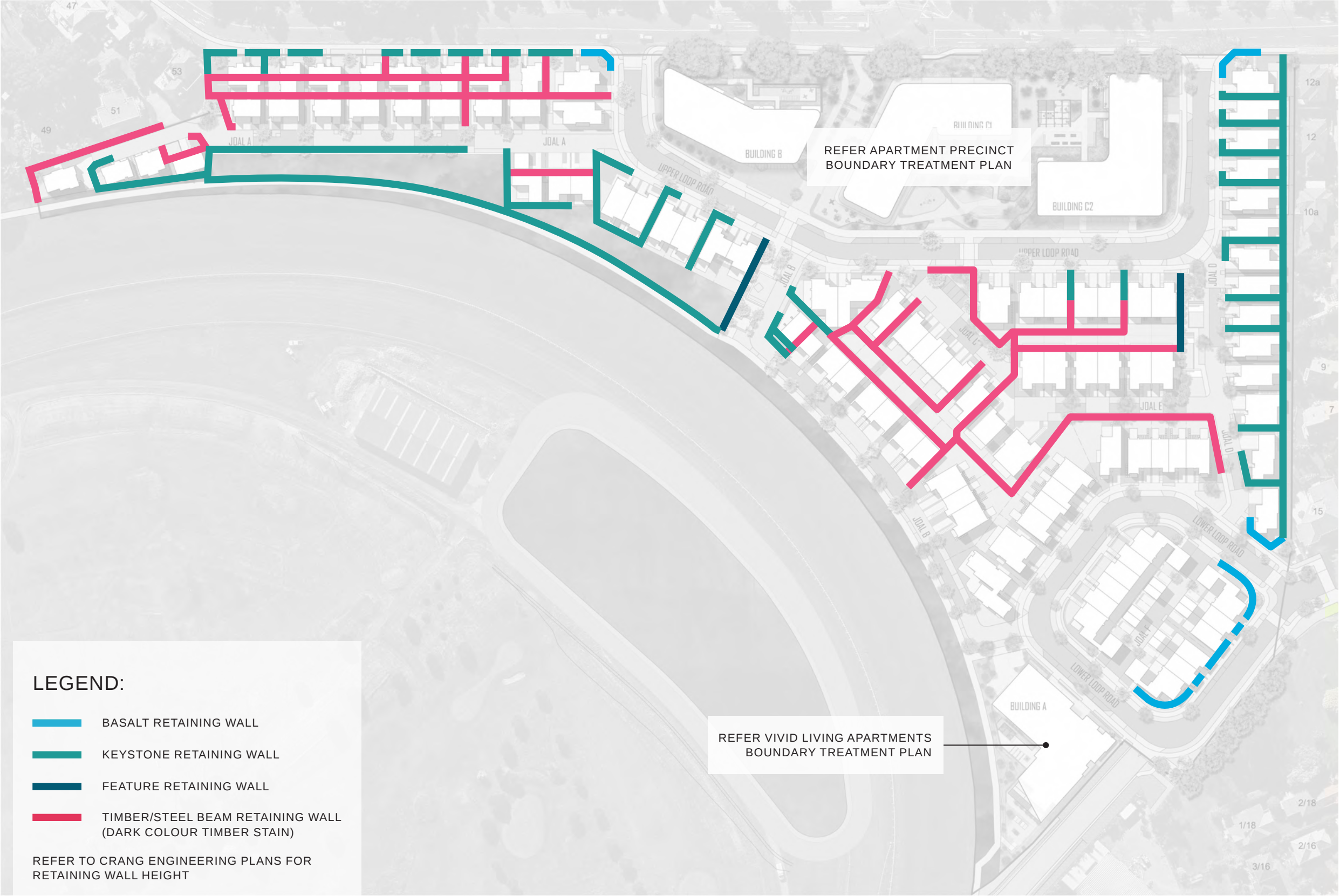


BASALT WALL

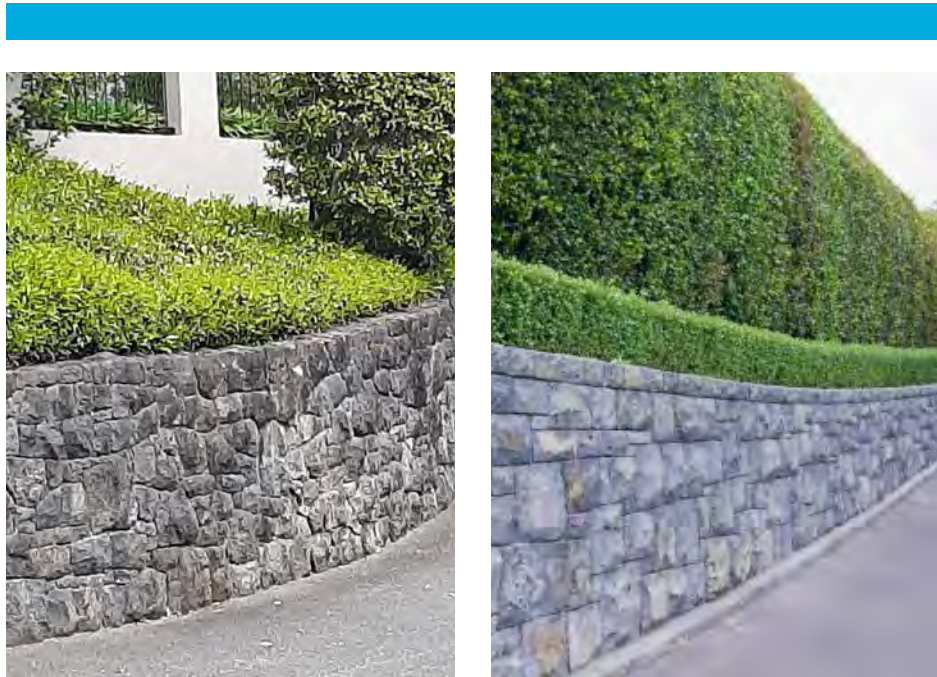


HEDGE (EVERGREEN)

RETAINING WALLS - STRATEGY



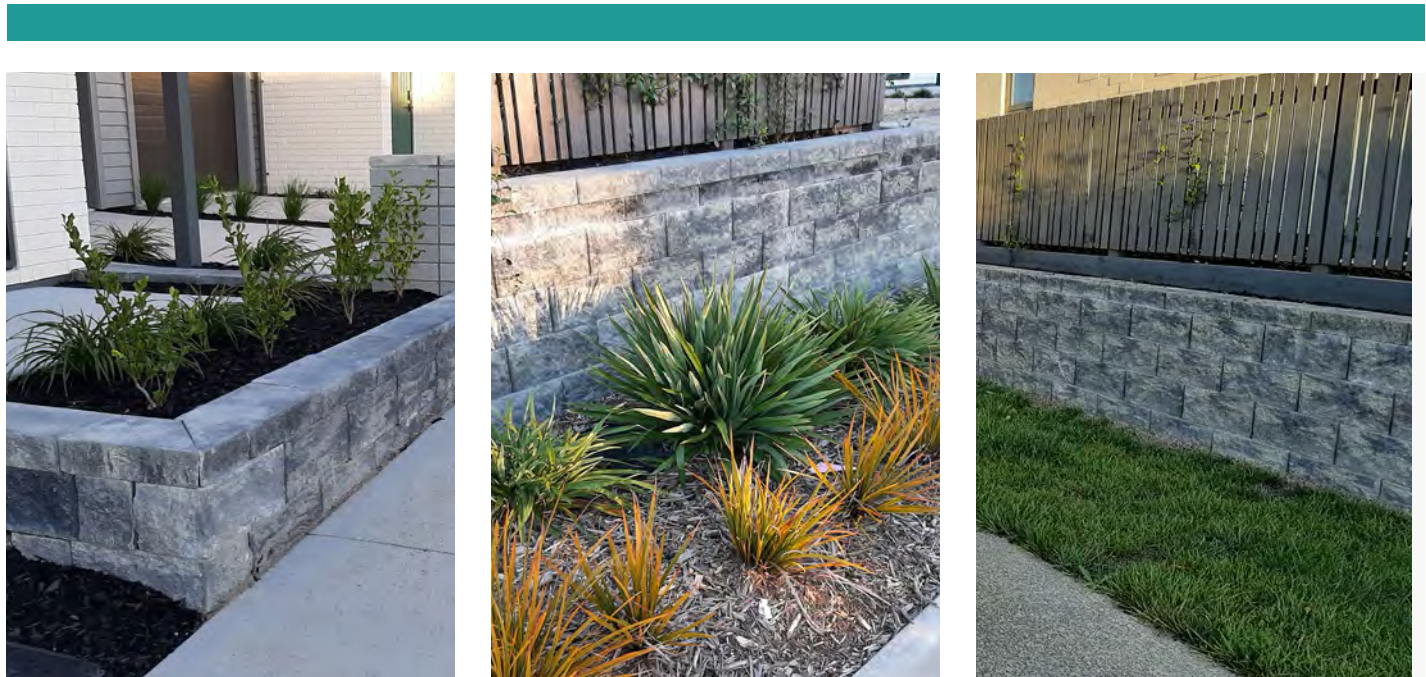
RETAINING WALLS - PALETTE



BASALT RETAINING WALL

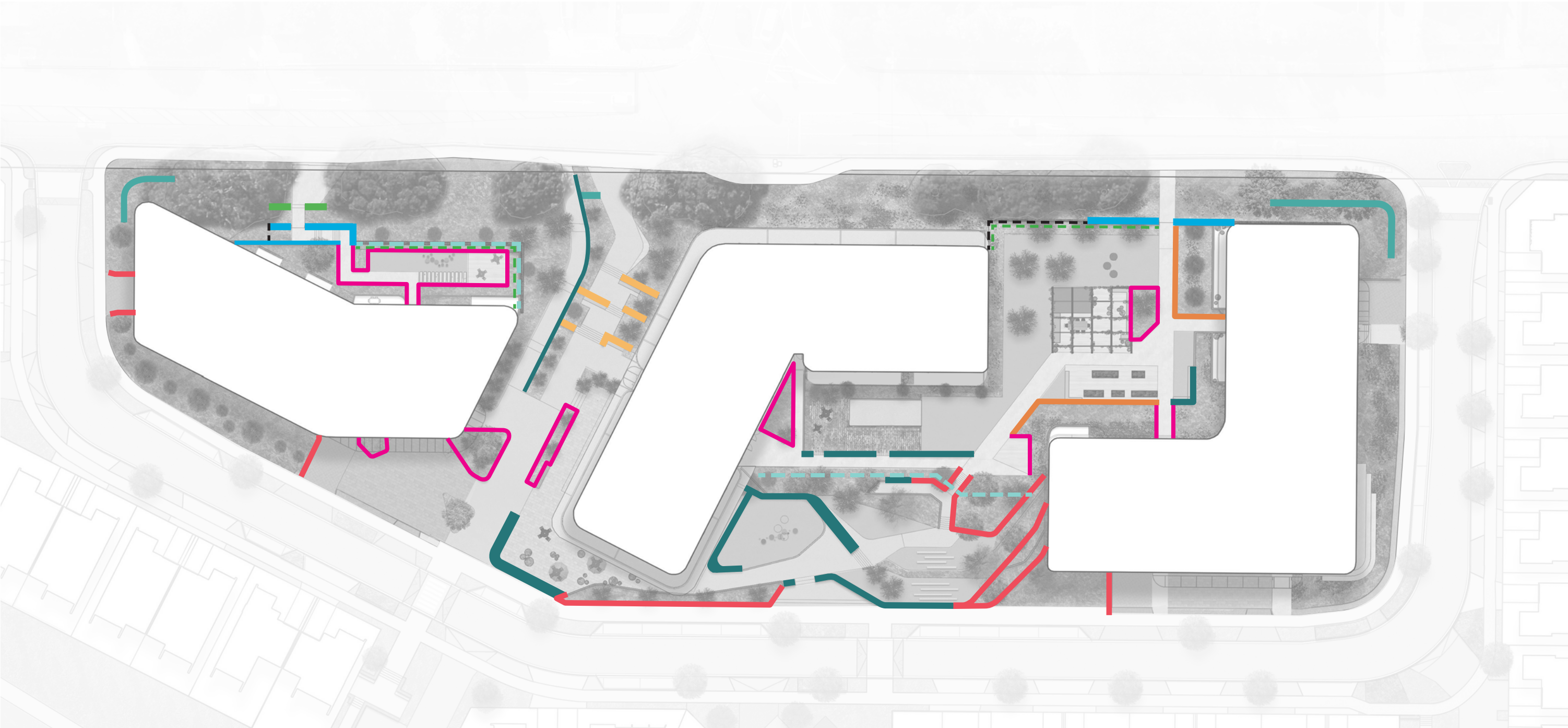


TIMBER / STEEL BEAM
RETAINING WALL



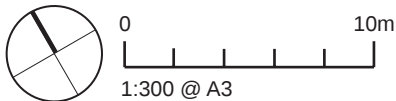
KEYSTONE RETAINING WALL

APARTMENT PRECINCT - RETAINING AND BOUNDARY TREATMENTS STRATEGY



LEGEND:

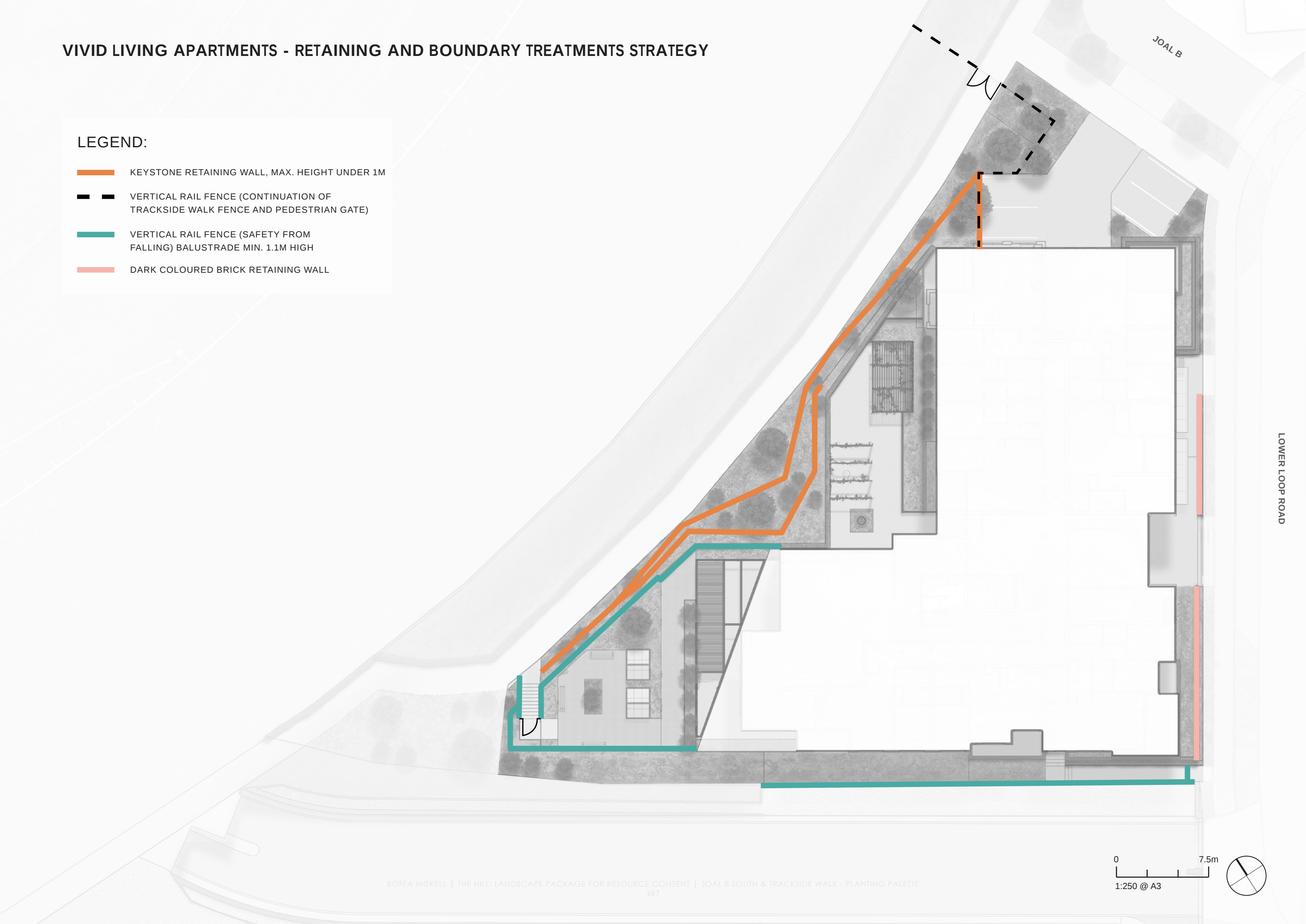
- | | | | |
|--|---|--|--|
|  LOW BASALT ENTRANCE WALL
INFORMAL SEATING HEIGHT |  CONCRETE LOW WALL/RETAINING WALL
HEIGHT VARIES |  BASALT, CONCRETE OR KEYSTONE
LOW RETAINING WALL |  VERTICAL BLACK RAIL FENCE NOM. 1.0M HIGH |
|  BASALT, CONCRETE OR SIMILAR WALL
NOM. 1.6M HIGH |  RENDERED CONCRETE RETAINING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