

The Hill, Ellerslie

Landscape Effects Assessment
Prepared for Fletcher Residential Ltd

11 August 2022





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Cover photograph: Ellerslie Racecourse. Site Photo towards Maungakiekie- BML, 28 September 2021

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Appendices

Appendix 1: BML 7 Point Scale of Effects

Graphic Supplement (bound separately)

1.0 Introduction

Boffa Miskell Limited (BML) has been requested by Fletcher Residential Ltd and Auckland Thoroughbred Racing Incorporated, (also referred to as the Auckland Racing Club) to prepare an assessment of landscape effects in respect of a proposed comprehensively designed residential development on a large site fronting Ladies Mile at Ellerslie Racecourse, Ellerslie (the Site). This assessment is an update to a previous Landscape Effects Assessment report undertaken by BML (dated November 2021) that formed the basis of a Covid-19 Recovery (Fast Track Consenting) Act 2020 referral. Since then, the project has been successfully confirmed as a referred project under this legislation, and the applicant team continues to pursue a comprehensive application for resource consent.

The Site comprises part of the Auckland Racing Club, Ellerslie Racecourse but is surplus to the racing club's requirements due to the forthcoming cessation of steeplechase races at Ellerslie. It occupies elevated ground at the eastern end of the racetrack with frontage to Ladies Mile and access from the cul-de-sac head of Derby Downs. The proposal is for a diverse residential development with a series of different housing typologies.

The Project is illustrated by the Master Plan by Brewer Davidson (refer figure 8, page 10) and includes a development of 358 dwellings comprising 207 market apartments, 57 "Vivid Living" apartments, 33 two storey detached houses and 61 two and three storey duplex or terrace houses. While the essential structural elements (roads, JOALS, blocks etc) of the Master Plan have remained largely unchanged since the 2021 Indicative Concept Plan (ICP), there has been considerable refinement of details. The design of these buildings has been undertaken by diverse design team that includes:

- Brewer Davidson – in the overall Site masterplanning and Housing Design;
- Warren and Mahoney (WAM) in the development of the Ellerslie Apartment Precinct to the north of the Site;
- Paul Brown Architects (PB&A) in the design of the Vivid Living Apartment Building; and
- Boffa Miskell in the Open Space Design and Landscape Strategy.

The overall building bulk and massing has been distributed across the Site. The buildings range from single storey detached houses through to apartment buildings. Heights comprise of typically six living levels atop partial basements (with the 'Vivid Living' retirement Apartment being 7 storeys over 1 basement). The building heights will comply with the permitted 25m height control relating to certain activities in the Ellerslie Racecourse Precinct and they also comply comfortably with the locally significant volcanic viewshaft height overlay which passes over the Site.

The common areas on the Site will be managed by a single owners' association (via incorporated society). This group will have the responsibility for management and maintenance of all the privately owned common areas e.g, JOALS, trackside walkway and swale and planted embankments.

In terms of potential visual effects, this assessment focuses on the height, scale and massing of the proposal and the appropriateness of the development as a whole on the urban receiving environment. In particular, the nature and level of potential effects that the increase in height, scale and form of the development, will have on the urban character and amenity of the locality as well as on views and visual amenity of the surrounding viewing audiences has been assessed.

The assessment considers the proposed development in the context of the existing as well as future built environment. The Site is located within the Special Purpose - Major Recreation Facility Zone of the Auckland Unitary Plan Operative in Part ('AUP(OP)'). It is also subject to the Ellerslie Racecourse, Sub-precinct overlay.

Boffa Miskell has a long history and involvement with the Auckland Racing Club (ARC) at the Ellerslie Racecourse. We have assisted ARC over many years with earlier approved plan changes and with wider masterplanning previously working with Urban Designer Clinton Bird.

Involvement commenced on this particular masterplanning project in early 2021 working for Auckland Thoroughbred Racing Incorporated (ATR) (formerly Auckland Racing Club (ARC)) we worked with Ignite architects, Harrison Grierson, and Tattico providing input to the ARC essential development outcomes and preliminary site masterplanning.

In mid-2021 ATR called for expressions of interest to develop the approximately 6.3 hectare Site known as "The Hill" at Ellerslie Racecourse. The expression of interest process included the requirement to submit an "Indicative Concept Plan" (ICP). From this process Fletcher Residential Limited (Fletcher) was selected as the preferred tenderer and began work on evolving the Indicative Concept Plan (ICP) (initially developed in-house) and associated Design Statements for the Site. In September 2021 Fletcher engaged Brewer Davison (Urban Design / Masterplanning / Architecture) and Boffa Miskell (Landscape Design and Assessment) to further develop and refine the ICP for referral and ultimately for resource consent under the Covid19 Fast Track consenting legislation. Since then, the project has been successfully confirmed as a referred project under this legislation, and the applicant team continues to pursue a comprehensive application for resource consent.

Two pre-application meetings have been held with Auckland Council on the 13th and the 18th of October 2021 to discuss preliminary design and outcomes for the Site. The application has also been presented to the Auckland Urban Design Panel (AUDP) on two separate occasions to seek its response to the design strategy for the proposal (December 2021 and April 2022). Overall, the AUDP strongly supported the project and were particularly supportive of the Site layout and massing and considered the site an appropriate location for intensive housing development. The panel was supportive of the overall context and massing, commitment to retaining the Pohutukawa along Ladies Mile and overall landscape strategy. The meeting minutes from the AUDP are attached in the application AEE.

2.0 Methodology

Tuia Pito Ora / The New Zealand Institute of Landscape Architects has recently endorsed (May 2021) new draft guidance for the assessment of landscape under the RMA context in Aotearoa / New Zealand. The interim / draft guidance replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. The draft guidance, *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines [Final draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora / NZILA 5 May 2021]*, has been used to guide the methods adopted in this assessment.

A number of site visits have been undertaken in the process of undertaking the assessment including for the purpose of taking photographs in order to prepare visual simulations and to illustrate the Site and its landscape context. Four viewpoints have been selected to prepare visual simulations (refer Graphic Supplement).

As part of our assessment, the Site has been observed from both proximate and more distant locations within the established urban fabric of the locality.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in Te Tangi a te Manu, comprising: very low, low, moderate low, moderate, moderate high, high and very high a description of which is included in **Appendix 1**. Effects have been assessed in terms of the values of the landscape having first understood its characteristics in terms of the physical, associative and perceptual realms of the landscape. Importantly, it is acknowledged that change in a landscape does not of itself generate adverse effects.

3.0 Site and Landscape Context

The subject Site is large in the context of the urban residential grain of the surrounding area being approximately 6.3 hectares in area. It is located at the eastern end of the existing Ellerslie Racecourse track. As such the Site adjoins the open expanse of the racecourse to the west and south and an urban residential / street front context to the north, east and southeast. The elevated nature of parts of the Site provides for a wide outlook including to a number of Auckland's volcanic maunga. The Site is roughly triangular in shape with a long street frontage to Ladies Mile to the north. The Site's southern and western boundaries abut the Ellerslie Racetrack defined by the white post and rail track boundary fence.

The eastern boundary interfaces with a pocket of residential development accessed by Hunterville Court and Derby Downs Place. These sites predominately include one and two storey residential dwellings.

To the northwestern boundary there is another smaller pocket of residential properties located from a Right of Way off Ladies Mile. Dwellings on these properties are two storey and elevated with views south out over the Ellerslie Racecourse.

To the north of the Site immediately across Ladies Miles are a number of large one and two storey standalone houses. These are typically set back from Ladies Mile, behind tall boundary fencing / walls with established garden vegetation. These residential properties are typically orientated with their principal living and outdoor space to the north with expansive views out over Remuera / Meadowbank away from the Site.

To the south of the Site is Derby Downs Domain at the end of Derby Downs Place and Lonsdale Street. This domain is an approx 0.2ha flat grassed area, with a number of mature and substantial specimen trees and Palm trees throughout. A footpath connects to the south between Derby Downs Place and Lonsdale Street.

To the south-west of the Site the land is vacant (apart from two large storage sheds and mature landscaping) but is zoned Terrace House and Apartment Building and is subject to the Ellerslie 1 Precinct provisions. The planning provisions envisage residential development between 4 to 8 levels as a restricted discretionary activity and also identify private road and pedestrian connections through this Site to Morrin Street and Mitchelson Street.



Figure 1: Site Context Plan showing the Site and adjoining area. Refer Graphic Supplement Figure 2

The Site is greenfield and relatively undeveloped. The grassed steeplechase course wraps around the northern and eastern edge of The Hill. There are a number of horse jumps and fencing that form the steeplechase track. An existing pond primarily used for irrigation is located at a low point in the southern part of the Site close to the Derby Downs cul-de-sac head. This engineered pond is concrete lined, fully fenced with exotic Willow trees to the edges. Immediately to the south of the irrigation pond is a small, sealed area that is used for storage of equipment. There is vehicular access from the end of Derby Downs to an underpass under the racetrack to the central open space. This access is used primarily for service access and on race days for parking in the centre of the track. The primary public access to the Golf Driving Range in the centre of the track is from Ascot Ave in the west.

The Site is mainly open and in grass. There is some perimeter planting including well established vegetation along the corrugated iron fenced Ladies Mile frontage. This vegetation mostly comprises overgrown native and exotic shrubs / small trees / weed species such as Pittosporum and Five Finger as well as Privet. There are a number of mature Pohutukawa trees within this boundary vegetation. The Pohutukawa trees are not scheduled in the AUP as notable or protected, they are however important specimen trees within this frontage. An Arborists report by Stuart Barton of Arbor Connect identifies four of the Pohutukawa to be significant and nine of eleven in total that would be suitable / worthy of retention.

In the wider context (refer Figure 2 below) Ladies Mile traverses the ridgeline and highpoint of the local area, with the land sloping away to the south and north from the ridge. The Site is located on the ridge and slopes down to the west and northwest providing good access to the sun and expansive views over the Ellerslie Racecourse and the suburbs of Ellerslie and Greenlane.

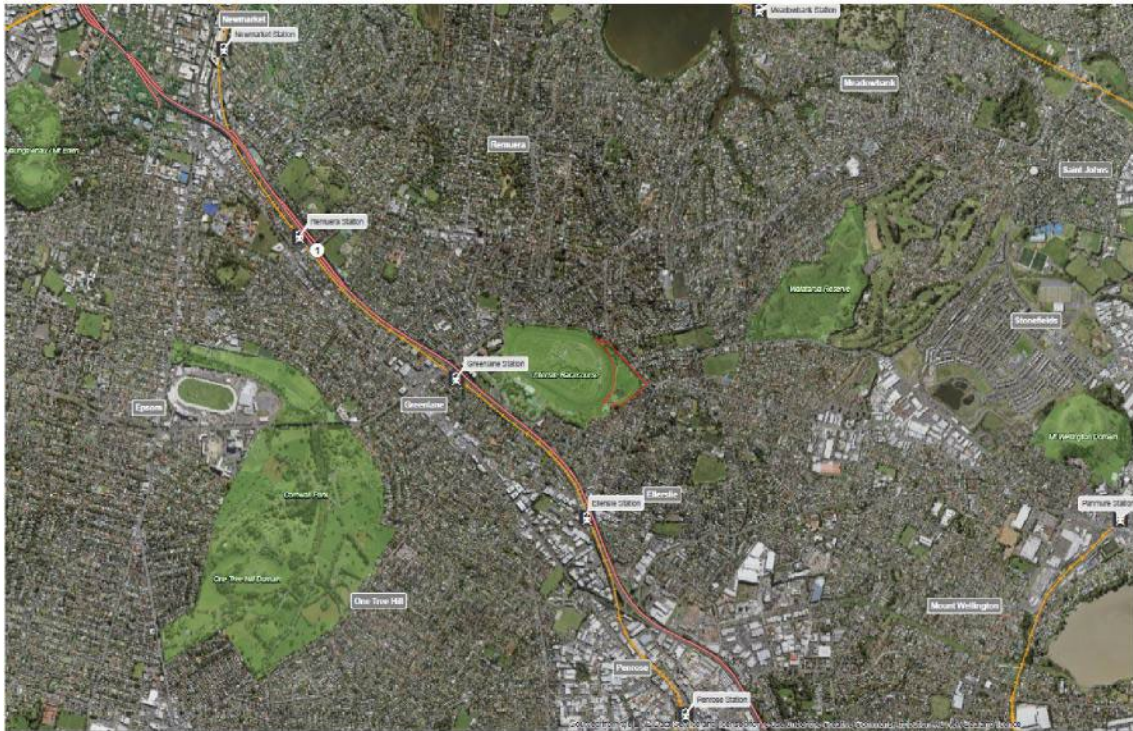


Figure 2: Aerial photograph showing the Site and wider context. (Source: Auckland Council Geomaps)

There are also views from the Site to key defining maunga on the Auckland isthmus including Maungakiekie (One Tree Hill) 2km to the south west, and further afield Te Kōpuke (Mount St John) 4km to the north west, Ōhinerau (Mount Hobson) located 2km to the north west and distant views to Te Pane o Mataoho / Te Ara Pueru / Māngere Mountain 7km to the south west. (Refer Figure 3 & Figure 4 below).



Figure 3: Site Photo looking west with views towards Maungakiekie, Te Kōpuke and Ōhinerau



Figure 4: Site Photo looking south with views towards Te Pane o Mataoho / Te Ara Pueru / Māngere Mountain

The southern boundary of the Site is located within 900m of the closest shop of Ellerslie village. This traditional retail main street features a number of shops and amenities including supermarkets, cafés, dairy, butcher, chemist, greengrocer, and takeaways.

The Site is adequately well connected to a variety of transport modes, including walkable access to multiple bus stops and frequent bus services at the outer perimeter of Ellerslie and Greenlane train stations, where the train to the central city takes 15mins¹. The Site is also located in proximity to the Greenlane major motorway interchange. There are a number of bus routes and bus stop locations along Ladies Mile.

There are a number of examples of new, larger scale residential development occurring within the Ellerslie area and within the neighbouring suburb of Remuera. These include examples such as 'Element on Ellerslie'², 'Wairua'³ and '308'⁴ in Remuera.

In summary, the Site occupies a large sloping area of land with frontage to Ladies Mile and access from the Derby Downs cul-de-sac. The Site adjoins one and two storey residential development to its east and north eastern boundaries with a long northern frontage to Ladies Mile. There are some good specimen Pohutukawa trees located along the Ladies Mile frontage. The Site is zoned Special Purpose - Major Recreation Facility Zone under the AUP(OP). It has a relatively immediate relationship with the neighbourhood shops at Ellerslie Village and is connected to the Ellerslie and Green Lane train stations, bus routes and the wider transport network.

4.0 Statutory Context

The Site is zoned Special Purpose - Major Recreation Facility Zone and the Ellerslie Racecourse Precinct (I312.) under the AUP(OP) (Refer figure 5 below). The zone extends across the majority of the Ellerslie Racecourse, with a small area to the south of the Racecourse zoned Terrace Housing and Apartment Buildings (THAB). The zoning immediately

¹ The frequency is understood to increase with the completion of CRL

² 20 Pukerangi Crescent, Ellerslie

³ 475 Remuera Road, Remuera

⁴ 308 Remuera Road, Remuera

surrounding the Site to the north and east is Residential – both Single House Zone and Mixed Housing Suburban Zone. Refer Figure 5 below.

The AUP(OP) Ellerslie Racecourse Precinct provisions which apply to The Hill enable a range of buildings up to 25m as a permitted activity as long as they are located outside the 20m interface control area which applies along the external boundary perimeter of The Hill Site and comply with 2.5m + 45 degree height in relation to boundary control that applies along adjoining residential zone boundaries. Effectively compliance with the interface control will also achieve compliance with the height in relation to boundary standard. The provisions would permit a 25m high grandstand or function centre potentially arcing the full perimeter of the racecourse track.

The Special Purpose – Major Recreation Facility Zone is linked to Auckland events and facilities in this particular case the primary purpose of racing and events at Ellerslie. The standards and assessment criteria in the Ellerslie Racecourse Precinct (while not technically relevant) are helpful to assess including the interface control (I313.6.8) and the effects of buildings.

The National Policy Statement on Urban Development (NPS-UD) suggests that apartment style development, up to and above six storeys, will increasingly be seen as appropriate and desirable close to established centres and transport corridors such as Ladies Mile and transport nodes such as rail stations (Ellerslie and Greenlane).

The proposal envisages a change in use of the subject Site which would be annexed from the Racecourse and converted to greenfield residential development. With the cessation of steeple chase racing the large Site is surplus to requirements in respect of the ARC and has significant potential for urban intensive residential development with prime amenity and good accessibility to local facilities and transport modes.

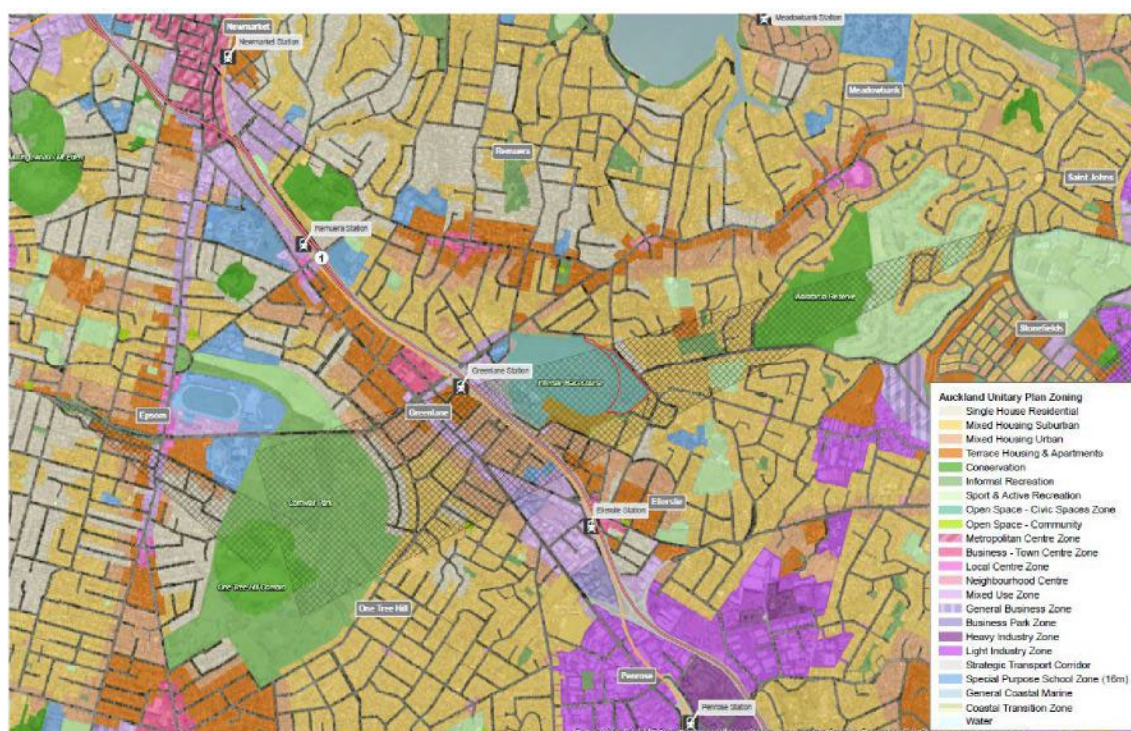


Figure 5: Statutory Context, Auckland Unitary Plan Overlay. Site is Special Purpose – Major recreation Facility Zone with O10 Locally significant Volcanic Viewshaft overlay. (Source: Auckland Unitary Plan)

The Site is subject to a number of volcanic viewshaft overlays. The majority of these viewshaft are located on the western edge of the racecourse, with only the Locally Significant Viewshaft

from O10 (One Tree Hill) affecting the proposed Site. The origin of this local viewshaft is from the intersection of College and Merton Roads 2.8km from the Site. The height limit set by the viewshaft in this location is 24m to Ladies Mile and 36-38m towards the lower portions of the Site (refer Figure 6 below). The heights enabled by the viewshaft have informed the proposed bulk, massing and height for the proposal, with the proposal achieving compliance in respect of these height overlays.

1.1 Viewshaft Maximum Heights

Maximum Building Height Range Above Ground (Apx.)



Figure 6: Diagram that indicates the maximum Building Height Range above ground (approx) due to Volcanic Viewshaft

The Site is not subject to any Outstanding Natural Feature or Landscape overlays (ONFL) nor is it subject to a special character overlay.

5.0 The Proposal

The proposal is clearly illustrated in the architectural drawings by the project architects / landscape architects. A multi-disciplinary design team have been engaged to work collaboratively on this project and include;

- Brewer Davidson – in the overall Site masterplanning and Housing Design;
- Warren and Mahoney (WAM) in the development of the Ellerslie Apartment Precinct to the north of the Site;
- Paul Brown Architects (PB&A) in the design of the Vivid Living Apartment Building; and
- Boffa Miskell in the Open Space Design and Landscape Strategy.

This work has been undertaken in close collaboration with Fletcher Living's in house masterplanning (urban design) and development delivery teams. Each of the architects have also prepared a number of renders using their 3D model to illustrate the proposed development (Refer Indicative Concept Plans – 3D Renderings).

Spatially the Proposed development is split into three main 'zones' (refer Figure 7 below). These comprise:

- an expansive flat area in the vicinity of and south of the existing irrigation pond (to be dis-established);
- a mostly narrow 'shelf' or 'plateau' of land elongated along the Ladies Mile ridge (including much of the existing steeplechase track); and
- the southwest-sloping land between.

Proposed building / housing typologies respond to these varied landform and locational differences making use of the site topography to achieve a mix of housing and fitting the development to the landform, given the challenge of a site that in part has a steep natural topography.

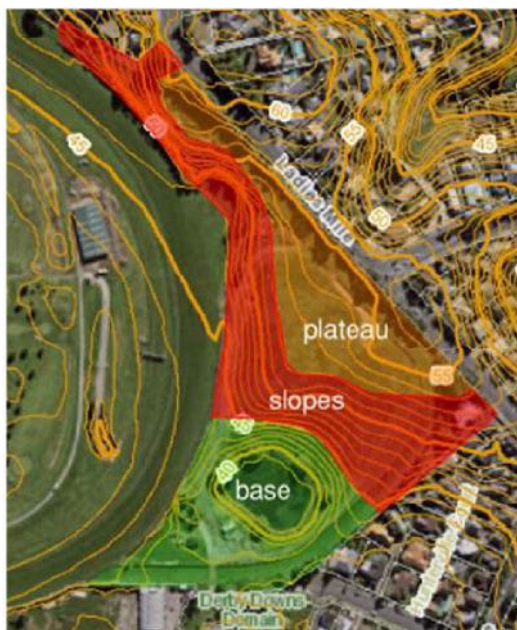


Figure 7: Landform Zones (Source Fletchers EOI Submission)

The Project layout has been informed by a number of key Landscape moves. These have been adopted in the overall masterplanning of the 'The Hill'. This includes creating a unique and special place to live by connecting development within the site to distant views of the surrounding landscape and a strong visual connection through to the iconic ARC and its centralised open space track. Clear pedestrian connections for residents and the public where people are welcomed into the development through the use of slow vehicle movement, shared spaces and external connections to the wider Ellerslie / Meadowbank area.

The Project is illustrated in the below Masterplan (refer Figure 8 below). This masterplan sets out the key bulk and location elements of the proposed development. This includes proposed buildings, vehicle and pedestrian access routes as well as outdoor living areas and open space.



Figure 8: Proposed Masterplan 'The Hill', Ellerslie. Source: Fletcher Living & Brewer Davidson

The proposal is for a diverse residential community with a series of different residential typologies offering a range of urban living lifestyle opportunities. Overall, the Project as illustrated by the Masterplan includes a development of 358 dwellings comprising 207 market apartments, 57 "Vivid Living" apartments, 33 two storey detached houses and 61 two and three storey attached dwelling, duplex or terrace houses.

The development is proposed to be set around the hillside in a way that works with and reflects the underlying landform and emphasises the green space, whilst also orienting development to capture views to the wider landscape. While the essential structural elements (roads, JOALS, blocks etc) of the Masterplan have remained largely unchanged since the 2021 Indicative Concept Plan (ICP), there has been considerable refinement of the detailed site grading, and development of the architecture informed by the three architectural practices involved.

The proposed density and residential typology mix of the development is also in part driven by identified traffic capacity for the area. A looped public road is provided from Ladies Mile (avoiding the Abbotts Way signalised T intersection). Access is also provided from to Derby Downs Place which will have a new signalised intersection with Ladies Mile.

In addition to its frontage to the race course, the Site is also well visually connected to wider areas of public open space including Maungakiekie (One Tree Hill), Te Kōpuke / Titikōpuke (Mt St John), Ōhinerau (Mount Hobson) and Te Pane o Mataoho (Maangere Mountain) with development oriented to capture the amenity of this high quality, quintessentially Tamaki Makaurau, outlook, refer Figure 9 below.

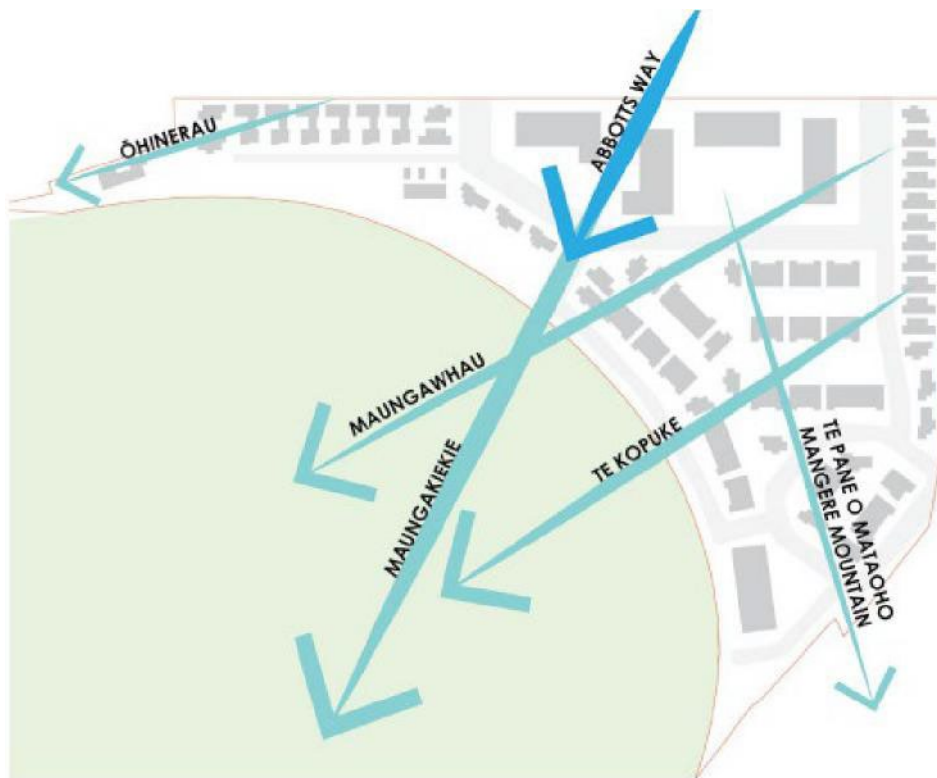


Figure 9: Diagram illustrates wider visual relationships to surrounding landscape and key public open space

Overall, the building bulk and mass has been carefully distributed within the Site providing generous building separation and a range of interface conditions. The maximum height of the proposed development is driven by the 25m height control underlying the zone rather than seeking potential greater height, capped by the volcanic viewshaft overlays.

By locating the three taller, Warren & Mahoney designed, apartment buildings to the Ladies Mile frontage of the Site the greater height and building grain / scale has been placed in consideration of directly adjoining residential neighbours. In similar vein, the seven storey Vivid Living Apartment building, designed for older residents, is located in the lower 'basin' of the Site. In this location the taller residential apartment building is separated from its established suburban residential neighbours by proposed two and three storey terrace housing located at the end of Derby Downs at the southern boundary of the Site.

5.1 Landscape Response

Boffa Miskell were engaged to undertake the development of the hard and soft landscape strategy and detailed design for the public and semi-public realms of the development. The landscape is designed to connect development within the site to the adjacent and wider residential area as well as providing a unifying open space / public realm amenity to the development itself.

Through the development of the landscape strategy nine key moves were identified. These include addressing the site context, creation of a strong identity for the ARC, integrating with the surrounding landform, capitalising on the opportunity to enjoy the racecourse outlook, creation of a legible pedestrian hierarchy and connections, a vibrant streetscape and public realm, a positive contribution to the Ladies Mile streetscape, an integrated vegetation strategy and sustainable landscape outcomes.

The public realm strategy looks to create a hierarchy of spaces to support the community of residents that will occupy The Hill (refer landscape strategy diagram Figure 10 below) as well as providing for public pedestrian / cycle through connectivity. Detailed landscape strategies have also been prepared for each of the residential and public realm typology areas including the; Apartment Precinct, JOALs and Belvedere Gardens, Trackside Walk and Vivid Living Apartments, which are explained in more detail below.

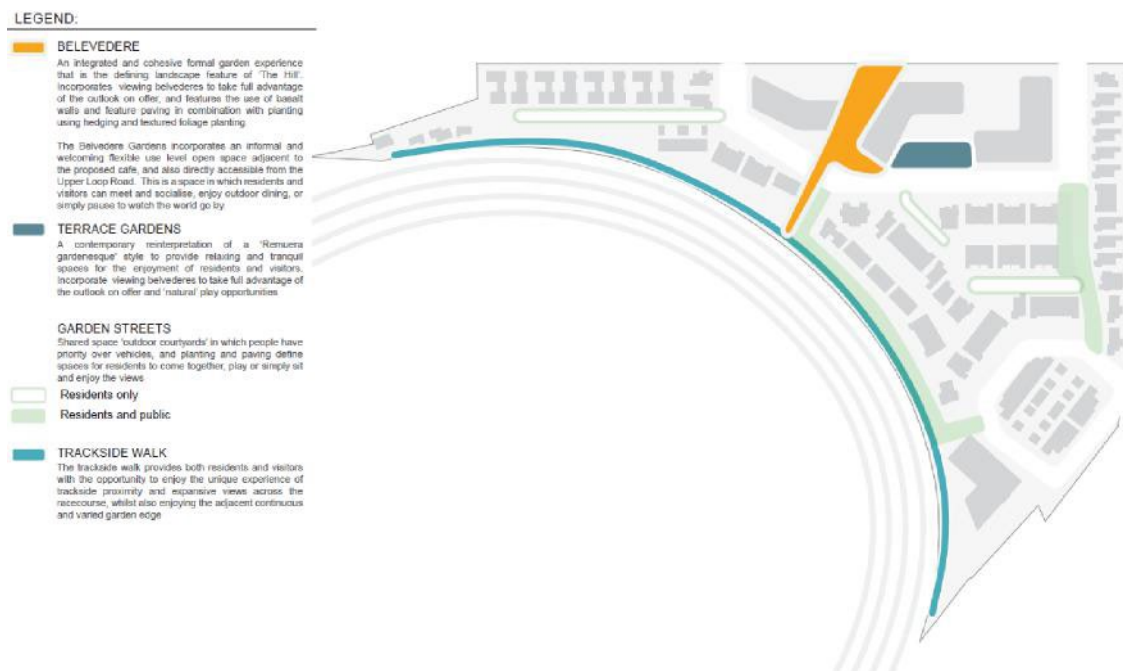


Figure 10: Landscape Strategy Diagram, Boffa Miskell

The project will have good permeability with pedestrian access through to transport and shopping opportunities at Ellerslie and Greenlane. The proposed development will not be gated and will enhance the wider pedestrian / cycle connectivity in the local area, whilst discouraging, through design, through vehicular traffic. A public accessway 'Belvedere Gardens' from Ladies Mile opposite Abbots Way to the edge of the Racecourse will be available through the Site for pedestrians with the axis of this vista oriented toward the open space of the racecourse and the urban, volcanic cone skyline including Maungakiekie.

All of the eleven well-formed, mature Pohutukawa trees adjacent to Ladies Mile identified in the Arborist Report will be retained and protected as part of the development. Particular focus in this regard will be on the four Pohutukawa trees identified by the arborist as significant. These eleven Pohutukawa trees will provide a strong vegetated frontage to the apartment precinct as it addresses Ladies Mile and assist with the integration of these larger apartment buildings into this public street interface.

The positioning of the three apartment buildings has been carefully designed to enable the retention and long-term protection of these trees. Buildings have been positioned well outside of the dripline to maximise tree retention. The character of amenity of these trees will be enhanced through the removal of the competing weed species and other undergrowth along Ladies Mile with the former racecourse corrugated iron fence also removed opening up some public vistas to the wider landscape and enhancing the overall amenity of this street frontage.

5.2 Housing Typologies

'The Slopes' – Detached and Duplex Housing

Due to the inherently smaller building platform requirements, premium two storey detached and duplex houses are proposed for the sloping middle 'belt' of the Site. The proposal includes several different designs that are illustrated in the Brewer Davison drawing package. Each of the housing types are designed to accommodate and respond to the change of level through this section of the site. Houses step within the building footprint with the frontage on the lower side, the inclusion of a mid-site retaining wall with the upper portion of the house accessing the upper level as a deck or a single storey portion of the dwelling.

Existing planning controls that relate to the external boundaries will be met by the proposed detached house positions and levels. The levels of the detached house sites along the southeastern boundary reflect the underlying topography and slope down from Ladies Mile to Derby Downs Place.

'The Base'

At the base of the slope a flatter area of land will be created (filling the existing Irrigation pond, through utilising fill from the upper plateau). This area will accommodate the Vivid Apartments (described further below) along with further detached and terrace houses arranged around a loop road. The loop road accommodates terrace dwellings served by a rear lane within the central loop. This layout enabled and increased housing density and introduces longer built forms to address the street. The terrace rows are orientated to face north and south to the street, rather than west towards the taller Vivid Living building. The proposed rear lane terrace typology design response in this part of the site eliminates driveways from the road adjacent to Derby Downs Domain thus improving/activating the relationship with this established reserve. Terrace houses also front south toward the reserve providing good overlooking and frontage to the park. A traffic calming device will be located in the Loop Road here to slow traffic on approach to the ARC's infield access road.

The principals of good connectivity will be maintained throughout this part of the site to ensure the occupants of the proposed Vivid Apartments and terrace dwellings can connect with the surrounding 'The Hill' development and wider Ellerslie Area. This will also enable residents within the established Derby Downs & Lonsdale Street areas to walk / cycle through the new residential area to connect north to Ladies Mile / Remuera.

In terms of public realm design, the concept of garden streets is introduced throughout the housing areas. These are shared space 'outdoor courtyards' in which people have priority over vehicles and planting and paving define spaces for residents to come together, play or simply sit and enjoy the outlook and community.

A publicly accessible trackside walkway is also provided running around the outside edge of the track, separated by a drainage swale and planting. This provides 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. The section of trackside walkway introduced by the proposed 'The Hill' residential development enables pedestrian connectivity between Derby Downs / Lonsdale streets through to Peach Parade and Ladies Mile in the north.

'The Ellerslie Apartment Precinct'

The Ellerslie Apartment Precinct occupies the more elevated portion of the site, defined by the proposed loop road, adjacent to Ladies Mile in the north. It comprises three apartment buildings

set within a context of publicly accessible and residents only open space as illustrated in detail in the architectural package by Warren and Mahoney (WAM). Refer Figure 11 below.

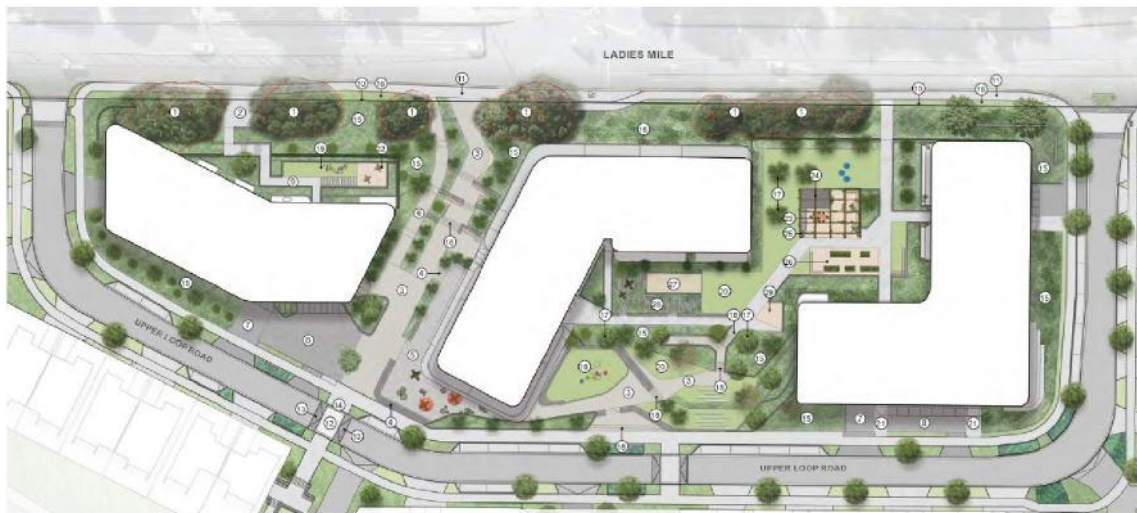


Figure 11: Proposed Layout – The Ellerslie Apartment Precinct. Source: WAM

This precinct comprises three five to six / seven storey apartment buildings which include a mix of 1 to 3 bedroom apartments. The heights of the buildings are up to seven storeys when viewed from the Inner Loop Road, and between five – six storeys adjacent to Ladies Mile. Residential apartments interface with the Ladies Mile frontage which also has a front boundary wall separating the residential units from the busy street corridor. There are no height in relation to boundary controls applying to this street boundary.

Parking is proposed in two levels of sub podium basement beneath all three of the buildings. The carpark is sleeved to the Upper Loop Road with apartments, main lobby entrances and residential amenity areas. (refer Figure 12 below). This ensures a level of activation to this important, internal, street frontage.



Figure 12: Section through Building C2. Demonstrates sub podium parking and sleeving of parking to Upper Loop Road.

A landscaped podium is proposed around the apartment buildings providing both publicly accessible and common residents only open space. The proposed positioning of the three buildings creates two distinct rectilinear courtyard spaces. The landscape design across the podium comprises a contemporary interpretation of a 'Remuera gardenesque' style to provide relaxing and tranquil spaces for the enjoyment of residents and visitors. They incorporate viewing belvederes to take advantage of the expansive elevated outlook and 'natural' play opportunities.

The three buildings are oriented to create varied open spaces and viewing opportunities between the buildings. The gap between Buildings B1 and C1 aligns with the approach of a vehicle from the Abbots Way signalised intersection, while just west of this, a viewshaft to the racecourse at pedestrian level is created from Ladies Mile (refer Figure 13 below). This viewshaft, termed 'the Belvedere', comprises a linear, formal garden experience that incorporates viewing belvederes to take advantage of the expansive outlook across the open space of the racecourse to Maungakiekie. The landscape design features the use of basalt walls and feature paving in combination with hedge and textured foliage planting. The Belvedere gardens include informal and welcoming, flexible use, level open space adjacent to the proposed café, and also directly accessible from the Upper Loop Road. This is a space in which residents and visitors can meet and socialise, enjoy outdoor dining, or simply pause to watch the world go by.



Figure 13: Perspective view from Ladies Mile towards Ellerslie Grandstand. Source WAM.

The architects have been cognisant of the way in which the larger scale apartment buildings will be seen in the wider urban landscape adopting an architectural façade strategy that provides for overall unity whilst allowing the buildings to read individually. The buildings have rounded corners, a nod to the curved racecourse geometry, with strongly expressed horizontal, tracklike, banding. The texture, colour and detailing of the vertical facade panels provide opportunity for each of the buildings to have their own individual character. Colours selected are inspired by surrounding landscape and the Pohutukawa trees (Refer Figure 14 below).



Figure 14: Perspective View, Belvedere Gardens, View from Upper Loop Road towards Ladies Mile. Source WAM.

Collectively the three plateau apartment buildings will offer future residents a quality urban amenity, taking advantage of the site's elevation and separation from immediately adjoining neighbours to establish a node of higher density living in an attractive residential context. The opportunity for the public to access through the development, and to thereby enjoy the amenity of the open space outlook, presently closed away behind a corrugated iron fence and varied quality mass planting, will contribute to the wider character and amenity of the neighbourhood, and offer back something to the wider community and public generally. The provision of a new footpath along the west side of Ladies Mile, where none currently exists, will also enhance the public realm amenity of the neighbourhood and pedestrian connectivity. Retention of the Pohutukawa trees along this frontage will maintain the presence of mature vegetation as part of the street frontage and assist in giving foreground scale to the taller buildings behind. For pedestrians on the adjacent footpath the trees will substantially soften and screen the development whilst also providing privacy for residents.

The Vivid Living Apartment Building

The Vivid Living Apartment Building, designed to provide vertical housing for older residents, is illustrated in detail in the architectural package by Paul Brown Architects (PBA). This building is located at the base of the slope on a flatter area of land (which is also partially filled along with the existing irrigation pond, using fill from the upper plateau) (Refer Figure 15 below).



Figure 15: Proposed Concept Design – Vivid Living Apartment Building Source: Boffa Miskell

The Vivid Living building mass is an L shaped building positioned to address the Lower Loop Road and open space of the racecourse. The building mass has been moved away from the track edge and aligned with the Lower Loop Road and the infield access roadway. The concave space of the L becomes a sheltered northwest-facing podium space for residents to enjoy. This space includes patio spaces, sheltered seating as well as terraced planting and low landscape walls.

Pedestrian and vehicle access is separated for this apartment building. A full basement carpark is provided with access from JOAL B (to the north). The pedestrian entrance is from Lower Loop Road.

The ground level of the building which is set slightly below the existing track level is primarily for parking, accessed from JOAL B (to the north). The parking is sleeved to Lower Loop Road by a generous two storey lobby, management offices and bicycle parking room. The pedestrian entrance to the building is from Lower Loop Road aligned with JOAL F (east). There is a stepped entry due to level changes along Lower Loop Road, with a near flat ramp provided to access from uphill (north).

Level 01 of the building includes several apartments and a shared community centre, which opens out onto the north-west facing podium level looking out over the track. The proposed landscape design incorporates cascading terraces stepping down to the track edge level, effectively screening the rear of the Level 00 car park.

Five levels of apartments sit above the podium level, resulting in a total yield of 57 apartments. These have been generally arranged such that the larger apartments take advantage of the prime outlook. Many of the apartments will enjoy expansive vistas across the racecourse (Refer Figure 16 below).

VIVID LIVING APARTMENT - VIEW



Figure 16: 3D perspective. Vivid Living Apartments.

The principals of connection are continued in respect of the Vivid Apartments with pedestrian pathways connecting residents out into the wider masterplan area and the residential / commercial areas, such as Ellerslie beyond.

Given the physical separation, differentiated function, and the desire to create the appearance of a mixed community as opposed to a single enclave the architectural design of the Vivid Apartments has its own distinctive vernacular.

The Vivid Living Apartments have a simple architectural language to visually reduce the building's mass, and be sensitive to the local environment and immediate neighbourhood context. A solid base anchors the building to the ground whilst vertical and horizontal elements assist with breaking up the scale of the façade. On the Lower Loop Road frontage, the base of the building features tiled cladding, giving textural richness and relating to the public / pedestrian scale of this frontage. Where the building is oriented toward existing residential neighbours (noting that there is a substantial separation afforded by the Lower Loop Road and its associated terrace housing), the scale is broken down and visual privacy and overlooking is addressed. By contrast, there is a more open treatment to the façade facing the racecourse. The upper parts of the building façade feature glazed balustrades, delicate slab edges and a visually thin concrete roof that evokes the large cover of the grandstand relating the building to its wider racecourse context and amenity.

5.3 Summary

In summary, the proposal is for the type of more intensive, urban, mixed use development anticipated by the NPS-UD. The proposal will create a distinctive, varied, residential community with generous provision of well-designed open spaces that are in part publicly accessible and available for residents to enjoy.

The Site is located in close proximity to rail and bus public transport as well as other walkable amenities such that buildings up to six storeys could be anticipated with the future implementation of the policy direction of the NPS-UD. The taller buildings within the development have been positioned with consideration to the varied nature of the adjoining environment with much of the taller development located well separated from adjacent established suburban residential properties and fronting Ladies Mile and / or the expansive open space of the racecourse.

6.0 Visual Catchment and Viewing Audiences

The Proposal will be seen within its immediate urban context from Ladies Mile and the end of Derby Downs and in a slightly wider catchment from Green Lane East, the Auckland Southern Motorway, and other adjacent suburban streets such as Morrin Road. Fourteen properties adjoin the eastern boundary and a further five properties adjoin or across a JOAL from the immediate northern western boundary. There are a number of single and two storey houses to the immediate north of the Site across Ladies Mile.

The wider visual catchment extends to elevated properties in the neighbouring suburbs of Remuera, Greenlane and Ellerslie as well as views from the surrounding maunga of Maungakiekie (One Tree Hill), the south east of Ōhinerau (Mount Hobson) and Te Kōpuke (Mount Saint John). Other views from the surrounding environment are largely curtailed by the intervening landform, vegetation and built form.

The primary public and private viewing audiences can therefore be identified as:

- People using the adjacent streets as pedestrians or in vehicles on the road network from up to approximately 800m of the Site on Ladies Mile, Green Lane East, the Southern Motorway and more immediately adjacent streets such as Morrin Road and Derby Downs Place.
- People using Derby Downs Domain, a small open space to the south of the Site;
- People in properties in the adjacent area including those most proximate on Ladies Mile, Hunterville Crescent and Derby Downs Place; and
- People in more distant locations with views to the Site, including the slopes within Ellerslie and Remuera and from elevated positions on the surrounding Maunga.

7.0 Assessment of Effects

7.1 Landscape Effects

Landscape, and consequent visual, impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities into the landscape. Landscape effects arise when such change affects the values of that landscape either in beneficial or adverse ways.

The landscape effects generated by any particular proposal can, therefore, be perceived as:

- positive (beneficial), contributing to the visual character and quality of the environment.
- negative (adverse), detracting from existing character and quality of environment; or
- neutral (benign), with essentially no effect on existing character or quality of environment.

The degree to which landscape effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static, or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape and 'visibility' of a proposal does not of itself, constitute an adverse landscape or visual effect.

Landscape Effects

The Proposal is sited in proximity to Ellerslie suburb on the eastern slopes of the Ellerslie Racecourse. This area can be expected to transition over time to a more intensive, urban residential character and amenity. The conversion of the large, 6.3 hectare greenfield Site to a predominantly residential development will result in a change to the landscape.

The existing Site currently forms part of the open, grassed racecourse, it has no existing buildings and accommodates the grassed steeplechase track. It has a secondary function accommodating a irrigation pond and small water storage area as well as providing access to the track underpass and central racecourse open space. The Site is currently solidly fenced and screened with vegetation from surrounding roads and is largely screened from public view. The

proposed change in land use should not be unexpected and is consistent with both the AUP vision for urban intensification and consistent with that which is occurring on other larger sites within the locality and across urban Auckland.

Similar scaled apartment development already exists in the locality of Ellerslie and Remuera. The nature of the development is not therefore unexpected in this part of Auckland. The proposal will respond to the Auckland housing demand utilising a large greenfield site which enjoys substantial amenity, has been previously modified and is able to facilitate high-quality housing at a greater level of urban intensity in support of key transport nodes and routes.

The overall masterplan provides for a diverse mix of housing typologies and building heights in a way that seeks to respond to the site's topography and reduce potential impact on the surrounding area, and in particular adjoining residential neighbours. Taller buildings are set to the centre, lower 'basin' (the Vivid Living Apartment building) and northern section of the Site fronting Ladies Mile (Plateau Apartments), with the buildings stepping down in both height and scale to the more sensitive residential boundaries adjacent. Compliance with height in relation to boundary controls at the boundaries will assist in avoiding potential adverse privacy and shading effects as a result of the proposal.

The proposal will work with the existing topographical characteristics of the sloping Site. Earthworks will be required to provide a suitable ground plane and form the underground basements and access. Overall, the development has been designed to set into the hillside in a way that works with and responds to the landform and emphasises the attractive western outlook to green open space.

The retention of eleven well-formed Pohutukawa trees adjacent to the Ladies Mile boundary will provide scale and assist with the integration of taller buildings along the Ladies Mile street frontage. Additional proposed planting (refer BML Landscape Key Moves) will otherwise complement the street frontages and provide for a high level of onsite amenity with the provision of amenity planting, tree planting, and areas of lawn.

The proposal is located with good separation distance from the surrounding maunga including Te Kopuke (Mount Saint John), Ōhinerau (Mt Hobson) Maungakiekie (One Tree Hill) and will not compromise their presence as natural landforms with cultural significance comprising open space in the urban landscape. Public views from the Site and surrounding area to the maunga will be substantially enhanced through the proposal. Opportunities for views of maunga have been embodied in the development of the building layouts, most particularly towards Maungakiekie from Ladies Mile opposite Abbots Way. These will strengthen these public visual connections from the Site to the wider Auckland landscape. Whilst not comprising identified viewshafts or protected views these newly created public vistas will enhance the amenity of the wider locality particularly for pedestrians and, on balance, enhance the visual access to the maunga.

The Site is subject to a locally significant Volcanic viewshaft (O10). The proposed height of the development is well below the height of the viewshaft and the development will not obscure any protected, significant or memorable views of the maunga. The proposed development will enjoy views of the maunga as part of the amenity for the residents and people accessing the development.

The existing concrete lined, low amenity irrigation pond in the south of the Site will be infilled and removed as part of the development. This man made irrigation pond has formed part of the racecourse water management and does not contribute significant amenity to the Site or surrounding area. Overall, the removal of this pond is not considered to generate adverse effects.

In summary therefore the Proposal will intensify housing in this part of the Ellerslie / Meadowbank area. The development is of a scale that will lead to the creation of a new, additional community inserted into the established fabric of the generally suburban neighbourhood. Not unlike the recent development at Alexander Park, surplus land associated with the racecourse will be transformed to provide a more intensive residential environment leveraging such surplus land for housing and providing a diversity of housing choice with a strong connection to the open space amenity of the racecourse itself. Previous surplus land sales in respect of the Ellerslie racecourse have also resulted in larger scaled development with the Ascot medical precinct and Novotel on Green Lane East now well accommodated within the urban environment.

The high-quality development will complement the character of the locality and positively address the Site's street frontages. The buildings will have a presence in the landscape and be seen both as part of the adjoining streetscape and in wider views, however the scale of the development is not such that it will particularly stand out or be incongruous within the existing or future anticipated built form, character and amenity of the locality. The proposal, whilst introducing a change, will therefore provide an overall positive contribution to the evolving urban landscape of this part of Auckland.

7.2 Visual Effects

In order to assist in understanding the extent to which the development will be seen and the nature and scale of its appearance in the urban landscape a series of four bulk and massing visual simulations have been prepared, in addition to the architectural renders by Brewer Davidson.

The visual simulations, prepared by Boffa Miskell, are attached, refer **Graphic Supplement: Visual Simulations**. The viewpoints for the visual simulations have been selected to demonstrate a representative range of more proximate public views. The visual simulations are provided to assist in envisaging the proposed bulk and massing of the proposal in the context of the existing environment.

Viewpoint 1

Viewpoint 1 is located on Ladies Mile near the intersection of Peach Parade looking south toward the Site. The Site is within the centre of the view. The single and two storey residential properties adjacent Ladies Mile are visible to the left of the image. There are a number of large-scale trees and planting along the northern boundary of the subject Site, visible in the centre of the image.

VS 1A and 1C shows the proposed view. In this 'proposed view' the 1 – 2 storey detached houses fronting Ladies Mile (building typology E and A) can be clearly seen in the centre of the view. The taller apartment buildings located to the east of the Site are not visible in this view due to intervening built form, vegetation and topography changes. The removal of the established vegetation in this area is the most notable change to this view. New vegetation proposed as part of the landscape design has been incorporated into the simulations. Overall, the buildings will create a strong frontage to Ladies Mile that is in keeping with the height profile of the surrounding residential context

Viewpoint 2

Viewpoint 2 is located on Abbotts Way looking south west towards the Site. The proposed Site is directly within the centre of the view. The existing Ellerslie Raceway sign, current green corrugated iron fencing and established vegetation form the northern boundary of the proposed

Site. The signalised intersection with Ladies Mile is in the centre of the view. There are a number of large-scale trees along this northern boundary including a number of established Pohutukawa trees that are prominent specimens to this frontage. To the left and right of the image are single and two storey dwellings that have access from Ladies Mile.

In the 'proposed view' (VS 2A and 2C) the apartment buildings fronting Ladies Mile can be clearly seen in the centre of the view. C1 located in the centre of the view, and B1 to the right. Due to the topography rising up from Abbots Way in this location the visual prominence of these buildings is somewhat heightened. The retention of the large scale Pohutukawa trees assist with the integration of the scale of the proposed buildings along with the additional landscape proposed. The proposed viewshaft established from Abbots Way and the deliberate angling of the building ensures that on approach there will be clear connecting views out to Maungakiekie from the Abbots Way intersection. The proposed façade strategy with the different materiality and balcony treatment breaks up the mass of the buildings. Whilst the façade treatment is different for each building the forms are strongly related and read with an overall sense of unity. Overall whilst being a larger scale buildings they are not considered out of context with the surrounding Abbots Way and Ladies Mile environment.

Viewpoint 3

Viewpoint 3 is located on the residential street of Umere Crescent looking in a north west direction towards the Site. Within the centre of the view of the two storey residential houses located at 9 – 14 Hunterville Crescent. Ladies Mile is located to the right of the view and continues down the hill to the left of the view. Built form in this area is principally residential dwellings both single and two storey standalone buildings with established gardens and vegetation.

In the proposed view (VS 3A and 3C) the proposed development is largely screened by the intervening, closer proximity, residential development. In this view Apartment C2 can be seen fronting on to Ladies Mile and a portion of the Retirement Lite Building to the left of the view (behind the existing brick house in images). Overall whilst being a slightly larger scale development it is not out of context with the surrounding residential environment. The existing residential properties on Hunterville Crescent and the intervening vegetation largely screen the proposed development from view.

Viewpoint 4

Viewpoint 4 is located on the residential dead-end street of Derby Downs looking in a north-west direction towards the Site. Within the centre of the view is vegetation that is located on the edge of the subject site. Derby Downs reserve is located to the left of this. Built form in this area is typically single storey to two storey residential development with established gardens and vegetation.

In the proposed view (VS 4A and 4C) the proposed development will be a clearly visible element in the view. The proposed retirement lite building will be seen in the distance behind the two storey residential buildings. The provision of generous offset distances and the proposed detached house at the closest point and terrace housing beyond will provide a suitable transition in scale and prevent any adverse dominance effects in these views. It is noted that as part of the development there is proposed landscape treatment (both street trees and on-lot trees on the closest housing sites) to this interface and this new vegetation assists with integrating the development into the surrounding context. It also assists with softening views of the development from this location.

Views from the wider context

Views from elevated locations further from Site such as Maungakiekie (One Tree Hill), the south of Ōhinerau (Mount Hobson) and Te Kōpuke (Mount Saint John) will provide the greatest public opportunity to view down onto the development. When seen from distant elevated viewpoints, the proposed development comprising its taller buildings will be of a height and scale that is clearly taller than some of the surrounding one and two storey houses in the established residential environment. However, the Proposal will be seen in the context of the intensification of urban Auckland, key transport corridors and other newer infill development to which it will strongly relate in height and scale. The proposed landscape design and earthworks strategy provides for buildings set within a context of vegetation and open space, this approach assists in visually softening the scale of the development. In time the development will become increasingly visually characterised by extensive mature planting counterbalanced by larger scaled apartment and a range of attached and detached dwellings.

From a wider viewing audience given the height of the buildings and their situation within the landscape there will be locations from a wider area where the development (or parts of the development) can be seen. However, there will be elements within the landscape such as existing vegetation and built form that partially screens one of more components of the development from view. Such views will also have urban foreground and middle ground context within their views. Overall, it is considered that views of the proposed development, at a distance, in an increasingly intensified urban context are not considered to generate adverse visual effects.

Volcanic Viewshaft

While the Site is located within a volcanic view protection area. The proposed height of the development is well below the height enabled under the viewshaft. The proposed development is not expected to result on any loss of important public views towards the surrounding maunga. The proposed development provides a new public viewshaft through the built form across the Site to Maungakiekie. This viewshaft located on axis with Abbots Way is considered to strengthen public views to Maungakiekie and reconnect the surrounding urban area to the volcanic landscape which defines much of the amenity of urban Auckland.

Views from immediate context

The majority of houses in the residential catchment to the north and north east are orientated to the north with their primary outdoor areas facing north and / or in rear gardens. The proposed development will be visible to the south of their properties but will not result in adverse shading or other effects. The scale of the Ladies Mile Road reserve and retention of up to nine mature Pohutukawa trees along this frontage will assist in ameliorating the scale of the development and maintain some of the established street front amenity. The opening up of the Ladies Mile frontage will also introduce new wider scaled views to the maunga, Maungakiekie in particular enhancing the amenity of the locality.

For the residential catchment to the south and south east the residential area is well treed generally limiting long distance views from the predominantly one and two storey houses. Whilst the proposed development will sit above the height of its existing suburban residential neighbours the extent to which it will be visible in the everyday amenity of this housing will be limited with very little change to the established residential character or amenity of the neighbourhood.

Some more proximate houses including those directly adjacent or obliquely opposite on Hunterville Crescent and Ladies Mile will have clearer views of the proposal. The proposed detached housing along the eastern boundary has been consciously scaled to provide for a transition to the scale of the neighbouring established houses abutting the Site at the south eastern boundary.

The proposed façade, materials and compliance with HiRB controls along this boundary and intervening on Site landscaping assist in reducing perceived bulk and dominance on these more sensitive residential neighbours. The combination of façade treatments ensures a well-modulated residential / apartment scale and character. This gives the development interest and assists in setting it into the urban context.

Visual Effects - Conclusion

Collectively the visualisations and related 3-dimensional analysis of the proposal demonstrate that the proposed bulk and massing can be accommodated within the established urban character and amenity of the locality.

In terms of potential adverse visual effects these are considered to be between low - very low, or negligible. The development will have a presence in the landscape but will not be overly dominant or incongruous to neighbours. Overall, whilst a low level of visual effects will be generated in respect of some viewers overall the proposal is considered to enhance the visual character and amenity of the locality.

The development provides for a diversity of building typologies, height and residential living options. In summary, the development will provide an interesting, well-designed high-quality outcome that will create low – very low adverse visual, or dominance effects.

8.0 Assessment in Relation to Statutory Provisions

The AUP and more recent NPS-UD (and soon to be notified intensification planning instrument (IPI) seeking to incorporate medium density residential standards (MDRS) in the AUP) are seeking to achieve more compact, quality, taller urban forms of development in locations that have the range of proximity to services and facilities including public transport. This Site, being adjacent to Ladies Mile and in close proximity to Ellerslie and Greenlane Rail Station, enjoys such services and facilities.

In accordance with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, Tier 1 Councils, including Auckland Council, are required to notify an IPI to incorporate the MDRS into all relevant residential zones (unless qualifying matters apply). The MDRS will permit 3 dwellings up to 11m per residential site (subject to meeting other standards). Auckland Council is yet to notify its IPI as at the date of this report.

Specific commentary is provided below in relation to AUP(OP). In summary, the Site is zoned Special Purpose - Major Recreation Facility Zone and located within the Ellerslie Racecourse Precinct (I312.). The Ellerslie Racecourse Precinct and the relevant objectives and policies under the AUP are related to the primary, compatible and accessory use of the Site as a major horse racing venue.

Relating to policies in the Ellerslie Racecourse Precinct that seek to protect primary activities at the racecourse, it is considered that the proposed development and its associated building form and open spaces and roading will not compromise the primary purpose of racing and events at Ellerslie Racecourse. The development of the land is considered to further enhance racing and events and provide positive outcomes in that regard.

The standards and assessment criteria in the Precinct overlay are helpful to assess and the effects of buildings (including the interface control (I313.6.8)). The building heights will comply with the permitted 25m building height control related to the primary, compatible and accessory uses under the Ellerslie Racecourse Precinct.

In terms of the Site and locality, the proposed development is considered a positive outcome, for the following reasons;

- The proposal has good permeability with pedestrian access through to transport and shopping opportunities at Ellerslie and Greenlane. The proposed development will not be gated and will enhance the wider pedestrian / cycle connectivity in the local area.
- All eleven Pohutukawa trees adjacent to Ladies Mile will be retained and protected as part of the development. These trees will provide a frontage to the development and assist with the integration of the larger buildings to this public street interface.
- The proposal will enhance connections to the wider areas of public open space including Maungakiekie (One Tree Hill), Te Kōpuke / Titikōpuke (Mt St John), Ōhinerau (Mount Hobson) and Te Pane o Mataoho (Mangere Mountain); and
- The overall building bulk and mass has been carefully distributed within the Site providing generous building separation and a range of interface conditions.
- The retirement lite building, positioned adjacent the track edge is in a similar position to where you could expect to see a grandstand building of a similar bulk and scale. A proposed retirement lite building will have more variation and interest in the proposed façade and materials that will assist in reducing perceived bulk and dominance of the building.

As described in section 4.0 earlier the Site is subject to a number of volcanic viewshaft overlays. The majority of these viewshaft are located on the western edge of the racecourse, with only the Locally Significant Viewshaft from O10 (One Tree Hill) affecting the proposed Site.

Under D14 of the AUP(OP) the purpose of the Volcanic Viewshafts Overlay is to appropriately protect significant views of Auckland's volcanic cones. By doing so the overlay contributes to Auckland's unique identity by protecting the natural and cultural heritage values of significant volcanic cones.

The origin of this local viewshaft is from the intersection of College and Merton Roads 2.8km from the Site. The height limit set by the viewshaft in this location is 24m to Ladies Mile and 36.5m towards the lower portions of the Site. The heights enabled by the viewshaft have informed the proposed bulk, massing and height for the proposal, with the proposal achieving compliance in respect of the viewshaft height.

While the Site is located within a volcanic view protection area. The proposed height of the development is well below the height enabled under the viewshaft. The proposed development is not expected to result on any loss of important public views towards the surrounding maunga. The proposed development provides a new public viewshaft through the built form across the Site to Maungakiekie. This viewshaft located on axis with Abbotts Way is considered to strengthen public views to Maungakiekie and reconnect the surrounding urban area to the volcanic landscape which defines much of the amenity of urban Auckland.

9.0 Conclusions

In conclusion, the proposal is considered to make a positive contribution to the character and amenity of this part of Ellerslie. The mixed residential typologies and layout of the buildings ensure that the effects of the development will have little impact beyond the Site. Where additional height fronts Ladies Mile this streetscape is considered to have the scale and capacity to accommodate and even benefit from the additional height. This is reinforced with reference to the NPS-UD.

The Proposal will signal the progressive residential intensification of this part of Auckland. The high-quality development will complement the character of the locality and positively address the Site's street frontages. The buildings will have a presence in the landscape and be seen both as part of the adjoining streetscape and in wider views, however the built scale is not such that it will particularly stand out or be incongruous within the existing or future anticipated built form, character and amenity of the locality.

The architectural design and layout of the development reduces its visual bulk in the neighbourhood environment and creates a desirable residential amenity for future residents. The proposed façade strategy with the different materiality and balcony treatments seek to break up the mass of the development whilst still achieving an overall sense of unity and quality. The taller buildings are well set into the site with additional height considered to be in context and appropriate to the scale and character of Great South Road and the surrounding neighbourhood

Development of this Site is considered to be well aligned with the NPS-UD, vision of the AUP(OP) and RPS. Care has been taken in the overall masterplanning to provide generous onsite open space amenity and well-scaled vegetation to separate and break up the built form of the development, creating a distinctive urban community accessible to the public and integrated into the wider community and urban environment.

The publicly accessible through site links will enhance the amenity of the locality for residents as well as for the wider local area and support a walkable local neighbourhood in a way that is very desirable to the intensified urban nature of the locality.

The proposal will not compromise the character or amenity of the wider landscape or maunga.

It is noted above that while development brings considerable change to a landscape, it is not necessarily negative or adverse. The Site has not been within the public amenity of the locality, being set behind solid fencing and boundary planting. The development will open up new access including open space, walkways and views that will enhance the amenity of the locality.

Overall, it is considered that design of the development will have beneficial effects alongside low to very-low adverse (negligible) visual effects such that overall adverse effects will be less than minor. 'The Hill' is the type of quality, higher intensity residential development anticipated by and advocated for through the Auckland Plan, AUP(OP), RPS and NPS-UD. It demonstrates a level of quality residential amenity sought for higher density living in a suburban context in Auckland in a location that is relatively well provided in respect of transport options and access to local amenities including the Ellerslie town centre.

Appendix 1: BML 7 Point Scale of Effects

This table is used to guide an assessment of the level of effects associated with a proposal. It comprises an adapted seven-point scale derived from Te Tangi a te Manu.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <i>Concise Oxford English Dictionary Definition</i>
	<i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape.
	<i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape.
	<i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table: Determining the overall level of landscape and visual effects



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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