



THE POINT MISSION BAY

LANDSCAPE CONCEPT FOR FAST-TRACK RESOURCE CONSENT

NOVEMBER 2025



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RELEASE AND RELIANCE

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application.

While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

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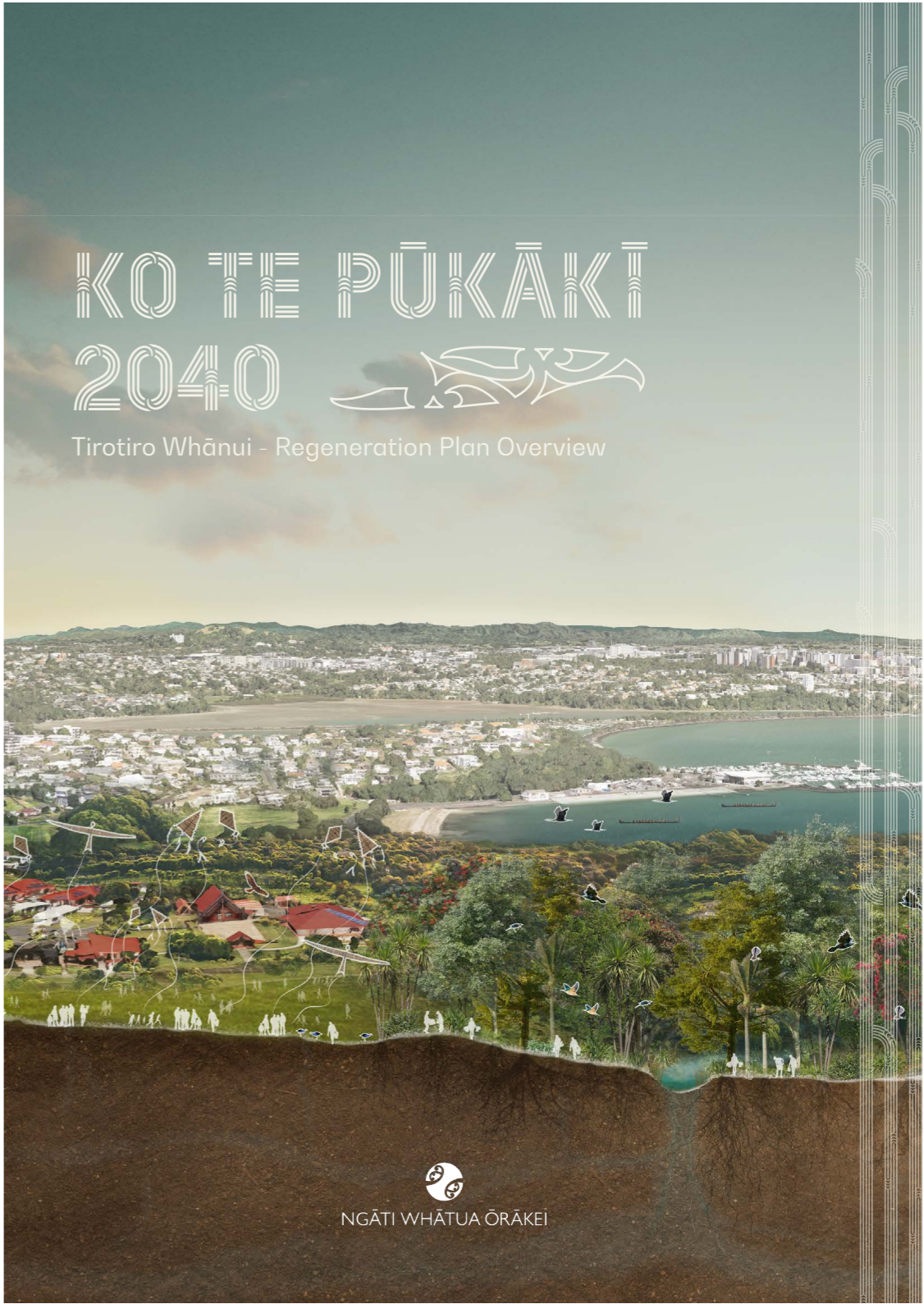
1 | CULTURAL NARRATIVE & GUIDING PRINCIPLES



CULTURAL CONTEXT & EXPRESSION

KO TE PŪKĀKI 2040

The Point Mission Bay sits within the takiwā of Ngāti Whātua Ōrākei. The Ngāti Whātua Ōrākei vision, and their pathway to this, is set out in Ko te Pūkākī 2040, Tītiro Whānui - Regeneration Plan Overview. The landscape approach for The Point Mission Bay aims to reference and support the aspirational vision set forth in this document.



CULTURAL CONTEXT & EXPRESSION

CULTURAL ACKNOWLEDGEMENTS - WARREN AND MAHONEY



Reference: The Point Cultural Acknowledgements, 2025 (Warren & Mahoney)

The proposed architectural massing reflects the cultural narrative through several layers including an elevated form expression (cloud formation), podium expression (ground domain), and pavilion architecture (human domain).



ME TE WAI KORARI | LIKE THE
HONEY OF THE FLAX FLOWER

CULTURAL LEYLINES



THE POINT MISSION BAY - WHĀNAU | FAMILY WELLBEING

The landscape design looks to explore Te Whare Tapa Whā, centralised around **Whānau**.

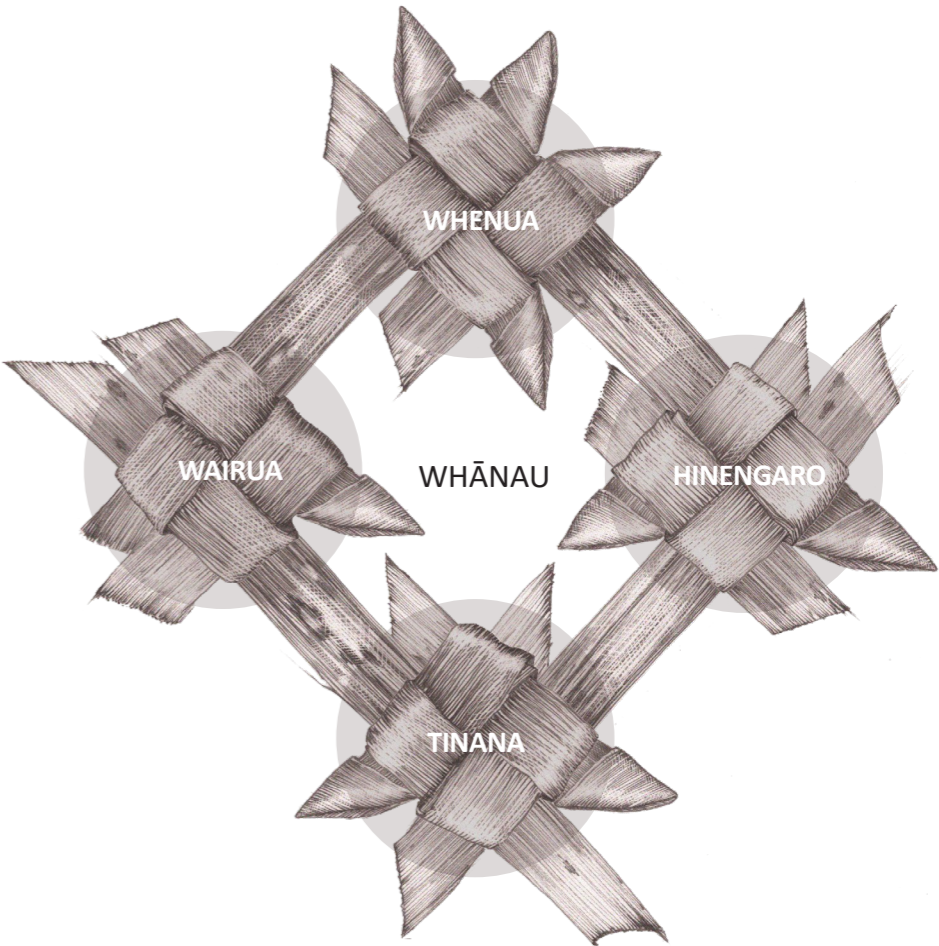
Whānau is about those who matter; and in this context, our kaumātua/ tūpuna are central to how we understand, experience and connect with our surroundings - our past, present and our future. Whānau is stitched together by the threads of wellbeing of whenua (environmental), tinana (physical), hinengaro (mental/ conciousness) and wairua (spiritual). Woven together, these support healthy and prosperous lives.

He mātārae kua tauria e te kapua | Clouds only settle upon lofty headlands (mātārae); reflects the intent of The Point Mission Bay, bringing together people of different experiences and cultures to socialise, connect, and live in harmony with their surroundings.

‘Me te wai korari | Like the honey of the flax flower’

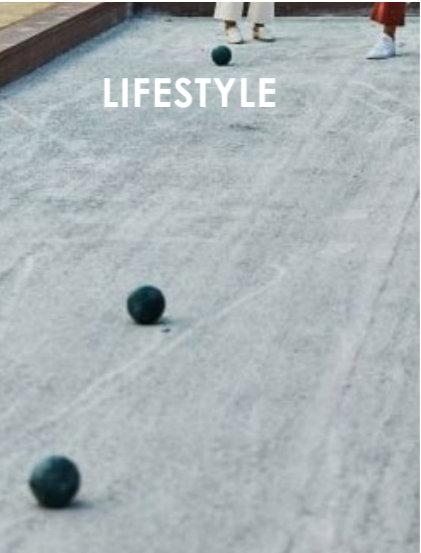
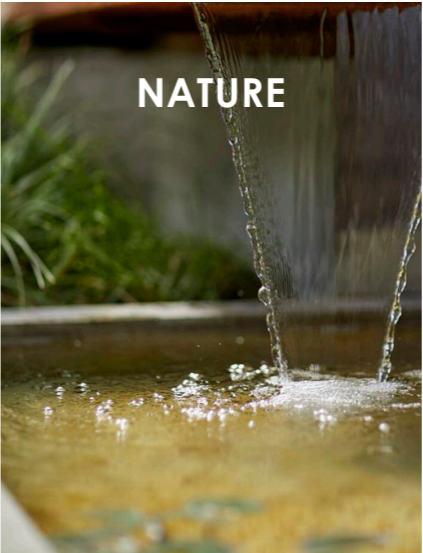
This whakataukī describes something that is very sweet and pleasant. It indicates something has flourished healthily and successfully because it has been nurtured and cared for. Like the korari | flax flower our kaumātua have lived and experienced life supported by their whānau.

The landscape looks to draw on this whakataukī, drawing together the different threads to provide multifunctional spaces woven into the built fabric. The different threads enable oppotunities to connect to land and the essence of The Point’s surroundings, provide spaces to experience and be active and support spaces to contemplate and reflect.

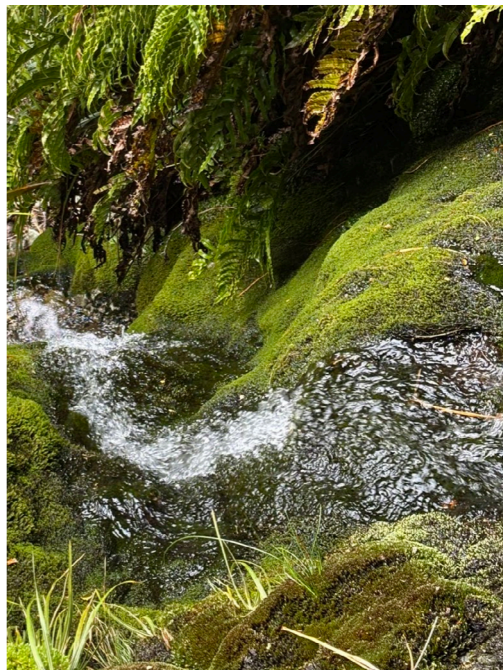


NGĀ MĀTĀPONO | GUIDING PRINCIPLES

WHĀNAU | FAMILY & WELLBEING



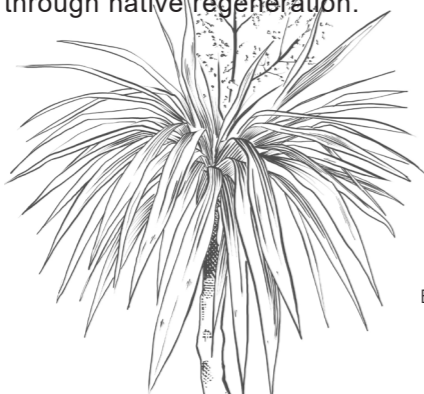
WHĀNAU | FAMILY & WELLBEING



WHENUA | LAND

Whenua is the place where one stands and feels connected. It reflects the place where we feel comfortable, safe and secure; and is where we establish our own sense of belonging.

The Tī kouka (*Cordyline australis*) can be symbolic of whenua and is how we connect to whakapapa (genealogy) - the interwoven threads of people, land and place. The landscape will look to draw on creating spaces which enable the uniqueness of place which is stitched within the sites boundaries through native regeneration.



HINENGARO | CONSCIOUSNESS

Hinengaro reflects our mind, heart, awareness and consciousness. It is a means in how we feel, how we communicate and think, and how we establish our awareness of ones-self in our surroundings.

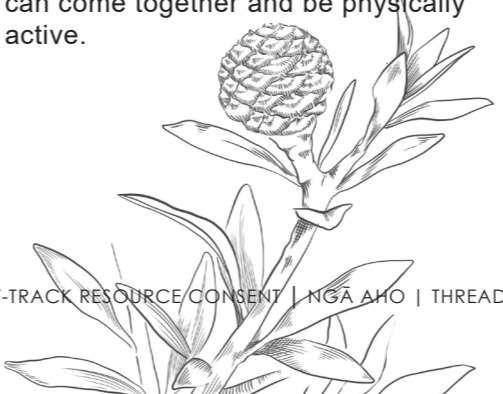
The Kōwhai (*Sophora chathamica*) symbolises resilience, renewal and the ability to overcome challenges. The landscape will support intimate spaces and moments to reflect and be conscious of self, place and surroundings; activating past memories and experiences.



TINANA | PHYSICAL

Tinana is our physical connection to place and is reflective of how the body grows, feels, moves, and is cared for. It's about being active, eating well, and knowing how to address any physical health issues whilst connecting to nature to support our physical wellbeing.

The Kauri (*Agathis australis*) is revered and symbolises, strength and resilience; reminding us to take action. The landscape will provide for safe and secure spaces where our kaumātua can come together and be physically active.



WAIKUA | SPIRIT

Wairua is the way we explore our relationship to our environment and with people celebrating our past, appreciating the present and looking to the future. It is our spiritual connection to ones self and how we feel connected in the world.

The Pōhutukawa (*Metrosideros excelsa*) is revered by Māori representing the cycle of life both the beginning and the end. The landscape will provide spaces where we can come together to connect, remember and be around our whānau.



LANDSCAPE PRINCIPLES



CONNECTION

To friends and whānau within and beyond the community - opportunities to spend time together and make memories.

To nature and the whenua | land - cultivating a sense of place.

To the wider landscape and city - through visual connections and physical links.



COMMUNITY

Fostered through social spaces and opportunities for group activities and socialising.



WELLBEING

Respite from the built environment - green outdoor spaces support a sense of belonging, wellbeing and engagement.



NATURE

Integrating nature to provide spaces of calm and rejuvenation, creating pockets of tranquillity amidst the built form and bustling community



LIFESTYLE

Opportunities for independence and tranquillity, socialising, solo and group activities - a rich and diverse experience.

Green and serene outdoor spaces for relaxation, reflection, and socialising.

2 | SITE CONTEXT & DIAGRAMS



SITE CONTEXT MAP

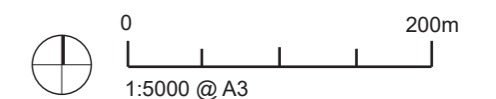


KEY

- 1 THE POINT MISSION BAY
- 2 EXISTING AGED CARE FACILITY
- 3 NGĀTI WHĀTUA ŌRĀKEI MARAE
- 4 TAKAPARAWHAU / MICHAEL JOSEPH SAVAGE MEMORIAL PARK
- 5 OKAHU BAY
- 6 MISSION BAY
- 7 ŌRĀKEI DOMAIN
- 8 ŌKAHU DOMAIN
- 9 SELWYN DOMAIN

DISTANCE TO 124 RUKUTAI ST:

Mission Bay beach & promenade - 1.5km
Mission Bay shops & eateries - 1.5km
Mission Bay Tennis Club - 1.4km
Kohimarama Bowling & Tennis Clubs - 2.8km
Eastridge Shopping Centre - 1.8km
St Heliers Bowling, Pétanque & Tennis Club
- 3.8km

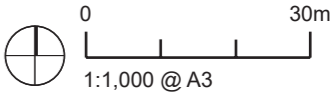


SITE PLAN

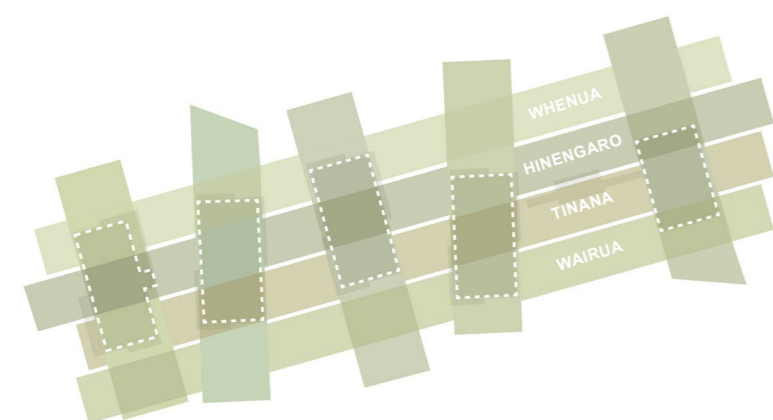


- KEY**
- 1 MAIN ENTRANCE PAVILION
 - 2 RESTAURANT & DINING PAVILION
 - 3 LIBRARY & CRAFT PAVILION
 - 4 SECONDARY ENTRANCE & GARDEN ROOM PAVILION
 - 5 WESTERN ENTRANCE

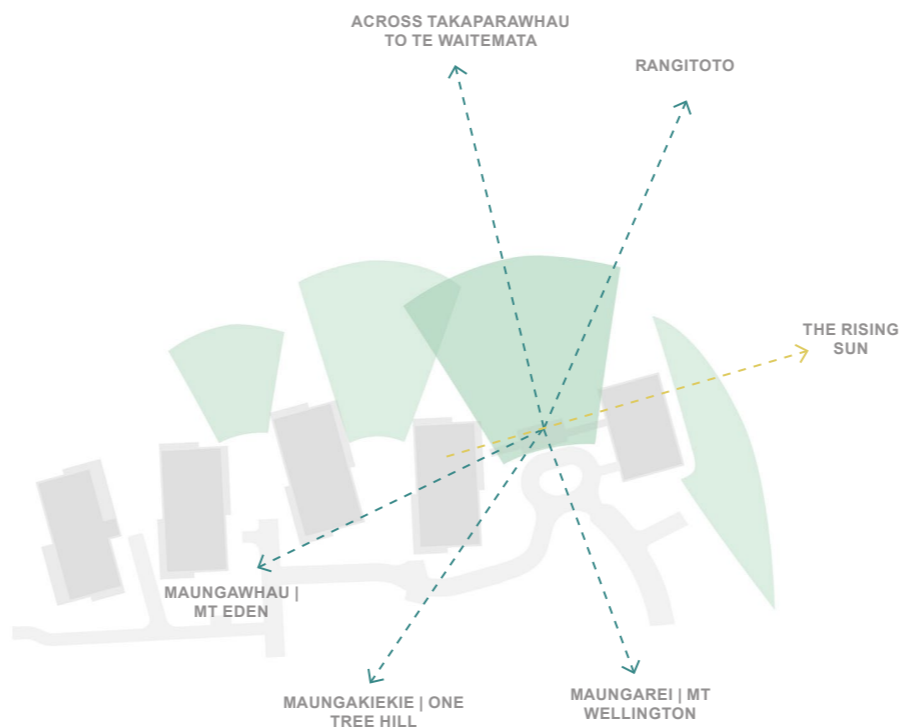
- PROPERTY BOUNDARY
- WALKWAY EASEMENT
- PUBLIC WALKWAYS - VIA EASEMENT



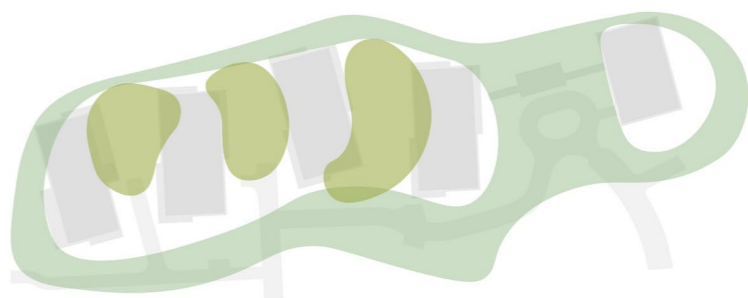
LANDSCAPE CONCEPT DIAGRAMS



NGĀ AHO - THREADS OF WELLBEING
The overarching value of whānau, and the concepts of whenua, hinengaro, tinana and wairua are woven into the landscape design across the site.



VISUAL CONNECTIONS
Landscape design will showcase the site's elevated position and the awe-inspiring views this offers.

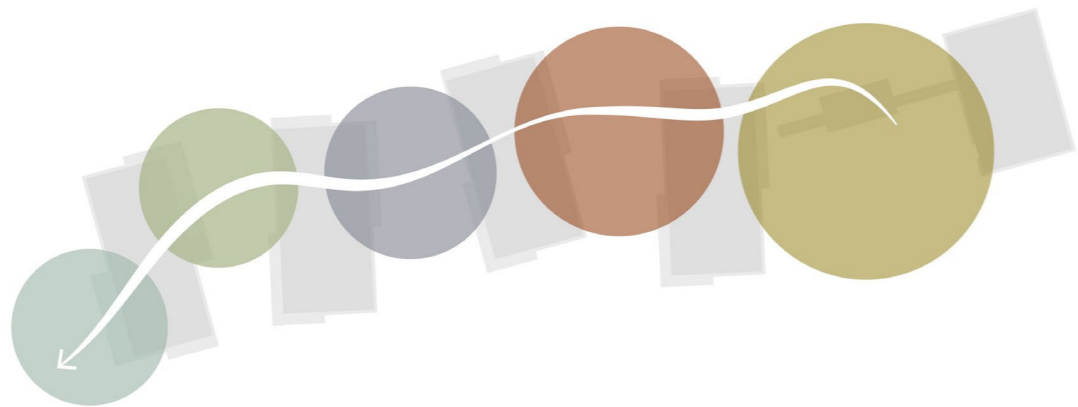


PLANTING

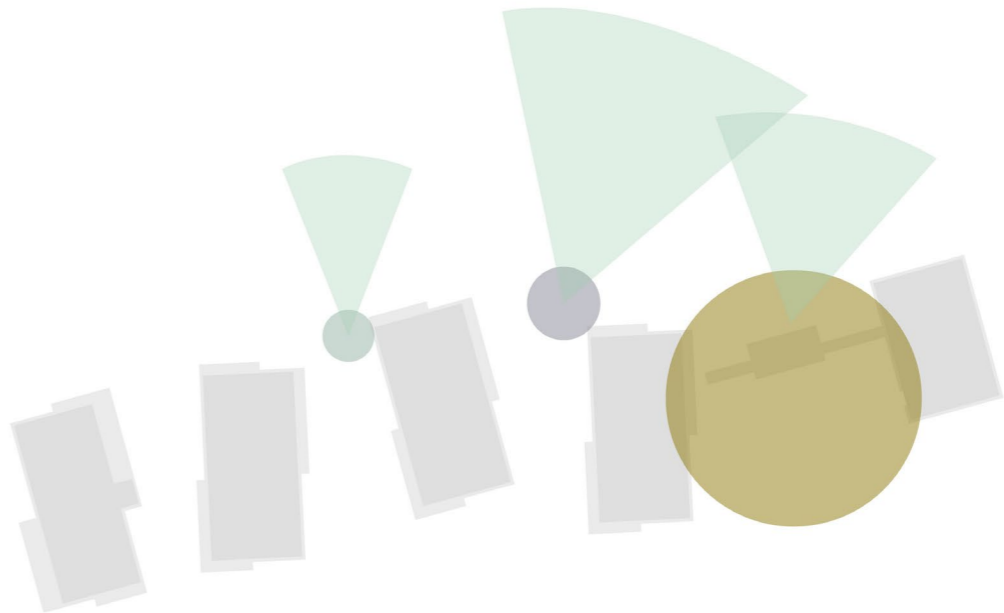
- A korowai | cloak of indigenous planting encircles The Point, gathered close at the entrance area. This roots the village in the whenua, supports its sense of place, and integrates its margins with the surrounding revegetation planting.
- Within the village, carefully selected indigenous and exotic plants come together in beautiful, distinctive social garden spaces.

CONNECTION
COMMUNITY
WELLBEING
NATURE
LIFESTYLE

LANDSCAPE CONCEPT DIAGRAMS



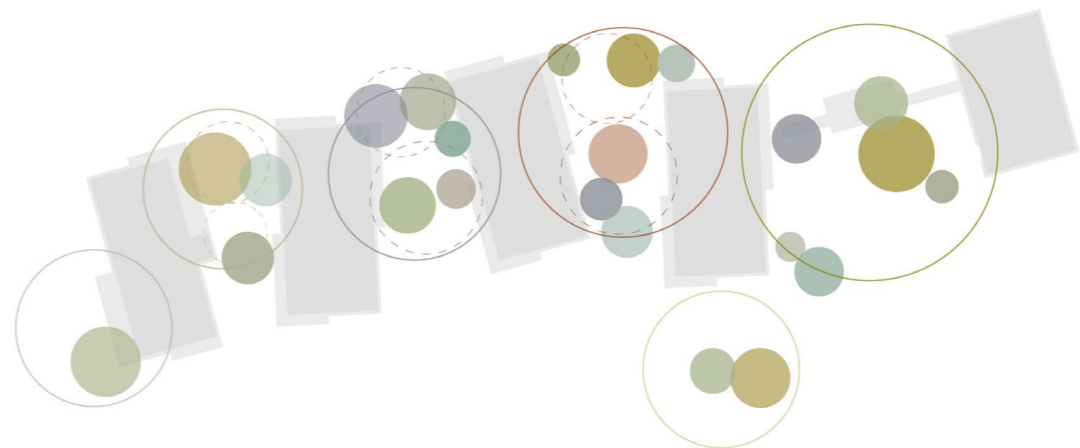
STRING OF PEARLS
Built form defines courtyards and thresholds; distinct, significant moments along the journey through the site.



POINTS FOR PROSPECT
Awe-inspiring views are celebrated - brought to the fore where they can be best appreciated.



COMPLETING THE LOOP
Off-podium spaces and pedestrian connection offer opportunities for grounded experiences and interaction with nature.

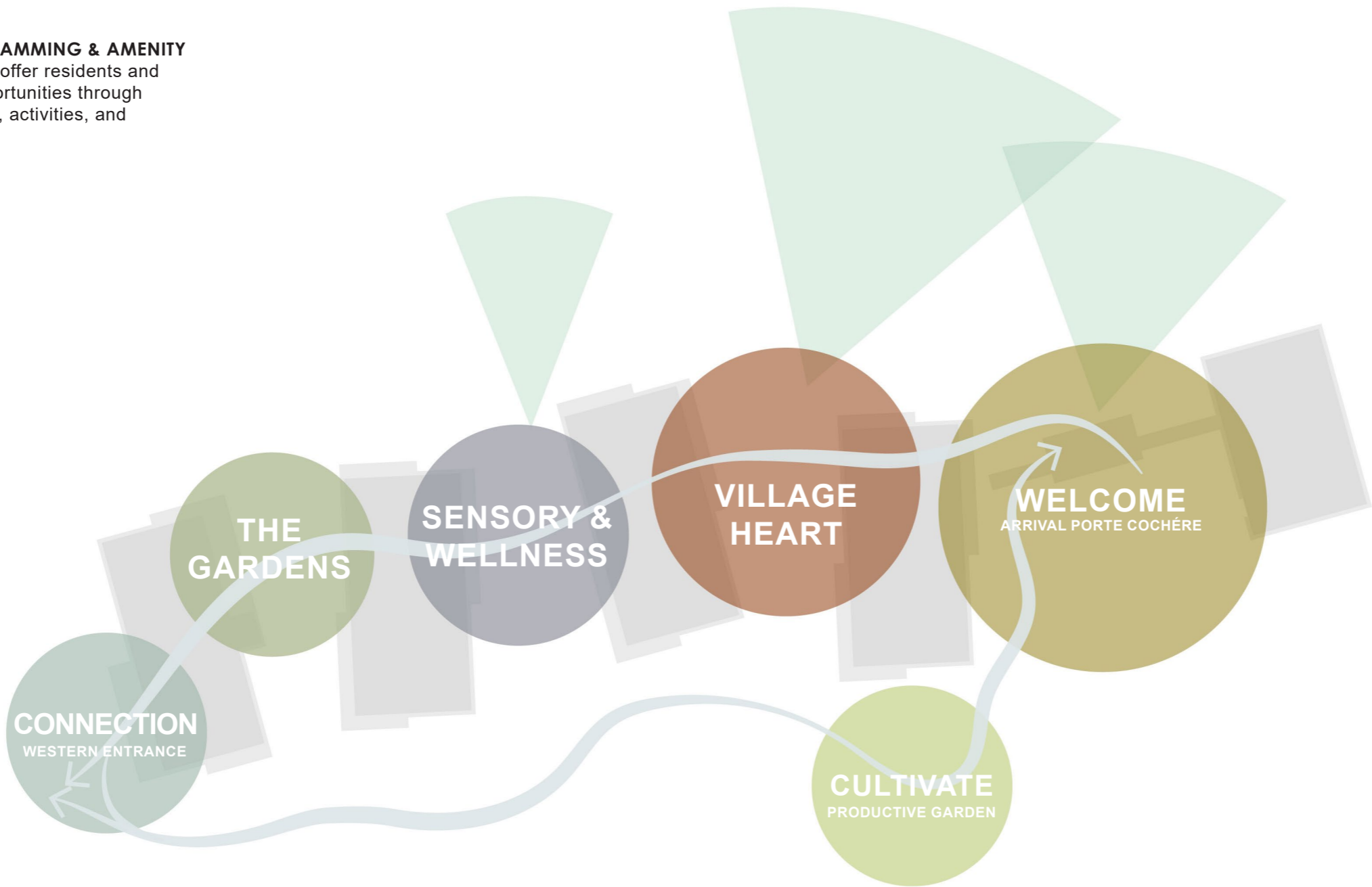


DIVERSITY OF EXPERIENCE
Microclimate, views, and internal programming are reflected in a diverse palette of smaller, more intimate moments and memorable landmark points.

CONNECTION
COMMUNITY
WELLBEING
NATURE
LIFESTYLE

LANDSCAPE CONCEPT DIAGRAMS

OPPORTUNITIES- PROGRAMMING & AMENITY
Six focal outdoor spaces offer residents and their visitors diverse opportunities through their distinctive character, activities, and functionality.



CONNECTION
COMMUNITY
WELLBEING
N A T U R E
L I F E S T Y L E

3 | LANDSCAPE CONCEPT



LANDSCAPE STATEMENT

THE POINT MISSION BAY

THE SITE

Situated at the edge of Takaparawhau, The Point, Mission Bay holds significant importance. The site comprises a series of individual lots, including ‘Section 3, SO 63269’, which is the location of the existing Eastcliffe care building.

The local area includes Mission Bay, where there are many hospitality offerings. A bus stop is a three-minute walk from the site. On its southern side, the site adjoins the cul-de-sac heads of Te Arawa, Rukutai, and Aotea Streets.

The scope of work described in this report refers to proposed works east of the existing care facility and comprises approximately 1.7 hectares of brownfield land. The site largely sits vacant, with only two remaining independent living apartment buildings of the Eastcliffe Village located in the eastern portion of the site, accessed from Aotea Street. These buildings will be demolished to accommodate the comprehensive redevelopment of the site.

The project involves the development of a five-building retirement village, along with associated basement carparking and servicing. The four easternmost buildings are situated atop a podium structure, which serves as the base for landscaped amenity areas between the buildings.

THE VISION

The landscape is designed to enhance community and individual well-being at every step.

A korowai | cloak of indigenous planting wraps the site, rooting the village in the whenua and integrating its margins with the surrounding Takaparawhau revegetation planting.

The iho — He kohinga maramara, he kohinga tāngata (a gathering of experiences, a gathering of people) — is represented through the space between the podium and the buildings. Threads of well-being are woven through: whenua (connection to the land), tinana (physical activity), hinengaro (mental well-being), and wairua (spiritual), allowing outdoor amenities to support an active, healthy, and happy lifestyle.

A diverse range of outdoor amenity activities is provided on a single, partially elevated level, removing accessibility barriers and unlocking stunning views across the Waitematā Harbour and beyond to Rangitoto.

Wayfinding is legible and simplified through a linear arrangement of amenity across the podium level. Clearly defined pedestrian footpaths provide residents and visitors with a connected network through the village and link to adjoining streets and public walking networks.



LANDSCAPE STATEMENT

1. ARRIVAL PORT COCHÈRE

The primary approach from Aotea Street leads visitors along a gracefully curving driveway toward the arrival pavilion. Expansive landscaping seamlessly integrates the pavilion with its natural surroundings, using native plantings and organic forms to create a striking and memorable first impression.

At the centre of the driveway, a gently sculpted mounded garden rises, planted with native grasses that shift with the seasons. These textured plantings soften the space and maintain a strong visual connection to the pavilion. A dedicated pedestrian path traces the curve of the driveway, providing safe and intuitive access for walkers.

Strategically placed multi-stemmed pōhutukawa trees line the driveway edges. Their sculptural trunks and layered foliage frame views of the pavilion.

2. PODIUM LANDSCAPE AMENITY

The podium at Level 3 acts as a raised ground plane, flat across most of the site, and provides multiple opportunities for usable landscape spaces. Architectural pavilions are integrated into the landscape as simple, pergola-style portal frames that can be enclosed or open, blurring the threshold between inside and out.

Each of the podium spaces provides a unique and diverse range of activities, as outlined below:

3. THE VILLAGE HEART

At the core of the village, this space offers a dynamic garden designed to foster social connection, activity, and intergenerational engagement.

To the north of the restaurant pavilion, an elevated, north-facing dining terrace serves as the social hub of the village. With communal tables and a café-style ambiance, it offers a welcoming setting for residents and visitors to gather. The terrace maximises spectacular views of the harbour and Rangitoto, creating a stunning backdrop for outdoor meals and casual conversation.

Just south of the restaurant pavilion, a versatile lawn space accommodates a variety of activities, such as a mini-golf putting green, movie nights, markets, or seasonal celebrations.

Beyond the lawn, meandering garden pathways and a covered seating area nestled among trees invite leisurely strolls through lush landscaping while offering protection from southerly winds.

Children and families are welcomed with interactive sculptural features and playful stepping stones, creating moments of joy and connection between generations.

4. SENSORY AND WELLNESS

This space is aligned with the internal functions of the adjacent buildings, which include wellness and craft activities. Raised garden beds gently define enclosed pockets of space, offering areas for socialising, quiet conversation, or enjoying table games like chess, cards, or puzzles.

The garden is designed to stimulate sight, smell, touch, and taste, offering a therapeutic and joyful environment. Bright flowering plants and herbs such as lavender, mint, rosemary, and basil provide tactile and aromatic stimulation. Scented foliage and blooms create a calming and immersive atmosphere, encouraging exploration and relaxation.

5. THE GARDENS

A central garden pavilion anchors this space, offering shaded seating and framed views across the gardens. Thoughtfully aligned with the internal functions of the adjacent building, lush planting and tree species provide both privacy and pleasure, maximising the natural ground location.

This elegant walled garden is conceived as a tranquil yet dynamic outdoor realm. It offers curated views, purposeful zones, and planting that enhances both privacy and enjoyment.

A pétanque court nestled within the garden provides an outdoor counterpart to the billiard room and is bordered by clipped hedges and low seating walls.

Adjacent to the library, a series of outdoor reading rooms are created using semi-enclosed nooks that offer dappled shade and comfortable seating — ideal for quiet reading or contemplation.

Near the gym, planting is designed for privacy and screening, using tall ornamental grasses and evergreen shrubs.

6. NORTHERN AND EASTERN INTERFACE

Along the northern boundary to Takaparawhau, the podium wall serves as an anchoring element that connects the development with the natural ground. The wall has a varied, stepped height along the northern and eastern boundaries and is designed with an eroded, yet solid, materiality that allows for vegetation on balconies and at the base to soften and blend the edges with the landscape.

Korowai native plant selections are intended to reflect Ngāti Whātua Ōrākei's revegetation within Takaparawhau. At-grade pedestrian access via a secure gate is provided adjacent to Building 4 for residents.

At the southeastern corner of the site, a public walkway is proposed via an easement to connect Aotea Street to Takaparawhau. A separate application has been made to Auckland Council regarding the relocation of these public walkways.

7. WESTERN AND SOUTHERN INTERFACE

At Te Arawa Street, accessible pedestrian access is provided to the Level 5 building entrance. This is primarily for residents to access the Eastcliffe Care Building amenities and to connect to the public walkway through to Takaparawhau and the bus stop.

Along the southern boundary, a private driveway provides access to basement carparking, with a separated 1.4-metre-wide footpath ensuring a safe route for pedestrians.

The undulating topography of the site and neighbouring boundaries results in driveway grades of up to a 1:5 slope, tying into existing levels at the cul-de-sac head. Where possible, grades have been softened to reduce the length of uphill climbs for pedestrians. Where retaining walls are required, these are designed to be under one metre and terraced.

Adjacent to the visitor carparking, the production garden is designed as a functional and flexible landscape space that supports seasonal growing and creative activity. It includes a small orchard of fruit trees and raised vegetable beds arranged for optimal sunlight access, along with a compact glasshouse or maker shed for tool storage and garden-related tasks.

Native korowai planting is provided along the length of the southern boundary, with a minimum width of two metres to allow for strategic specimen tree placement that will filter views for neighbouring properties.

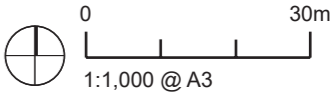


LANDSCAPE CONCEPT PLAN



KEY

1	ARRIVAL PORTE COCHÈRE	5	SENSORY & WELLNESS GARDENS - NORTH	9	WESTERN ENTRANCE	13	EASTERN SERVICE ACCESS - LOADING BAY
2	NGAHERE WALK	6	SENSORY & WELLNESS GARDENS - SOUTH	10	PRIVATE PEDESTRIAN / CART PATHWAY	14	EASTERN PUBLIC WALKWAY
3	HEART OF THE VILLAGE - SOUTH	7	THE GARDENS - NORTH	11	SOUTHERN DRIVE AND PEDESTRIAN PATH	15	WESTERN PUBLIC WALKWAY
4	HEART OF THE VILLAGE - NORTH	8	THE GARDENS - SOUTH	12	PRODUCTIVE GARDENS		



PEDESTRIAN & VEHICULAR CIRCULATION



KEY

THE POINT MISSION BAY BOUNDARY

PRIVATE ROUTES

VEHICLE - ONE WAY

VEHICLE - TWO WAY

SHARED PEDESTRIAN / CART - RESIDENT

PEDESTRIAN - RESIDENT SOUTHERN ROUTE

PEDESTRIAN - RESIDENT PODIUM ROUTE

PEDESTRIAN - RESIDENT ACCESS TO TAKAPARAWHAU RESERVE

PEDESTRIAN - RESIDENT ROUTE TO EXISTING CARE BUILDING AND POOL

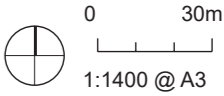
PUBLIC ROUTES

PEDESTRIAN - RELOCATED PUBLIC WALKWAYS TO TAKAPARAWHAU RESERVE

PEDESTRIAN - EXISTING TAKAPARAWHAU FOOTPATH

PEDESTRIAN - EXISTING INFORMAL WALKWAY CONNECTION (GRASS)

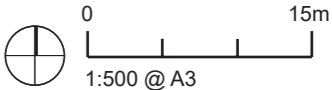
PEDESTRIAN - FUTURE CONNECTION TO ATKIN AVE.



LANDSCAPE CONCEPT PLAN- WEST



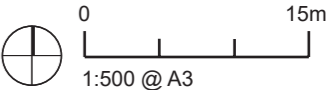
- KEY**
- 1 WESTERN PUBLIC WALKWAY CONNECTION TO EXISTING TAKAPARAWHAU RESERVE WALKWAY
 - 2 WESTERN PUBLIC WALKWAY - RELOCATED
 - 3 WESTERN ENTRANCE TO TPMB - PEDESTRIAN ACCESS
 - 4 SOUTHERN ROUTE - PEDESTRIAN AND CART ACCESS TO DRIVEWAY
 - 5 RESIDENT PARKING - 5 SPACES
 - 6 SOUTHERN DRIVEWAY - VEHICULAR, WITH SEPARATED PEDESTRIAN PATH
 - 7 ROAD HEAD & UNDERGROUND BASEMENT ACCESS
 - 8 SOUTHERN DRIVEWAY ACCESS TO UNDERGROUND PARKING
 - 9 GREEN ROOF
 - 10 SECONDARY ENTRANCE THROUGH THE GARDENS - SOUTH
 - 11 GARDEN ROOM PAVILION
 - 12 THE GARDENS - NORTH
 - 13 SENSORY & WELLNESS GARDENS - SOUTH
 - 14 CRAFT AND SITTING ROOM PAVILION
 - 15 SENSORY & WELLNES GARDENS - NORTH
 - 16 VILLAGE HEART - SOUTH
 - 17 RESTAURANT & BAR
 - 18 VILLAGE HEART - NORTH
 - 19 PLANTED BOUNDARY TO TAKAPARAWHAU ≥1M
 - 20 GATE BETWEEN TPMB AND RESERVE



LANDSCAPE CONCEPT PLAN- EAST

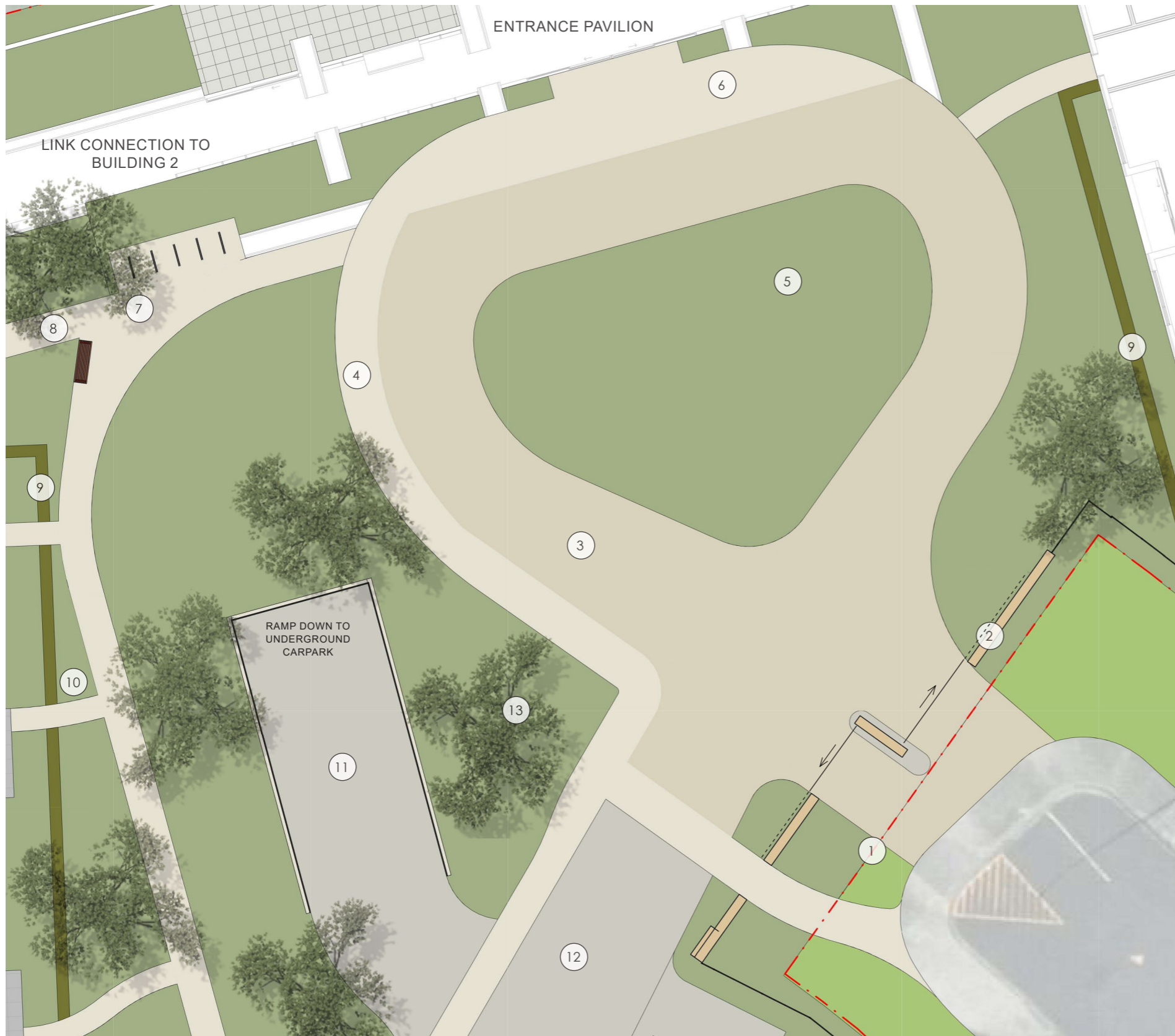


- KEY**
- 1 RESTAURANT & BAR
 - 2 VILLAGE HEART - NORTH
 - 3 VILLAGE HEART - SOUTH
 - 4 GREEN ROOF
 - 5 SOUTHERN DRIVEWAY ACCESS TO UNDERGROUND PARKING
 - 6 PRODUCTIVE GARDEN & ORCHARD
 - 7 VISITOR PARKING - 4 + 1 ACCESSIBLE SPACES
 - 8 NGAHERE WALK
 - 9 VISITOR BICYCLE PARKING
 - 10 RAMP TO UNDERGROUND CARPARK
 - 11 VISITOR PARKING - 3 SPACES
 - 12 MAIN ENTRY WITH SEPARATED PEDESTRIAN ENTRANCE
 - 13 PORTE COCHERE AND DROPOFF
 - 14 LOADING BAY
 - 15 EASTERN PUBLIC WALKWAY - RELOCATED



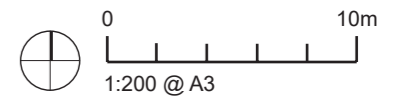
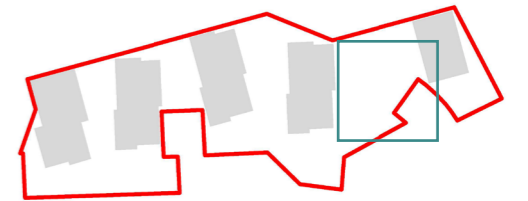
ARRIVAL PORTE COCHÈRE

LANDSCAPE CONCEPT PLAN



KEY

- 1 SEPARATED PEDESTRIAN AND VEHICULAR ENTRANCE
- 2 ENTRANCE-DEFINING STONE-CLAD WALLS, SET BACK FROM BOUNDARY AND FOREGROUNDED WITH AMENITY PLANTING (NATIVE KOROWAI)
- 3 DRIVEWAY TO PORTE COCHÈRE - ENTRANCE
- 4 PEDESTRIAN PATH TO PORTE COCHÈRE
- 5 CENTRAL MOUNDED ISLAND, LOW TEXTURAL PLANTING AND SLENDER TREES FOR FRAMING AND PRESERVATION OF SIGHTLINES
- 6 PORTE COCHÈRE ARRIVAL AREA
- 7 PAUSE POINT - SEATING AND BICYCLE PARKING - A PLACE TO MEET, BEGIN, AND END JOURNEYS
- 8 CONNECTION TO BUILDING 2
- 9 HEDGE SCREENING FOR GROUND-FLOOR UNITS
- 10 PRIVATE UNIT ACCESS PATHWAYS
- 11 RAMP TO UNDERGROUND CARPARK
- 12 SOUTHERN DRIVEWAY
- 13 LARGE NATIVE CANOPY SPECIES, INCLUDING PŌHUTUKAWA AND KŌWHAI, WITH LUSH UNDERPLANTING



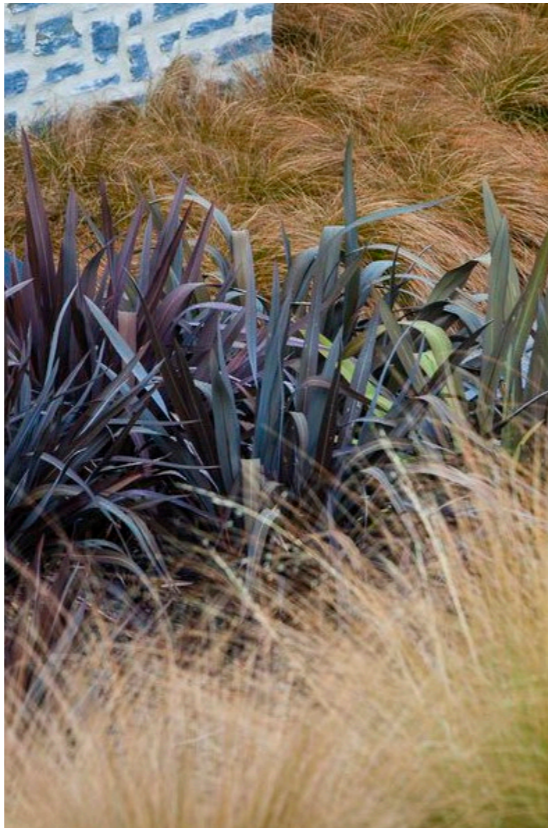
ARRIVAL PORTE COCHÈRE

LOOK & FEEL

A central island of low, textural planting is flanked by dramatic, multi-stemmed pōhutukawa, underplanted with lush ngahere species. The entrance’s striking symmetry, with sightlines running through to the architectural arrival pavilion, are offset by bold, rugged planting and references to the site’s wider ecological and geological context. The planting is continuous with the native korowai that encircles the site, but with enhanced intention and impact for a memorable welcome.



NATURAL ELEMENTS



VISUAL TEXTURE



NATIVE PALETTE



ARCHITECTURAL INTEGRATION



REFERENCE TO THE NGAHERE

ARRIVAL PORTE COCHÈRE

RENDER

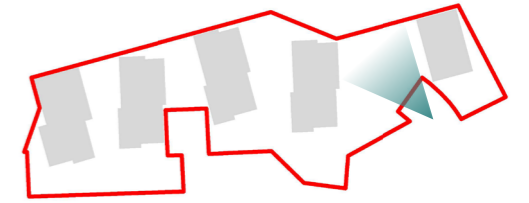


Image and architecture by Warren and Mahoney.

VILLAGE HEART

LANDSCAPE CONCEPT



KEY	
1	ELEVATED RESTAURANT DINING
2	PAVILION ENTRANCE AND COVERED TERRACE
3	PLAYFUL, ORGANICALLY FORMED LOW-LEVEL PLANTERS SOFTEN THE HARDSCAPE AND BRING A SENSE OF NATURE TO THE PODIUM
4	OPPORTUNITIES FOR MOVEABLE, INFORMAL SEATING AND SOCIAL ARRANGEMENTS
5	WATER AND NATURAL BOULDER ELEMENTS LEND A MOMENT OF BEAUTY WHEN PASSING THROUGH THE INTERNAL CORRIDOR, WHILE THE SOUND AND REFLECTIONS OF WATER BRING SERENITY TO THE VILLAGE'S SOCIAL HEART
6	VERDANT PLANTING WITH A CENTRAL FOCAL ELEMENT - A GARDEN FOR THE EYES, TO BE ENJOYED FROM INSIDE
7	FLEXIBLE LAWN SPACE WITH GENTLE MOUNDING - ARTIFICIAL GRASS
8	RAISED PLANTERS AND LOW HEDGING PROVIDE PRIVACY TO PODIUM-LEVEL RESIDENTS
9	PRIVATE TERRACE ACCESS
10	STONE STEPPERS
11	PERGOLA STRUCTURE AND OUTDOOR SOCIAL SPACE
12	1.2M SAFETY FROM FALLING COMPLIANT PODIUM-EDGE PLANTER. EVERGREEN MAGNOLIAS PROVIDE WIND SHELTER AND VERTICAL INTEREST



VILLAGE HEART

LOOK & FEEL

The northern side of the Village Heart comprises the elevated outdoor dining and entertainment spaces associated with the restaurant pavilion.

The southern courtyard provides a range of spaces for residents, friends and whānau. Across from the generous covered terrace, a multifunctional, gently mounded lawn is nestled between planted beds, offering space for gentle exercise, putting practice, lawn games, and for young visitors to

play. A meandering walk between multi-level planters leads through to an informal social seating space, framed by a pergola structure, and to the southern edge and outlook.

Lush planting, playful steppers, and tranquil water features invite exploration while organic forms soften a space otherwise defined by the lines of the architecture.



PLAYFUL FORMS, NATURAL ELEMENTS



ELEVATED OUTDOOR DINING



TRANQUIL MOMENTS

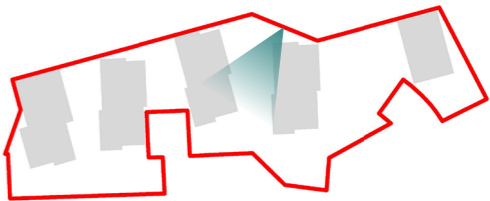


FLEXIBLE LAWN SPACE



VERSATILE SOCIAL SPACES

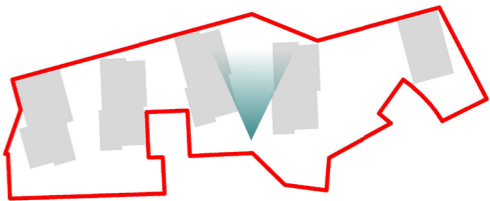
VILLAGE HEART
RENDER



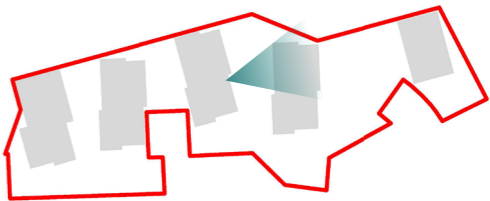
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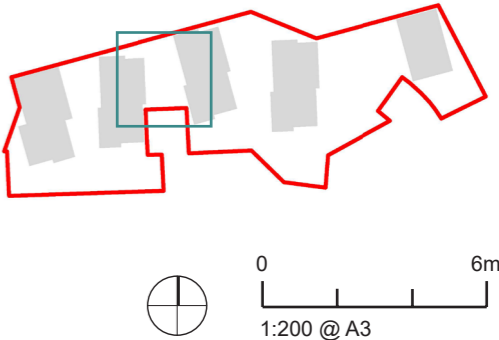


SENSORY AND WELLNESS

LANDSCAPE CONCEPT PLAN



KEY	
1	WELLNESS SPACE - RAISED PLANTERS, RECESSED SEATING AND ORNAMENTAL TREES
2	PAVED, FLEXIBLE SOCIAL SPACES - OPPORTUNITY FOR TABLE GAMES AND SPILL-OUT AREA FOR CRAFT GROUPS
3	PERGOLA STRUCTURE, MORE FORMAL SEATING AREA
4	RAISED PLANTERS ADD DEPTH OF PLANTING TO THE PODIUM EDGE
5	MULTI-LEVEL PLANTERS AND SMALL TREES
6	OPEN-AIR SITTING ROOM
7	EXPANSIVE LOW PLANTING - GREEN OUTLOOK FROM WITHIN THE STAIRWELL, AND FROM UNITS ABOVE
8	RAISED PLANTERS REFERENCE ARCHITECTURAL FORM AND DEFINE THE SPACE, CREATING GARDEN ROOMS, AND PROVIDING PRIVACY TO ADJOINING UNITS
9	TRANQUIL SEATING
10	LINEAR WATER FEATURE RUNS ALONGSIDE THE GLAZED LINK
11	SAFETY FROM FALLING EDGE TO PODIUM
12	LARGE POTS - FEATURING MIXED PLANTING AND SMALL TREES
13	GATED RESERVE ACCESS



SENSORY & WELLNESS

LOOK & FEEL

Raised planters and large feature pots form compositions which frame more intimate spaces within the northern garden. These include a pergola-framed seating/ dining area and smaller pockets with informal, moveable tables and seating for social catch-ups, solo activities or table games. North-facing and with expansive coastal views to Rangitoto, the courtyard's planting references Mediterranean escapes, combining herbs and edibles with ornamental shrubs, grasses and perennials. The combination of vibrant colours, textures, scents and in some cases taste, offers an immersive sensory experience.

A dedicated wellness space adjoins the wellness rooms provides a more meditative atmosphere.

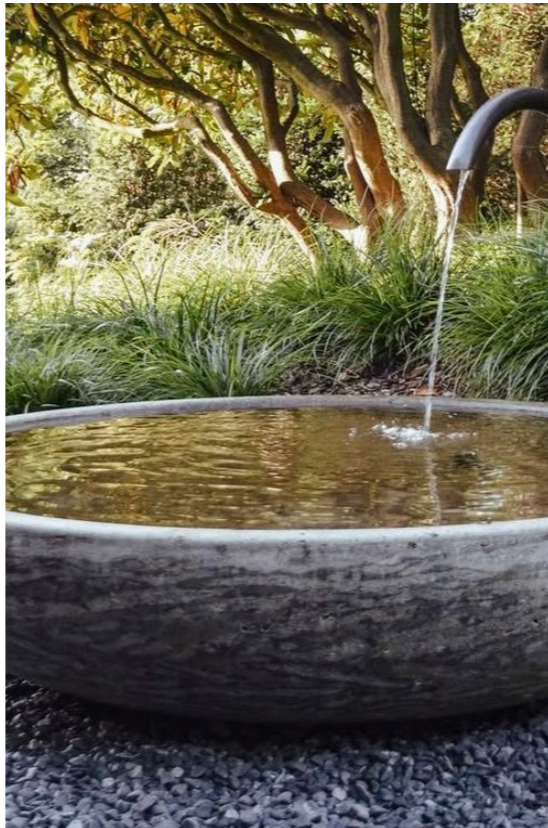
The southern Sensory and Wellness space offers tranquil spaces to sit and reflect, read, or catch-up with a friend. A linear rill runs alongside the glazed pavilion link, bringing the sound and reflections of water into the courtyard. Raised planters define the space, creating a linear garden room and offering privacy to adjoining units.



LARGE, VARIED POTS - PLANTING & TREES



PLANTING FOR THE SENSES



SOUND & REFLECTIONS OF WATER



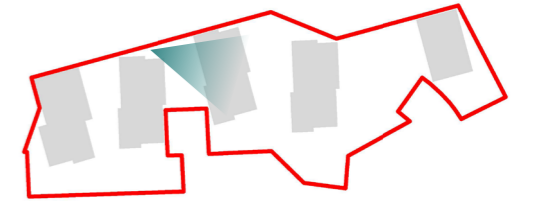
OUTDOOR TABLE GAMES



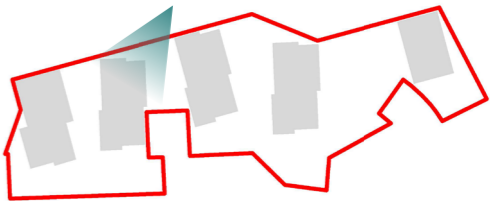
SOCIAL SEATING & ENTERTAINMENT

SENSORY AND WELLNESS

RENDER



SENSORY AND WELLNESS
RENDER



SENSORY AND WELLNESS
RENDER



SENSORY AND WELLNESS
RENDER

