

MATERIALS STRATEGY





LIGHTING STRATEGY



LIGHTING POLE

LIGHTING BOLLARD

EMBEDDED/SURFACE MOUNTED STRIP LIGHTING

FEATURE UPLIGHT/WALL GRAZING LIGHT

BUILDING AND PODIUM FACADE LIGHTING



FURNITURE STRATEGY



LEGEND

FIXED SEATING

RAISED PLANTER ON-PODIUM - SHUTTERED CONCRETE

RAISED PLANTER OFF-PODIUM - TIMBER

PERGOLA

GLASSHOUSE OR MAKERS' SHED

BOULDERS

FENCING & WALLS STRATEGY



LEGEND

PERMEABLE FENCE -1.2M ALUMINIUM
PERMEABLE FENCE - 1.4M ALUMINIUM
SOLID FENCE - 1.8M ALUMINIUM
RETAINING WALL (1M OR LOWER)
RETAINING WALL (1M - 1.5M)
ENTRY WALL - 1.4M

WIND MITIGATION DEVICES



LEGEND

CANOPY WITH MAXIMUM POROSITY OF 50%
2M WIND SCREEN WITH MAXIMUM POROSITY OF 50%

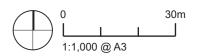


SITE COVERAGE



LEGEND

TOTAL SITE AREA	24,341
ON-PODIUM LANDSCAPED AREA (EXCLUDED FROM CALCULATIONS)	2501M²
LANDSCAPED AREA	5771M²
PERMEABLE CONCRETE	1347M²
IMPERVIOUS COVERAGE	3715M²
BUILDING COVERAGE	13,508



TREE STRATEGY



LEGEND





EXISTING TREE TO BE RETAINED

TREE PALETTE

NATIVE TREES



TREE PALETTE

EXOTIC TREES



PLANTING STRATEGY - DEPTHS





NATURAL GROUND

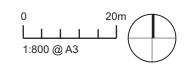
PODIUM - PAVING LEVEL & GREEN ROOF (250MM DEPTH)

PODIUM RAISED PLANTER (400MM DEPTH)

PODIUM RAISED PLANTER (600MM DEPTH)

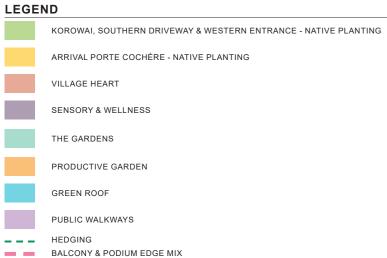
PODIUM RAISED PLANTER (1000MM DEPTH)

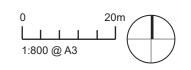
PODIUM RAISED PLANTER (1200MM DEPTH)



PLANTING STRATEGY - ZONES

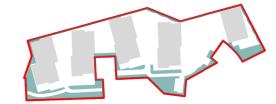






KOROWA, SOUTHERN DRIVEWAY & WESTERN ENTRANCE - NATIVE PLANTING

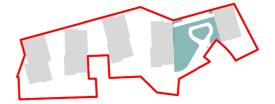
A diverse, locally appropriate selection of native species, the Korowai and Western Entrance palette includes several species listed in Ko te Pūkākī 2040, including a number of the taonga species identified.







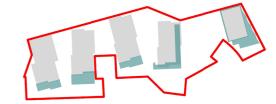
Continuous with the Native Korowai planting, the Arrival Porte Cochère palette distils the native plant selection further, emphasising structure and colour that responds to the architecture, while referencing the site's wider context. Low textural swathe planting of grasses and small shrubs covers the central mound, while more depth, height and variation is present in the surrounding gardens.







Small native shrubs, grasses and ground covers form a tapestry of textures and subtle colour variation, with hints of silvery blues and rust amongst the greens. Swathes of grasses give a naturalistic impression, and add movement as sway in the wind.





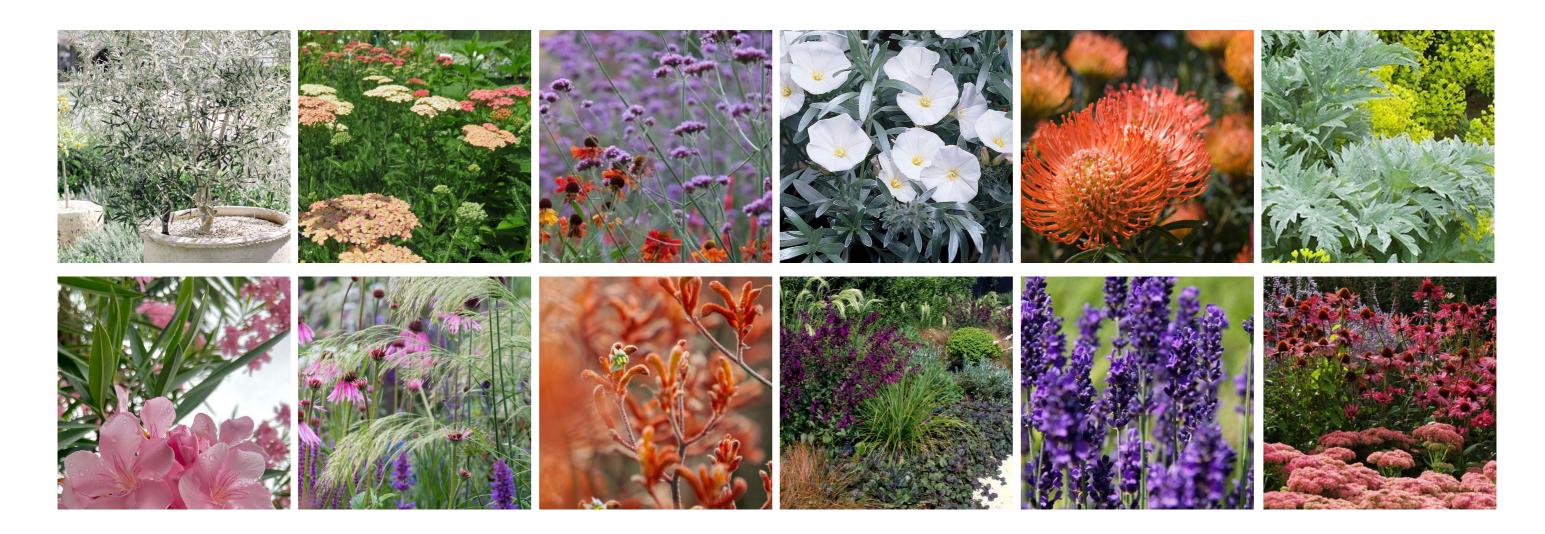
HEART OF THE VILLAGE

Lush greens are offset by red tones, and a strong focus on foliage provides consistent interest and beauty, and responds to the organic curves of the design. Native and exotic species are represented. Low hedging and taller planting in raised planters provide soft, green screening to adjoining units, while defining the Village heart within.



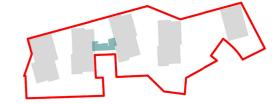
SENSORY & WELLNESS GARDENS - NORTH

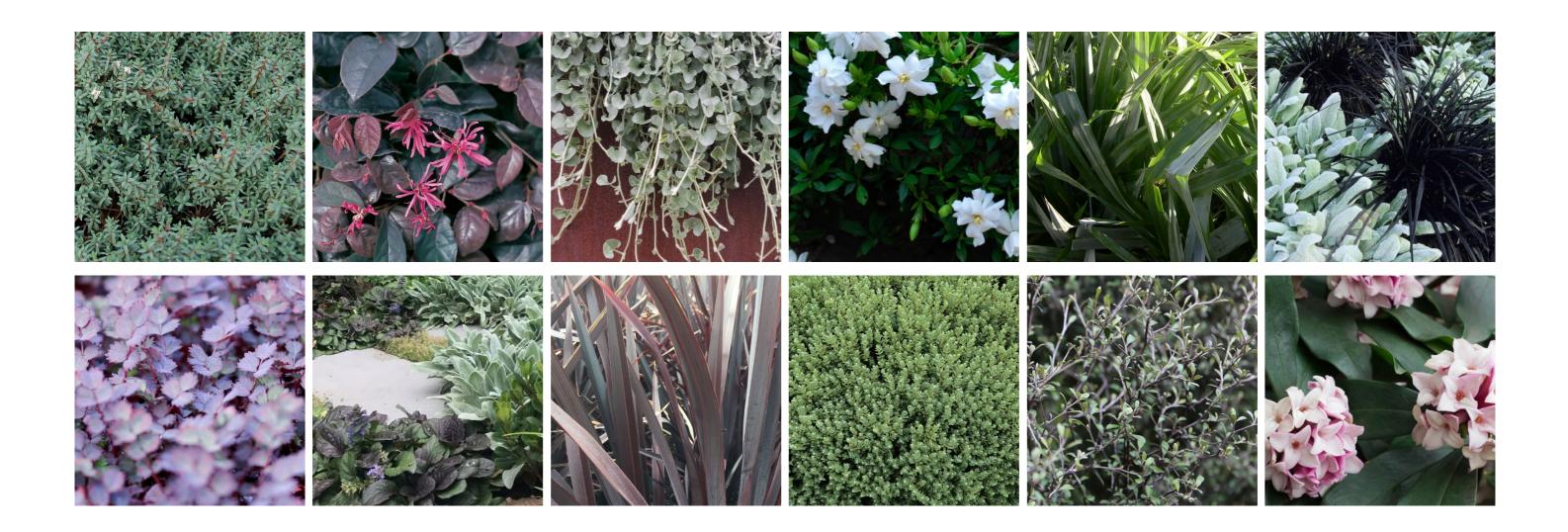
Combining herbs and edible species with bright ornamentals, plants have been selected for the exposed conditions of this northern courtyard. Larger shrubs are located in the deeper raised planters, or in feature pots. Silver, lime and plum coloured foliage accents add interest throughout the year while a soft palette of pink and purple flowers is awakened by vibrant pops of orange.

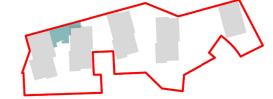




The southern Sensory and Wellness Garden features a palette that draws on naturally occurring silver and purple hues for lush, striking planting. Scented blooms add seasonal interest.

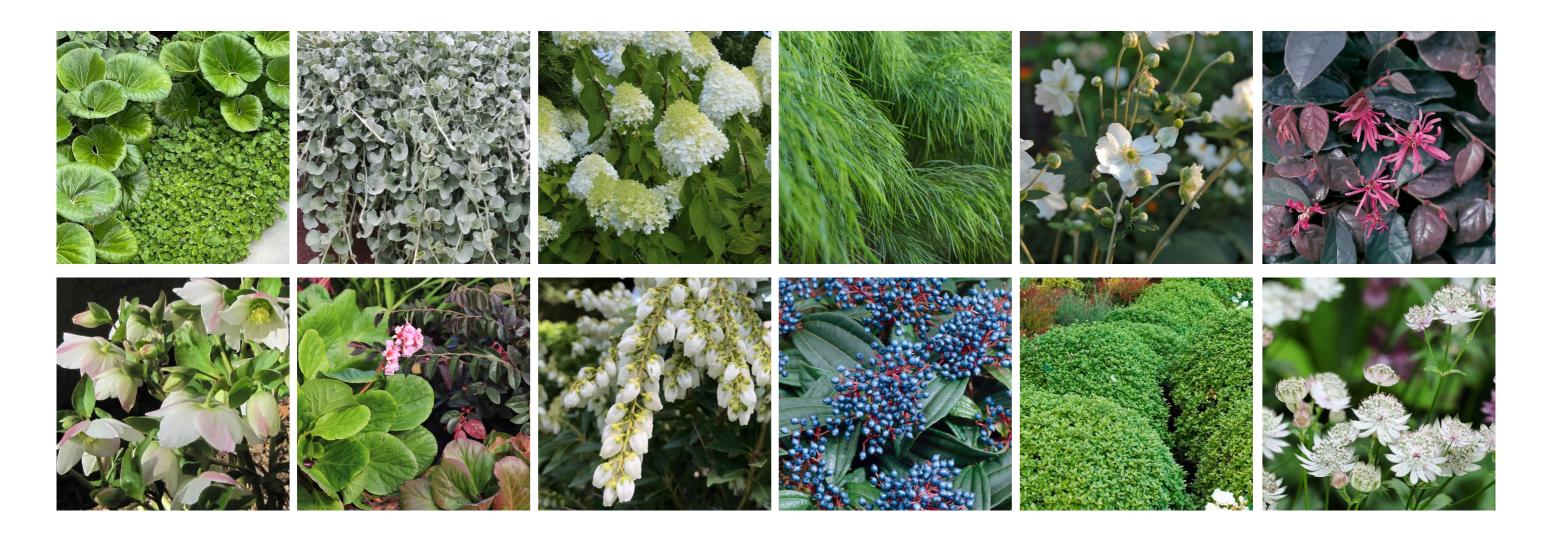






THE GARDENS - NORTH

In this lush, green garden, plant selection plays with scale, form and texture. Here, on natural ground, larger shrubs give the gardens structure, deep planting beds underplant the trees and groundcovers and grasses soften the edges - plant layering and deep bed depths allows for the estblishement of true 'garden' planting. Predominantly a white flowering garden, with blushes of pink and plum, there is continual seasonal interest.



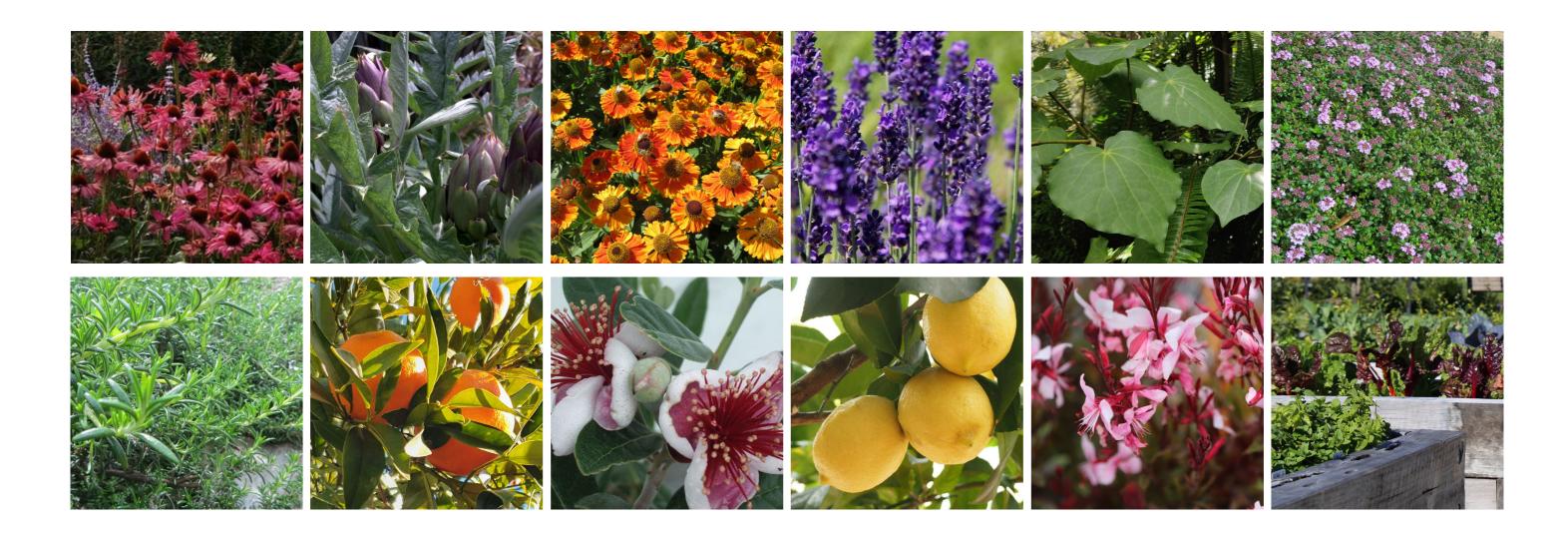
THE GARDENS - SOUTH

This southern space includes a shaded courtyard and underplanting for specimen trees. Subtropical elements and Japanese gardens are referenced, with a focus on lush deep greens and contrasting forms and texture. Hints of orange and yellow, present in both flowers and foliage, brighten shadier spots and unify the palette.



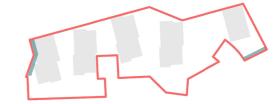
PRODUCTIVE GARDEN

Raised timber planting beds provide easy-access gardening and harvesting opportunities. There is an emphasis on culinary species and seasonal interest, mixing herbs, vegetables and fruit with bright ornamentals. Planting outside of the beds likewise includes decorative and edible species, against the backdrop of the native korowai boundary planting.





Low growing, low maintenance native species with a variety of textures and colours to border either side of the western and eastern public walkways.





				Zones											$\overline{}$		Ko te Pūkāki 2040						
									Z	ones								Plant size and s	pacing		Ko te Pukaki 2040		
Туре	Botanical name	Common name	Deciduous / Winter dormant	Evergreen	Native Korowai	Arrival Porte Cochère	Balcony & Podium Edge Mix	Village Heart - North	Village Heart - South	Sensory & Wellness - North	Sensory & Wellness - South	The Gardens - North	The Gardens - South	Productive Garden	Green Roof	Height at planting (m)	L grade	Spacing (m)	Height (m) at 2-years	Height (m) at 10-years	Included Species	Taonga Species	
Ground covers																							
Prostrate/ sprawling sh	Acaena purpurea Ajuga reptans 'Black Scallop' Blechnum penna-marina Dichondra 'Emerald Falls' Dichondra 'Silver Falls' Disphyma australe Geranium Rozanne Leptinella 'Platt's Black' Lobelia angulata Muehlenbeckia axillaris Ophiopogon planiscapus 'Nigrescens' Pimelea prostrata Rubus pentalobus Schizocentron elegans Scleranthus biflorus Selliera radicans Thymus serpyllum rubs Coprosma acerosa 'Red Rocks' Coprosma repens 'Poor Knights' Grevillea 'Bronze Rambler' Grevillea lanigera 'Mt Tamboritha' Rosmarinus prostratus	Piripiri Bugle Alpine hard fern Green kidney weed Silver kidney weed Horokaka Cranesbill Brass buttons Panakenake Pohuehue Black mondo grass Pinatoro NZ Daphne Orangeberry Spanish shawl Nāereere Cushion plant Remuremu Creeping thyme Red Rocks' coprosma Taupata mirror plant Spider flower Spider flower Prostrate rosemary	x	x x x x x x x x x x x x x x x x x x x	x x x	x x	x x	x	x x x x x x x x	x x x x x x x x x x x x x x x x x x x	x x x x x x x x x x	x x x x	x x x x	x x x	x x x x x x x x x x x x x x x x x x x	0.1 0.1 0.05 0.1 0.05 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	0.5 0.5 0.5 0.5 0.5 0.7 1 0.5 0.7 0.7 0.3 0.8 1 0.7 0.5 0.7 0.8 1 0.7 0.8 0.9	0.2 0.2 0.1 0.1 0.2 0.4 0.1 0.2 0.2 0.2 0.1 0.2 0.2 0.1 0.15 0.1	0.2 0.2 0.2 0.1 0.1 0.2 0.4 0.1 0.2 0.2 0.2 0.2 0.2 0.2 0.2 0.2			
	Sophora prostrata 'Little Twister'	Prostrate kowhai	x	x				X		X		Α		Χ		0.2	3	0.9	0.2	0.75			
Perennials																							
	Achillea spp. Alchemilla mollis Anemone huphenis Anigozanthos spp. Astrantia major Cynara scolymus Echinecea purpurea Gaura lindheimeri var. Geum 'Rustico Orange' Helenium 'Waldstrand Copper' Helleborus orientalis spp.	Ornamental yarrow Lady's mantle White windflower Kangaroo paw Great masterwort Artichoke Coneflower Beeblossom Avens Sneezeweed Lenten winter rose	x x x x x x x x	x				x		x x x x x	x	x x x		x x x		0.2 0.3 0.3 0.2 0.3 0.2 0.3 0.2 0.3 0.2	3 3 3 3 3 3 3 3 3	0.5 0.6 0.5 0.5 1 0.5 0.7 0.3 0.9 0.4	0.5 0.4 1 0.5 0.5 1.5 0.9 1 0.3 1 0.5	0.5 0.4 1 0.5 0.5 1.5 0.9 1 0.3 1 0.5			
	Heuchera var. Lavandula angustifolia 'Hidcote' Liriope muscari sp. Salvia spp. Sedum spectabile 'Autumn Joy'	Coral bells Hidcote English lavender Lilyturf Ornamental sage Stonecrop	x x x	x x				x x	х	x x x	x x	x		x x		0.2 0.2 0.15 var. 0.3	3 3 3 3	0.4 0.6 0.4 var. 0.5	0.3 0.6 0.4 var. 0.6	0.3 0.6 0.4 var. 0.6			

				Zones											П		PI	Ko te Pūkāki 2040				
					Zones Plant size and spacing										. 6	No te i ununi 204						
Туре	Botanical name	Common name	Deciduous / Winter dormant	Evergreen	Native Korowai	Arrival Porte Cochère	Balcony & Podium Edge Mix	Village Heart - North	Village Heart - South	Sensory & Wellness - North	Sensory & Wellness - South	The Gardens - North	The Gardens - South	Productive Garden	Green Roof	Height at planting (m)	L grade	Spacing (m)	Height (m) at 2-years	Height (m) at 10-years	Included Species	Taonga Species
	Stachys byzantina Verbena bonariensis	Lamb's ear Purpletop vervain		Х						X X	Х	Х		X		0.2 0.3	3 3	0.5 0.8	0.5 1.2	0.5 1.2		Ī
Grasses, reeds, ferns	verbena ponanensis	Purpletop vervalli	Х							X				Х		0.5	3	0.8	1.2	1.2		
	Apodasmia similis Asplenium bulbiferum Asplenium oblongifolium Blechnum gibbum 'Silver Lady' Chionacloa rubra Chionochloa flavicans Dianella nigra Ficnia nodosa Hakonechloa macra Libertia grandiflora Libertia ixioides Libertia peregrinans Lomandra spp. Miscanthus sinesnsis sp. Poa cita	Oioi Hen and chicken fern Shining spleenwort Dwarf tree fern Red tussock Haumata Turutu Wiwi Japanese forest grass Mikoikoi NZ iris Mikoimikoi Mikoimikoi Lomandra Maiden grass Wī silver tussock	x	x x x x x x x x x x x x x x x x x x x	x x x	x x x x x x	x x x	x x x	x x x x x	x x x	x x x	x x x x	x x x x x	x	x x x x x x	0.3 0.3 0.3 0.3 0.4 0.3 0.4 0.2 0.2 0.2 0.2 0.2 var. 0.3	3 2 2 2 2 3 2 2 2 2 2 3 3 3	0.5 0.8 1 1 0.6 0.7 0.5 0.6 0.7 0.5 0.5 var.	0.8 0.8 1 1 0.8 1 0.5 0.8 0.6 0.5 0.4 0.3 0.5 var.	0.8 1 1.5 1 0.8 1 0.5 0.8 0.6 0.7 0.4 0.3 0.5 var.	x x	
Shrubs		·																				
	* Mixed annual vegetable & herb spp. Acacia cognata 'Limelight' Arthropodium cirratum Astelia banksii Astelia chathamica 'Silver Spear' Astelia solandri Camellia transokoensis Carpodetus serratus 'Prostrata' Clivia miniata var. Convolvulus cneorum Coprosma rhamnoides Coprosma viriscens Corokia 'Frosted chocolate' Euphorbia glauca Euphorbia spp. Gardenia radicans Hydrangea paniculata 'Limelight' Leucospermum spp. Ligularia renformis Lorapetalum spp. Michelia 'Fairy Blush' Muehlenbeckia astonii Pachystegia insignis	Vegetables (eg. lettuce, raddish) River wattle Rengarenga Wharawhara Kakaha Kōwharawhara Camellia Dwarf putaputawētā Clivia lily Silver bush Mingimingi Mingimingi Korokio Waiū-atua Spurge Gardenia Panicle hydrangea Pincushion bush Tractor seat Fringe flower Fairy Magnolia Shrubby tororaro Malborough rock daisy	x	x x x x x x x x x x x x x x x x x x x	x x x	x		x x x	x x x	x x x x x x x x x x x x x x x x x x x	x x x x x	x x x x x	x x x	x x x	x x x	var. 0.2 0.4 0.1 0.2 0.5 0.2 0.3 0.2 0.3 0.3 0.2 var. 0.2 var. 0.4 var. 1.7 0.3 0.2	plug / seed 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	var. 1 0.7 1 1 1.5 as per plan 0.8 0.5 0.6 0.8 1 1 0.5 var. var. 1.3 var. 0.8 var. 2 1.5 0.8	var. 0.8 0.8 0.8 1 1 1.2 0.6 0.6 0.6 1 1 var. var. 1.5 var. 0.6 var. 2 0.8 0.5	var. 0.8 0.8 1.2 1.5 1.5 1.5 prune 1.5 0.6 0.6 1.5 3 2 1 var. var. 1.5 var. 0.6 var. 3 2 0.5	x x	x

					Zones											P	Ko te Pūkāki 2040				
Туре	Botanical name	Common name	Deciduous / Winter dormant	Evergreen	Native Korowai	Arrival Porte Cochère	Balcony & Podium Edge Mix		Village Heart - South Sensory & Wellness - North	Wellness - S	o welliess - 5	dens -	The Gardens - South Productive Garden	n Roof	Height at planting (m)	L grade	Spacing (m)	Height (m) at 2-years	· Height (m) at 10-years	Included Species	Taonga Species
	Philodendron 'Xanadu'	Winterbourne philodendron		х				2	X	Х	(Х		0.3	3	0.8	0.8	1		
	Phormium 'Black Magic'	Black Magic' dwarf flax		X		X	_			. X			Х		0.1	3	0.3	0.3	0.4		
	Phormium cookianum 'Emerald Gem' Phormium 'Platt's Black'	Mountain flax 'Platt's Black' flax		X	Х	X	Х		Х	-		X	.,		0.2	3 3	1	0.8	1 1		
	Phormium Platt's Black Phormium 'Sweet mist'	'Sweet Mist' dwarf flax		x x		X X	×		х	, X			Х		0.3 0.2	3	0.7 0.4	0.7 0.4	0.4		
	Phormium tenax	Harakeke		x	х	^	^	•	^	•					0.2	3	1.5	1.5	2.5	x	x
	Pieris 'Temple Bells'	Lily of the valley bush		x	^						>	K			0.3	8	1.5	1.5	1.5	_ ^	^
	Piper excelsum	Kawakawa		x	х	х					,		х		0.2	3	1.2	1.2	2	x	x
	Pittosporum 'Golf Ball'	Kōhūhū Golf Ball		x	٠.			,	x x	. x	()	X :	x x		0.2	3	0.7	0.6	1 (clip)		
	Pseudopanax 'Cyril Watson'	Houpara Cyril Watson		x	х	х									0.2	3	1.5	1.5	3		
	Veronica spp.	Hebe spp.		x	х		х	: ;	x x	х х	()	κ :	х х	x	var.	3	var.	var.	var.		
	Viburnum davidii	David viburnum		х				,	X	Х	()	x :	Х		0.3	3	1.5	1	2 (clip)		
	Vireya 'Tropic Glow' or 'Golden Charm'	Vireya		x									Х		0.3	8	as per plan	1	1.2-1.5		
Hedging							Sited a	s per	plan ar	nd clip	ped t	to spe	ecified l	heights							
	Camellia spp.	Camellia		х					X		()				1.2	19	0.5	clip	clip		
	Coprosma repens 'Middlemore'	Taupata mirror plant		х	Х	х									1.2	19	0.5	clip	clip		
	Ficus 'Tuffi'	Tuffy fig		х									Х		1.2	19	0.5	clip	clip		
	Lonicera nitida	Box honeysuckle		х				2	x x	Х	()	X			0.2	3	0.4	clip	clip		
	Pittosporum 'Stephens Island'	Kōhūhū Stephens Island		Х	X	Х									1.2	19	0.5	clip	cip		
Climbers																	As per plan				
	Clematis paniculata	Puawanaga			Х				Х				Х		0.2	3	-		support	Х	X
	Trachelospermum jasminoides	Star jasmine							x x						0.2	3	-	clip to	support		
Trees native	A mathia a catualia	Varini					р	= pot	tted (sr	naller	grad	e)			2.5	100	As per plan	4.5	7		
	Agathis australis Alectryon excelsa	Kauri Tītoki		X	X										3.5 3	160 300	-	4.5 4	7 6		
	Carpodetus serratus	Putaputawētā		X	X										3 1.2	300 45	-	2	5		v
	Cordyline australis	Ti kouka		x x	X X										1.2	45 45	-	2 1.5	5 6	X X	X X
	Cyathea dealbata	Ponta Silver fern		x	X										var.	45 45	-	2	6	_ ^	^
	Cyathea medullaris	Mamaku Black ponga		x	X										var.	45	-	2	6	x	
	Knightia excelsa	Rewarewa		x	X										1.8	160	-	2.5	4	l ^	
	Metrosideros excelsa	Pōhutukawa		x	X	х									3	300	-	5	8	x	x
	Myrsine australis	Māpou / Matipo		x	х										0.5	3	-	2	5	x	
	Phyllocladus trichomanoides	Tanekaha celery pine		x	х										1.5	160	-	2.5	6	х	
	Pseudopanax crassifolius	Horoeka		x	х	Х	p)							0.8	45	-	1.2	4	x	
	Pseudopanax lessonii	Houpara		x	х										0.5	3	-	2	6	x	
	Rhopalostylis sapida	Nīkau		х	Х							:	Х		1.5	160	-	2.5	5		
	Sophora chathamica	Kōwhai	х	x	Х	Х	p)	р)					2	80	-	3	5	х	x
	Vitex lucens	Pūriri		х	х										3	300	-	4	8		
Trees exotic							р	= pot	tted (sr	naller							As per plan				
	Acer spp.	Japanese maple	х					2	x x	х х	()	Χ :	Х		var.	160-300	-	var.	var.		
	Cercis 'Forest Pansy'	Redbud 'Forest Pansy'	х						X	Х					2	160	-	3	5		
	Cercis 'Hearts of Gold'	Redbud 'Hearts of Gold'	x	- 1				2	x x)	Χ :	Χ		2	160	-	3	5	[

									Zon	es						Plant siz	e and	spacing		Ko te Pūk	āki 2040
Туре	Botanical name	Common name	Deciduous / Winter dormant	Evergreen	Native Korowai	orte Cochère	/ & Podi	Village Heart - North Village Heart - South		Sensory & Wellness - North	o company		arc v	 Height at planting (m)	L grade		Spacing (m)	Height (m) at 2-years	Height (m) at 10-years	Included Species	Taonga Species
	Cupressus sempevirens	Pencil pine Italian cypress		х				р	Ī					2	45		-	3	5		
	Gordonia yunnanensis	Fried egg tree		Х							Х			1.5	160		-	3			
	Juniperus chinensis 'Kaizuka'	Hollywood juniper		Х				р						1.5	80		-	· ·	cloud prune		
	Laurus nobilis	Bay laurel		Х					ı)				1.4	45		-	prune	prune 7		
	Liquidambar styraciflua 'Worplesdon'	Liquidambar Yulan Magnolia	X										X	2.5 2.5	160 300		-	4 3	,		
	Magnolia denudata var. Magnolia 'Little Gem'	Evergreen Magnolia	х	v				v			Х	1		2.5	160		-	3	5 prune 4		
	Michelia spp.	Michelia		X X				Х		n v	. p))	v	var.	45		_	var.	var.		
	Nerium oleander	Oleander		x					,	, ,		, ,	^	vai. 1	80		_	2	3		
	Olea europa 'El Greco'	Olive		x					×	^ /p				2	160		_	3	3		
	Podocarpus macrophyllus	Yew pine		x				р						2	85		_	2.5	prune		
	Pyrus calleryana 'Aristocrat'	Ornamental pear	x						'		х	(3	160		_	4	7		
	Pyrus salicifolia 'Pendula'	Weeping pear	x						2	x x	. x	(2	160		-	2.5	4		
Trees fruit								p = pott	ed (s	maller	grade	e)				As p	er plai				
	Acca sellowiana 'Apollo'	Feijoa	,	x									х	1.5	45		-	2	4		
	Citrus spp.	Lemon, Lime, Orange	,	x					ı)			Х	var.	45		-	var.	var.		
	Ficus carica sp.	Fig	х						ı)			Х	var.	45		-	var.	var.		
	Malus spp.	Apple	х										Х	var.	80		-	var.	var.		
	Prunus spp.	Plum	х										Х	var.	80		-	var.	var.		

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

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