

Delmore Fast Track Application

Appendix 8: A27 (Landscape) to Response to Comments letter

From: Chris Campbell – Senior Associate (Landscape Architect) – Greenwood Associates; Charlotte MacDonald – Barker & Associates

Date: 5 June 2026

Re: Landscape Architecture Response Memorandum

1.1 Introduction

This memorandum responds to the Technical Specialist Memo prepared by Auckland Council (Landscape Architecture) in relation to the above fast-track application (as lodged). This response addresses:

- Further information requests / technical queries; and
- Recommended amendments to consent conditions.

The following attachments are included to this memorandum:

- **Attachment A: Landscape Condition Framework**

Comments that are now considered resolved are identified in green in the table below. Comments where further information has been provided are identified in blue.

1.2 Response to Further Information Requests / Technical Comments

Information Request from Council on the lodged material	Applicant Response	Information Request / Technical Comment from Council under section 53 FTAA	Applicant Response under Section 55 FTAA
Pedestrian connectivity within and beyond the development remains relatively poor and does not support a walkable and connected neighbourhood. While the proposed pedestrian connections across gullies and through proposed revegetation areas within the site are positive, additional connections from Road 03 to Road 04, from Road 16 to Road 17, and from Road 24/JOAL 38 to Road 22 are recommended. These connections would provide significantly more direct pedestrian access to neighbourhood parks and/or the commercial area from Stage 1B and 2C, as well as improving connectivity across the development.	As discussed with Council, comments regarding connectivity will be addressed through the urban design response memorandum.	No additional connections are shown in the initial updated landscape plans (10 April). The urban design response memo dated 16 April does not specifically comment on this issue.	B&A: A Connections Plan is included within Appendix 7 to the Response to Comments Letter , which highlights all pedestrian connectivity within and beyond the development. The matters raised regarding pedestrian connectivity extend beyond the scope of landscape architecture alone and are more appropriately considered through the urban design response. This has been addressed specifically in the urban design response, and it is understood that previous concerns regarding connectivity have been resolved.
Road connectivity from Stages 2A-1 and 2A-2 to Te Ara Hills has not been provided, despite such a connection being shown as anticipated on the Ara	As discussed with Council, comments regarding connectivity will be addressed through the urban design response memorandum.	No additional detail provided on pedestrian connections to the unformed legal road shown in initial updated landscape plans (10 April).	B&A: Five connections are proposed from the Delmore development through to the Ara Hills site. This

Hills 2024 Structure Plan and Ara Hills Illustrative Masterplan (Figures 2 and 3 in Appendix 14 Concept Structure Plan. Pedestrian connections to the unformed legal road from Stages 2A-1 and 2A-2 are shown on the plans – I recommend that these be constructed as shared pedestrian/cyclist paths to at least allow cycling connectivity through to Ara Hills.		The urban design response memo dated 16 April does not specifically comment on this issue.	includes; two pedestrian connections to the unformed paper road, one roading connection to the unformed paper road, a road reserve to vest from the NoR6 road, as well as the NoR6 road/Grand Drive extension. This is depicted on the Connections Plan included within Appendix 7 to the Response to Comments Letter. Roding connections have not been provided to Ara Hills in Stage 2 as there are significant constraints with existing topography and vegetation. Conditions of consent are proposed which require the consent holder to construct these pedestrian pathways. They will remain in private ownership by the Resident's Society. See Attachment A to this memo which provides an explanation of all landscaping conditions.
The Greenwood Associates landscape response states that fences on private lots between amenity gardens/lawns and the covenanted 'Lot Revegetation	Greenwood Associates will revise landscape plans to be consistent with the landscape response memo. The	Updated plans provided on 10 April do not include the sheets which show fencing, and no additional plans have been provided.	Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter.

Mix' PM planting areas would be 1.2m high and visually permeable. However, the landscape plans still show 1.8m visually permeable fences in these locations. I recommend that the plans be updated to accord with the statement in the landscape response memo.	updated set of plans will be available 20 April.	If the fencing change has been made in plans provided to the Panel, this issue would be resolved.	Fencing has been updated on the plans to show 1.2m between private lots and revegetation areas.
Neither the Greenwoods Landscape Plans nor the Greenwoods Planting and Implementation Plan propose any weed control or infill planting within the SEA in proposed Lot 1920. There are relatively large areas of gorse-dominant vegetation on the lower edges of the SEA (refer Figure 11 in the Viridis Ecological Impact Report). The B&A Objectives and Policies Assessment states that removal of weeds (eg gorse) would occur in the SEA, but the landscape plans and specifications do not currently include this scope of work. Weeds within the SEA would provide a seed source for spread into the planned revegetation areas. It is possible that the exclusion of the SEA may be the result of ongoing discussions between the applicant and the Department of Conservation/Auckland Council regarding ownership, management and development of this area adjacent to	Greenwood Associates acknowledges the risk of these areas acting as a seed source for further spread of gorse across the wider landscape and will update the planting and implementation plan (specification) to provide measures for removal of gorse and revegetation of these areas. Amendments to the planting and implementation plan are also being undertaken to address comments from the Department of Conservation. The applicant will provide this plan as soon as practicable.	Issue would be resolved if the planting and implementation plan was updated as proposed. No amended planting and implementation plan was available for review.	Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. This includes infill planting within the SEA where gorse is proposed to be removed. Furthermore, conditions have been proposed for the Ecological Management Plan which requires ongoing pest control (weeds and animals) within this area. Refer to Condition 16 of the land use consent.

Nukumea Reserve. However given the current ownership I recommend that weed control and infill planting within the SEA be included in the landscape plans, and that ongoing plant and animal pest control within the SEA be included in the maintenance requirements both during Phase 1 (consent holder) and Phase 2 (Residents Society).			
The AEE states that walking tracks and lookout points within proximity to the neighbouring Nukumea Reserve form part of the open space network for the development (AEE p53) but these elements are not shown on the landscape plans and there are no requirements within the conditions to ensure that this recreational infrastructure is implemented. A condition addressing this discrepancy is recommended below.	Greenwood Associates will update the full set plans to show these tracks and look out points. The updated set of plans will be available 20 April, preliminary landscape plans updated have been included.	Preliminary updated landscape plans dated 10 April do not show the tracks and lookout points. No additional plans were available on 21 April. This issue would be resolved if final updated plans showed these elements.	Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. This includes the location of all walking tracks, consistent with the Connections Plan included within Appendix 7 to the Response to Comments Letter. Conditions of consent are proposed which require the consent holder to construct these, with ongoing maintenance of the pathways sitting with the Resident's Society. See Attachment A to this memo which provides an explanation of all landscaping conditions.

I am unsure whether there are any conditions that would require implementation of planting in the communal revegetation areas prior to s224(c) certification for each stage. A condition is recommended below.	Response to recommended / amended conditions are provided below in section 1.3.		A condition of consent is proposed which requires this planting to be undertaken prior to section 224(c) for each stage. See Attachment A to this memo which provides an explanation of all landscaping conditions.
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1.3 Response to Recommended / Amended Conditions

Condition Request from Council on the lodged condition document (Appendix 44 to the AEE)	Applicant Response	Information Request / Technical Comment from Council under section 53 FTAA	Applicant Response under Section 55 FTAA
78. It is unclear whether this document is a draft of the Implementation and Management Plan required by Condition 78. It appears to cover most of what would be required in this plan but there are some missing elements: - Timing of when revegetation planting will be undertaken in relation to the stages of development. I recommend that a table be included that sets out which areas of planting will be implemented prior to s224(c) certification for each stage of the development;	The applicant accepts in principle a new ecological management plan, which would sit alongside the planting and implementation plan. This requires a co-ordinated approach between landscape and ecology and therefore we cannot provide a final set of conditions at this time. The applicant intends to provide this by 20 April. With regard to the walkways within the commonly-owned bush lots, the intention is that these will be constructed by the consent holder at the relevant stage of development works, and maintained by the	Amended/new conditions addressing this issue have not yet been provided.	The Applicant has proposed a new condition for an Ecological Management Plan (EMP), which would replace the condition for the Planting and Implementation Plan (refer Condition 16 of the land use consent). The EMP would cover all revegetation planting, as depicted on the drawing titled "Ecological and Landscape Management Plans Scope Delineation" and included within the Landscape Plan set (Appendix 5 to the Response to Comments Letter). All revegetation works would be

- Weed control and any required infill planting within the SEA in Lot 1920; - Specifications for construction and long term maintenance of walkways, steps, signage and any furniture or other infrastructure within the commonly-owned bush lots; - Pest animal control during Phase 2 (Residential Society responsibility) is limited to monitoring for pest animals that might impact the revegetation planting. In order to realise the ecological benefits of the revegetation planting, I recommend that pest animal control during this phase also include the control of pests such as possums, rats and mustelids that impact native fauna in the bush areas (refer also to recommendations regarding pest animal control in the ecological review from Nick Goldwater of Wildland Consultants). I also recommend an amendment to Condition 78 to ensure that implementation and maintenance specifications for walkways, steps, signage and any furniture or other infrastructure within the commonly-owned bush lots are also included in	Residential Society thereafter. Conditions will be proposed to clarify this.		undertaken as part of the relevant stage (or sub-stage) of the development. This will be confirmed as part of the development of the EMP. The Landscape Plans have also been updated to include infill planting within Lot 1920 (SEA). Walkways, steps, signage and other infrastructure to be located within the commonly owned bush lots will be constructed by the Consent Holder prior to section 224(c) certification for that relevant stage. This is included as a condition of the subdivision consent (refer Condition 48). The maintenance of these areas forms part of the obligations of the Resident's Society. These conditions have also been updated to ensure this is captured (refer Condition 34 of the subdivision consent). As per recommendations from the Council ecologist, pest animal control forms part of the scope of the EMP.
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the Implementation and Maintenance Plan and that responsibility for long term maintenance of these recreational facilities is transferred to the Residents Society.			See Attachment A to this memo which provides an explanation of all landscaping conditions.
<u>78. Prior to the issue of section 224(c) for the relevant stage, the consent holder must provide to the Monitoring Team Leader for certification a finalised set of detailed soft and hard landscape design drawings and supporting written documentation prepared by a landscape architect or SQEP for landscaping works. The submitted information must be in general accordance with the Landscape Plans referred to in Condition 1. The landscape design drawings, specifications and maintenance requirements must, at a minimum, include the following matters:</u> <u>a. Planting for the purpose of protecting or enhancing landscape and amenity values, including:</u> <u>i. The location of all landscape/amenity planting areas.</u> <u>ii. A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing,</u>	As per comment above.	Amended/new conditions addressing this issue have not yet been provided.	This condition is not considered necessary as it has now been replaced by other landscaping conditions. See Attachment A to this memo which provides an explanation of all landscaping conditions.

<u>the number of plants, and height and/or grade (litre) / Pb size at time of planting;</u> <u>iii. Specifications for site preparation, including methods for weed control and protection of retained indigenous vegetation, soil preparation, planting implementation, mulching, and irrigation;</u> <u>iv. Specifications and a programme for active maintenance of planting areas over a period of at least 5 years, including plant replacements, weed control and pest animal control;</u> <u>b. Plans denoting the design of retaining walls, fences, steps, walkways, wayfinding signage and lookouts (including those located in revegetation and/or ecological enhancement areas covered by Condition 79) and</u> <u>c. The final location, height, materiality and treatment of retaining walls, both within private lots and communally-owned areas.</u> <u>d. Methods for ensuring maintenance of hard and soft landscaping in perpetuity;</u>			
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<u>e. Delegation of responsibilities between the consent holder and the Residential Society.</u>			
<u>79. The consent holder must prepare and submit to Council for certification, an Ecological Management Plan prepared by a suitably qualified ecologist for all revegetation planting and ecological enhancement areas (including all SEA areas, existing protected consent notice areas, and proposed areas for offset planting). The Plan must include as a minimum:</u> <u>(a) The location of all ecological revegetation planting</u> <u>(b) Planting schedules for ecological revegetation planting (to include species, number of plants, spacings, etc);</u> <u>(c) Infill planting schedules for gaps created in existing bush covenant and SEA areas following pest plant control activities.</u> <u>(d) The details and timing of revegetation planting</u> <u>(e) Confirmation that plants will be ecosourced from the Tamaki or Rodney Ecological Districts;</u>	As per comment above.	Amended/new conditions addressing this issue have not yet been provided.	This condition has been partially accepted and is included within Condition 16 of the land use consent. See Attachment A to this memo which provides an explanation of all landscaping conditions.

<u>(f) Confirmation that the required extent of revegetation required under the BOAM has been achieved (excluding landscape and amenity planting areas covered under Condition 78);</u> <u>(g) A programme and specification for ongoing control of pest plants and pest animals in perpetuity;</u> <u>(h) Maps of pest animal control devices across the site;</u> <u>(i) Methods for ensuring maintenance of revegetation areas in perpetuity; and</u> <u>(j) Delegation of responsibilities between the consent holder and the Residential Society, as follows:</u> <u>(k) The consent holder is responsible for the establishment and maintenance of all new revegetation planting until 80% canopy closure has occurred and a minimum survival rate of the plants being 90% of the original density through the entire planting area(s) has been achieved over a minimum 5-year defects liability period commencing on the completion of planting work.</u> <u>(l) Once all new planting is established, the Residential Society is responsible for the ongoing maintenance and</u>			
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<u>ongoing eradication of pest plants and animals.</u> <u>Advice note: Pest plant control means that there are no mature, fruiting and / or flowering individuals of weed species present within the covenant area and any weed species present are dead. In addition, there must be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes. Pest animal control means meeting Council's minimum requirements and national standard best practice methods for control of these species to an acceptable level.</u>			
Subdivision Condition 113 The reference in the tables for Stages 1 and 2 Ownership and Management Responsibilities for bush areas and private lot bush covenant areas refers to the Implementation and Maintenance Plan approved under Condition 1. This should instead refer to Condition 78, as the draft Plan submitted as Appendix 47.3 to the AEE does not currently cover all necessary aspects (eg. timing of implementation	These conditions will be amended to refer to the relevant management plan.		These conditions have been updated to refer instead to the Ecological Management Plan. Refer Condition 16 of the subdivision consent.

for each stage, weed and animal pest control in the SEA, long term animal pest control).			
Condition re timing of implementation of hard and soft landscape works within bush lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922. Currently there does not appear to be a condition requiring implementation of revegetation and hard landscape works (walkways etc) prior to s224(c) certification for each stage. Condition 80 gives the timing for landscape implementation on private lots but there does not appear to be similar conditions for other proposed planting. Condition 130 of the final conditions for the previous application covered the timing of landscape works in the neighbourhood parks and drainage reserves, but this does not appear to be included in the current condition set. I am unsure of the best position or wording for these conditions but tentatively recommend the following: <u>Prior to the issue of section 224(c) certification for any stage or sub-stage, all hard and soft landscape works within the neighbourhood parks in</u>	Auckland Council Parks has requested conditions relating to the implementation of landscaping works within drainage reserves and parks. For the avoidance of duplication and because differing conditions have been proposed by Council, we defer to the Parks response. With regard to the planting for the balance lots, this is accepted and will be incorporated into the updated condition set.		Conditions have been included which require the implementation of revegetation works, streetscape landscaping works, neighbourhood parks and drainage reserves. Refer to the table in Attachment A of this memo which explains all landscaping conditions, including specific condition references.

<u>Stage 1 (recreation reserve Lot 1800) and Stage 2 (recreation reserve Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) must be implemented in accordance with the certified landscape plans.</u> <u>Prior to the issue of section 224(c) certification for any stage or sub-stage, all hard and soft landscape works within the relevant balance lots for the stage (Lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922) must be implemented in accordance with the certified landscape plans.</u>			
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Attachment A: Proposed Revegetation Works and Landscaping Conditions

A Landscape Scope Delineation Plan is included in **Appendix 5** to the **Response to Comments Letter (Landscape Plans)**. The Landscape Delineation Plan is broken down into three areas:

- Landscape Amenity Planting;
- Landscaping within areas to be vested (ie. streets, drainage reserves and neighbourhood parks); and
- Revegetation planting covered under the EMP.

The conditions that apply to each of those areas are outlined within the table below.

Landscaped areas	Proposed condition summary
Landscape amenity planting	• Condition 78 of the land use consent requires that on-lot landscaping is implemented prior to the occupation of the buildings, in accordance with the approved landscape plans. • Conditions 79 - 82 of the land use consent includes details that must be incorporated into the on-lot landscaping (boundary treatments, retaining walls etc.).
Landscaping within areas to be vested (ie. street planting, drainage reserves and neighbourhood parks)	• Condition 76 of the land use consent requires the consent holder to provide detailed landscape plans of the streetscape at Engineering Plan Approval (EPA) stage. • Condition 77 of the land use consent requires the consent holder to provide detailed landscape plans of the drainage reserves and neighbourhood parks at EPA stage. • Condition 45 of the subdivision consent requires the consent holder to implement streetscape landscaping works prior to section 224(c) certification. • Condition 46 of the subdivision consent requires the consent holder to implement landscaping works for the recreation reserves prior to section 224(c) certification. • Condition 47 of the subdivision consent requires the consent holder to implement drainage reserve landscaping works prior to section 224(c) certification. • Condition 49 of the subdivision consent requires the consent holder to provide as-built plans of all areas to be vested. • Condition 50 of the subdivision the consent holder to submit maintenance plans for all landscaping to be vested prior to section 224(c) certification.

	• Conditions 51 and 53 require the consent holder to undertake maintenance of the streetscape planting for a period of two years, including submission of monitoring reports. • Conditions 52 and 54 require the consent holder to undertake maintenance of the drainage reserves for a period of five years, including submission of monitoring reports. • Condition 55 requires the consent holder to pay a landscaping bond to Council for the streetscape planting for the duration of the maintenance period. • Condition 56 requires the consent holder to pay a landscaping bond to Council for the drainage reserve planting for the duration of the maintenance period.
Revegetation planting covered under the EMP	• Condition 16 of the land use consent requires the consent holder to provide an EMP to Council for all revegetation works. • Condition 48 requires the consent holder to implement the revegetation works required by the EMP prior to section 224(c) for the relevant subdivision stage. • Condition 75 of the land use consent requires that the consent holder submits annual monitoring reports to council which demonstrates that targets within the EMP are being met. The monitoring report is no longer required when the canopy closure targets are met. At this point the responsibility for the ongoing maintenance of the vegetation transfers to the Resident's Society. • Condition 57 of the subdivision consent requires the consent holder to pay a bond to Council for the duration of the maintenance period. • Condition 48 of the subdivision consent requires the consent holder to construct the pathways located within the revegetation areas. • Condition 32 of the subdivision consent requires a Resident's Society to be established to manage the Common Infrastructure within the development. This includes the revegetation areas, and public walkways. • Condition 34 of the subdivision consent includes details which need to be incorporated into the Resident's Society constitution. This includes management of the revegetation areas (once transferred to the Resident's Society). • Conditions 68, 87 and 105 require consent notices to be imposed on the records of title to ensure that planting within the revegetation areas is protected in perpetuity.