

# Memorandum – Rev B Changes

TERRA STUDIO

To: Gus Finlayson – Barker & Associates

From: Terra Studio

Re: Memorandum in Response to Delmore Request for Further Information

This memorandum outlines the changes incorporated into the latest revision (Revision B / Rev B) of the architectural drawings stemming from two primary sources;

- The initial changes presented to the Panel and Auckland Council on 15/05/2025 (refer to the previously submitted document '250514 - DELMORE - PANEL DOCUMENT FULL' and 'Minute 2 of the Expert Panel' issued on 16/05/2025). These changes include the addition of new lots and a realignment of the staging boundary between Stages 1 and 2. Refer to Item 1 in the table below.
- Subsequent design revisions in direct response to a request for further response request by Auckland Council. Refer to Item 2 in the table below.

Change type	Change description
Item 1 – Initial Changes	
Additional lots added	Following the lodgment of the Resource Consent (Rev A) some earthwork refinements were undertaken resulting in 5 additional lots being introduced to the overall scheme plan. These additional lots were presented to the Panel and Auckland Council by the Applicant, Vineway Ltd, during their virtual meeting on 15/05/2025.
Realignment of the staging boundary	The staging boundary between Stages 1 and 2, along the existing paper road, was realigned slightly which resulted in some lots shifting from one stage to another. This realignment was presented to the Panel and Auckland Council by the Applicant, Vineway Ltd, during their virtual meeting on 15/05/2025.

Change type	Change description
Item 2 – Response to Request for Further Information	
Stage 1 Park	<p>The applicant has incorporated an approximately 3,100m<sup>2</sup> neighbourhood park into Stage 1 which meets all key Parks metrics. These include:</p> <ul style="list-style-type: none"><li>• The minimum required size of 3,000m<sup>2</sup>.</li><li>• Provision of a 30x30m kick-ball area with gradients not exceeding 3%.</li><li>• Surrounding gradients not exceeding 5%.</li><li>• The exclusion of utilities and structures within the park boundaries.</li></ul> <p>The park is strategically located with dual road frontages (one adjacent to a stream-edge road) ensuring that the park is easily accessible and highly recognisable. The neighbouring existing streams and wetlands to the east and south offer attractive views and add to the feeling of an 'open space'. The pedestrian connection linking Stage 1B-3 to 1B-2, as well as the ample on-street parking bays, ensure that the park is well connected for both pedestrians and those driving.</p> <p>As a result of this addition, 12 private lots and 1 JOAL have been removed from the scheme plan. Draft conditions will be provided by B&amp;A regarding the acquisition of the</p>

	<p>Stage 1 park by Auckland Council and the underlying design should AC Parks choose not to purchase the Park.</p>
Stage 2 Park	<p>The Stage 2 park has been redesigned to offer even more flat, useable open space. The park meets the following key Parks metrics:</p> <ul style="list-style-type: none"> <li>• The minimum required size of 3,000m<sup>2</sup>.</li> <li>• Provision of a 30x30m kick-ball area with gradients not exceeding 3%.</li> <li>• The exclusion of utilities and structures within the park boundaries.</li> </ul> <p>The only metric that is not met is the requirement for surrounding land outside of the kick-ball area to maintain gradients not exceeding 5%. Given the topographical constraints in Stage 2, the proposed park achieves approximately 2,200m<sup>2</sup> of flat land, with an additional 1000m<sup>2</sup> required for 1:3 planted batter slopes along the western and southern boundaries adjoining private lots. This results in over 65% of the park being completely flat, while the remaining land is used to gently soften the boundary interface with private lots, as opposed to using large retaining walls.</p> <p>Similar to the Stage 1, this park is situated in a prime location with access to the commercial centre to the north, a stream-edge road with ample parking bays to the east, and the existing consent notice are and proposed pedestrian connection.</p>
Stage 2 Commercial	<p>A 1000m<sup>2</sup> commercial superlot has been proposed in Stage 2 adjacent to the proposed park, existing consent notice area and stream-edge road. This resulted in the removal of 3 private lots and a private JOAL.</p>
Additional Connections	<p>The applicant has provided additional connections wherever possible. In response to initial requests for further information from Auckland Council, four additional key pedestrian connections have been introduced, and two roading connections to external site boundaries to ensure integration and connection to surrounding FUZ land. These are outlined in detail below.</p> <p>Stage 1 proposed connections (internal and external):</p> <ul style="list-style-type: none"> <li>• Road 8 stub to extend to the eastern site boundary – this will allow access to future neighbouring development through Road 8. The road will be formed as per the original design (as a T-head), with a batter slope towards the boundary due to level differences. This batter slope will sit within the portion of ‘road to vest,’ which can be excavated at a later date when the neighbouring FUZ land is developed.</li> <li>• Road 8 pedestrian pathway to connect to Russell Road – a 3m pathway, with some stairs required, will provide pedestrian access from Stage 1A-4 to Russell Road, and so to FUZ land to the south. Given the pathway is located within an area of proposed offset planting, the detailed design process will carefully consider the impact on surrounding future ecology (including the size and area of planting, maintenance, etc). Viridis has confirmed this pathway is acceptable from an ecological perspective because detailed design of the pathway and planting can occur in tandem.</li> </ul> <p>Stage 2 proposed connections:</p> <ul style="list-style-type: none"> <li>• Road 14 pedestrian pathway connecting to the paper road and the consented Ara Hills stub road.</li> <li>• Road 05 pedestrian pathway connecting to the paper road and the consented Ara Hills stub road.</li> <li>• Consent notice area pedestrian pathway connecting Road 17/Stage 2B-3 to Road 12/Stage 2B-1. The pathway follows the natural contour closely to avoid</li> </ul>

	<p>major earthworks, structures or disruption to ecology within the consent notice area. This was requested by AC's Landscape specialist. It is noted that both Auckland Council's ecologist and the applicant's ecologist, Viridis, have some concerns about the ecological effects of a pathway in this area. This memorandum shows the indicative location if a pathway were adopted despite those concerns and confirms it is practically feasible from a design perspective to have a pathway in this location. The intent is to provide the pathway to respond to AC Landscape's request with the flexibility to remove it if required, and let the Panel determine what is the most appropriate design option for the development.</p> <ul style="list-style-type: none"> <li>Road stub proposed to connect Road 17/Stage 2C to 118 Upper Orewa Road.</li> </ul>
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Updated Lot Numbers	
Stage 1	<ul style="list-style-type: none"> <li>Total lot count as per the lodged consent documentation (Rev A): 469 lots</li> <li>Proposed lot count in response to request for further information (Rev B): 471 lots (483 lots if the Stage 1 Park is not acquired)</li> <li><b>Net lot count change: +2 lots (+14 lots if the Stage 1 park is not acquired)</b></li> </ul>
Stage 2	<ul style="list-style-type: none"> <li>Total lot count as per the lodged consent documentation (Rev A): 749 lots + 1 unserviced superlot</li> <li>Proposed lot count in response to request for further information (Rev B): 734 lots + 1 unserviced superlot</li> <li><b>Net lot count change: -15 lots</b></li> </ul>
Overall Scheme	<ul style="list-style-type: none"> <li>Total lot count as per the lodged consent documentation (Rev A): 1218 lots + 1 unserviced superlot</li> <li>Proposed lot count in response to request for further information (Rev B): 1205 lots + 1 unserviced superlot (1217 is the Stage 1 Park is not acquired)</li> <li><b>Net lot count change: -11 lots</b></li> </ul>
Proposed Overall Lot Count (Rev B)	<b>1205 private lots + 1 unserviced superlot (1217 private lots if the Stage 1 park is not acquired)</b>