

To: Gus Finlayson – Barker & Associates

From: Terra Studio

Re: Memorandum in Response to Auckland Council Parks Delmore Request for Further Information

This memorandum provides responses to the Auckland Council Parks Request for Further information. Items raised by Mr Hannink that are statements rather than questions have been omitted from the response table, as they do not require a response.

Item Number	Applicant Response
4 No/Inadequate Metric Confirmations for Neighborhood Park Locations	
4.2	In response to Mr. Hannink's Auckland Council Parks memo dated 25/06/2025, the applicant has increased the proposed Stage 1 park area from 2,500m ² to approximately 3,100m ² to meet the key Parks size metric.
4.3	The applicant has engaged via in-person meetings and site visits with Auckland Council Parks and understands from these discussions that Parks acknowledge the site's topographical constraints and accept that not all key metrics may be achievable. The applicant has made considerable efforts to deliver a functional and successful neighbourhood park.
4.4 b	The approximately 3,200m ² Stage 2 Park achieves a flat 30mx30m 'kick ball' area, is free from any infrastructure or retaining structures, and includes planted 1:3 batter slopes along the western and southern boundaries adjoining private lots. These slopes have been set back into the private lots as far as practicable to maximise flat, usable park space. While 1:3 slopes do not align with Auckland Council Parks' key metrics, over 65% (approximately 2,200m ²) of the park provides flat, open space with a gradient not exceeding 3%. The planted slopes enhance visual appeal and soften the interface with adjacent private lots. Further, the overall park function is improved by its location – Road 17 promotes walkability given that there are no private vehicle crossings in the vicinity, and the consent notice area to the east provides visual amenity.
4.4 c,d	The comments do not align with prior discussions during in-person meetings and site visits with Mr. Hannink. It was previously understood that, given the site's constraints, Council would take a more flexible approach to key metrics. The applicant has carefully selected park locations based on earthworks feasibility, while also meeting walkability requirements to the greatest extent practicable.
4.4 d,e	<p>In response to Mr. Cas Hannink's Auckland Council Parks memo dated 25/06/2025, the applicant has increased the proposed Stage 1 park area to approximately 3,100m². Earthworks have been refined to provide a flat 30m x 30m kickball area, with surrounding gradients not exceeding 5% (1:20). No retaining structures are proposed within the park, although a retaining wall under 1.5m with a permeable fence is proposed within Lot 358 along the park's northern boundary. A 1:1 slope is located outside the park boundary, sloping toward the eastern wetland. Refer to the submitted Terra Studio document "250702 – DELMORE – RFI RESPONSE – PARKS" for further details.</p> <p>As such, this park meets all key metrics and should trigger acquisition by Auckland Council.</p>

4.8	Should Auckland Council refuse the acquisition of either of the proposed parks, that land shall be consented as private lots. Refer to "Updated Proposed Draft Conditions" prepared by B&A for further detail.
4 Disconnected Open Space Network and Fragmented Route Legibility	
4.23	Updated Scheme Plans have been provided.
4.24	The applicant has considered many key factors when selecting the proposed park locations, including earthworks, access to multiple road frontages, proximity to pedestrian connection routes as well as existing streams and wetlands.
4.26 – 4.27	<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"> 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. 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. <p>Stage 2 proposed connections:</p> <ul style="list-style-type: none"> Road 14 pedestrian pathway connecting to the paper road and the consented Ara Hills stub road. Road 05 pedestrian pathway connecting to the paper road and the consented Ara Hills stub road. 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 major earthworks, structures or disruption to ecology within the consent notice area. It is noted that like Auckland Council's ecologist, Viridis has some concerns about a pathway in this area. Those concerns are to be addressed by Viridis. This memorandum shows the indicative location if a pathway were adopted despite those concerns and confirms it is practically feasible to have a pathway in this location. Road stub proposed to connect Road 17/Stage 2C to 118 Upper Orewa Road.
4.28 – 4.29	Updated Scheme Plans have been provided by McKenzie & Co.
5 Key Information Gaps	
5.1	All listed information gaps have now either been updated or provided to address the key concerns listed by Mr. Hannink.
6 Recommendations and Conditions	
6.3	The four key issues identified have been addressed in comments above, as well as within the Greenwoods Response Memorandum.

6.4	<p>The Stage 1 park has been refined to meet all key metrics. These include:</p> <ul style="list-style-type: none">Increased to have an overall area of 3,100m².30x30m unobstructed kick ball space at gradients no greater than 3%.Land gradients no greater than 5% outside the kickball area.Freedom from infrastructure – a retaining wall that is smaller than 1.5m at lot 358 to the north, and a 1:1 slope towards the existing stream to the west outside of the park boundary. <p>Refer to the response to Item 4.4b for details regarding the proposed Stage 2 park, which meets all key metrics with the exception of maximum gradients outside of the ‘kick-ball’ area</p>
6.5	<p>The Stage 1 park has been increased to 3,100m², meeting this key metric and making it a neighborhood park rather than a pocket park.</p>



Figure 1 - Stage 1 Neighbourhood Park Compliance Plan



Figure 2 - Stage 2 Neighbourhood Park Compliance Plan

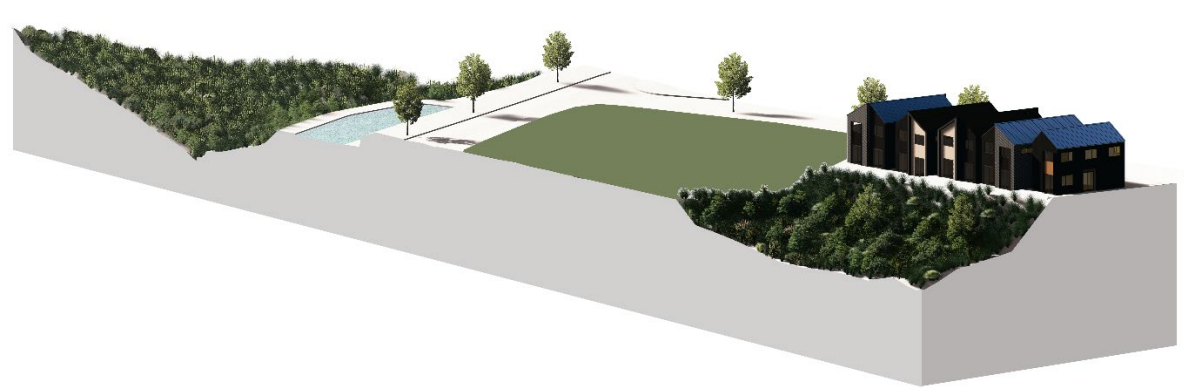


Figure 3 - Rendered Cross Section of the Stage 1 Neighbourhood Park. Approximately Half of the Park is Shown