

To: [REDACTED] – Barker & Associates

From: Terra Studio

Re: Memorandum in Response to the Auckland Council Ecology Pre-App Meeting on 25/11/2025

This memorandum responds to item 6 in the meeting minutes prepared by Barker and Associates, addressing matters raised by [REDACTED], Auckland Council's terrestrial ecology specialist, concerning public walkways, offsets, and additional planting within the existing Stage 2 consent notice area.

1.0 Overview

The Stage 2 consent notice area (Figure 1) is bordered by a collector road with cycle lanes along its western boundary, proposed planting and pathways along its eastern boundary, and private development as well as existing vegetation along its northern and southern boundaries.

It has a perimeter approximately 1.5km in length of which 290 meters (19%) interacts with roading and infrastructure, 240m (16%) interacts with proposed private lots with varying offsets, and 970m (65%) interfaces existing or proposed planting and walkways.

The areas of proposed development mentioned above (roading, infrastructure and private lots) maintain varying degrees of offset from the consent notice area as set out in Item 2 below.



Figure 1 - Consent notice area perimeter interfaces

2.0 Consent Notice Area Boundary Interfaces

Western Boundary

The Stage 2 Collector Road / Road 17 is located along the entire western consent notice area boundary. Its 21.5m road reserve is offset from the consent notice area by approximately 3.2m and proposes batter slopes to enable construction along areas of both cut and fill. The space between the road reserve and consent notice area will be planted.

Eastern Boundary

The existing steep topography in Stage 2A-1 requires the proposed residential lots to the east of the consent notice area to be set back using planted batter slopes. In response to recommendations from [REDACTED], the applicant has proposed a public pedestrian walkway along the base of the private batter slopes to ensure passive surveillance of the protected vegetation while providing additional amenity for the residents. The proposed walkway achieves maximum gradients of 10% and includes small bridge structures where stream crossings are required. The walkway connects the northern portion of the Stage 2 collector road / Road 05 to the paper road and future NOR 6 extension.

There are 46 houses located along the eastern consent notice area boundary that all achieve a 10m setback from the house to the consent notice area. Additionally, 40 of the 46 houses achieved 20m setbacks (87%), 27 of the 46 houses achieve 30m setbacks (59%) and 20 of the 46 houses achieve 40m.

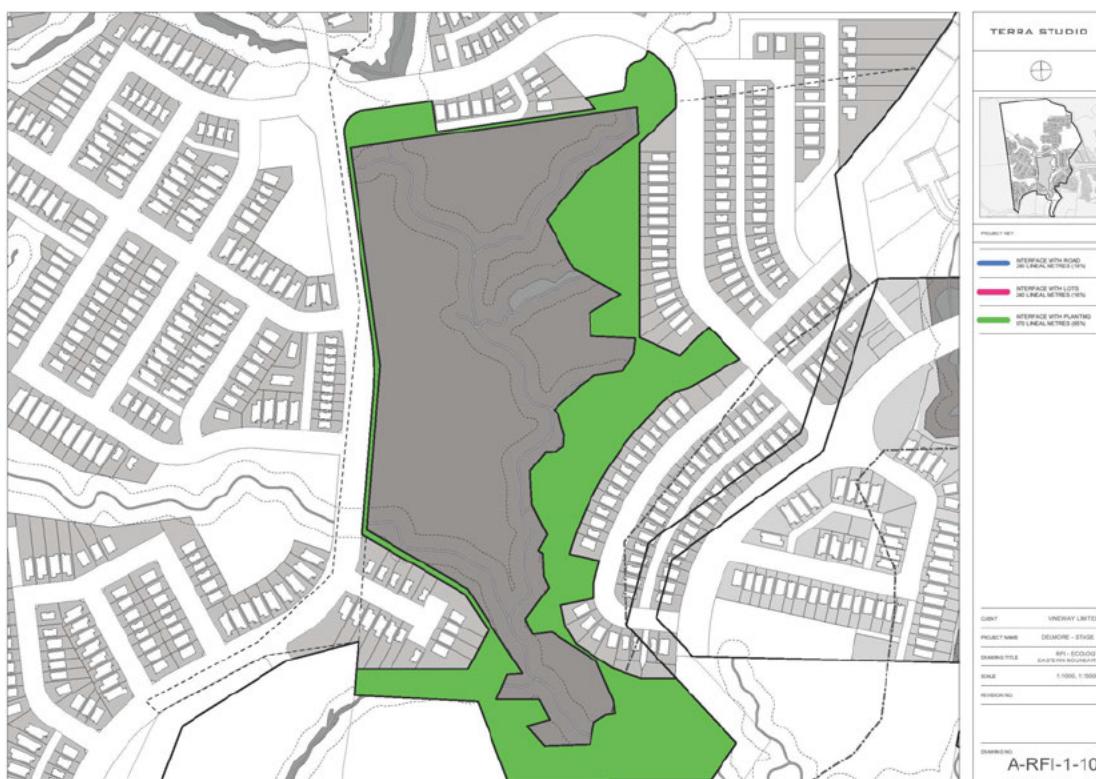
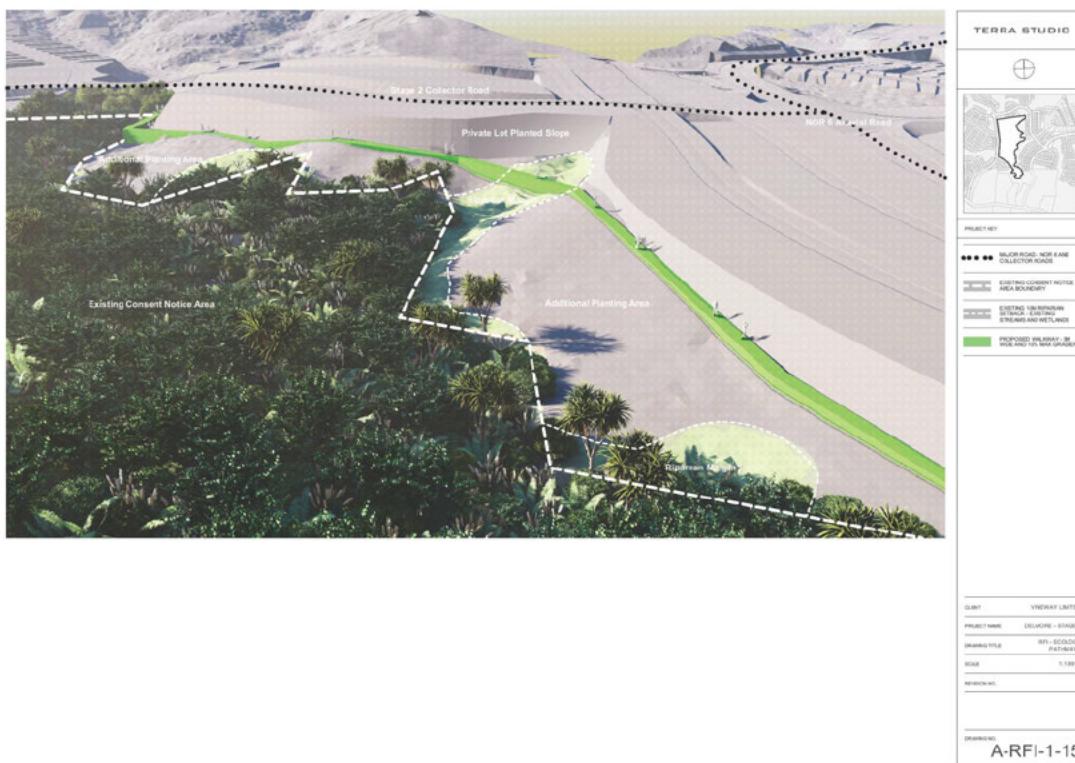
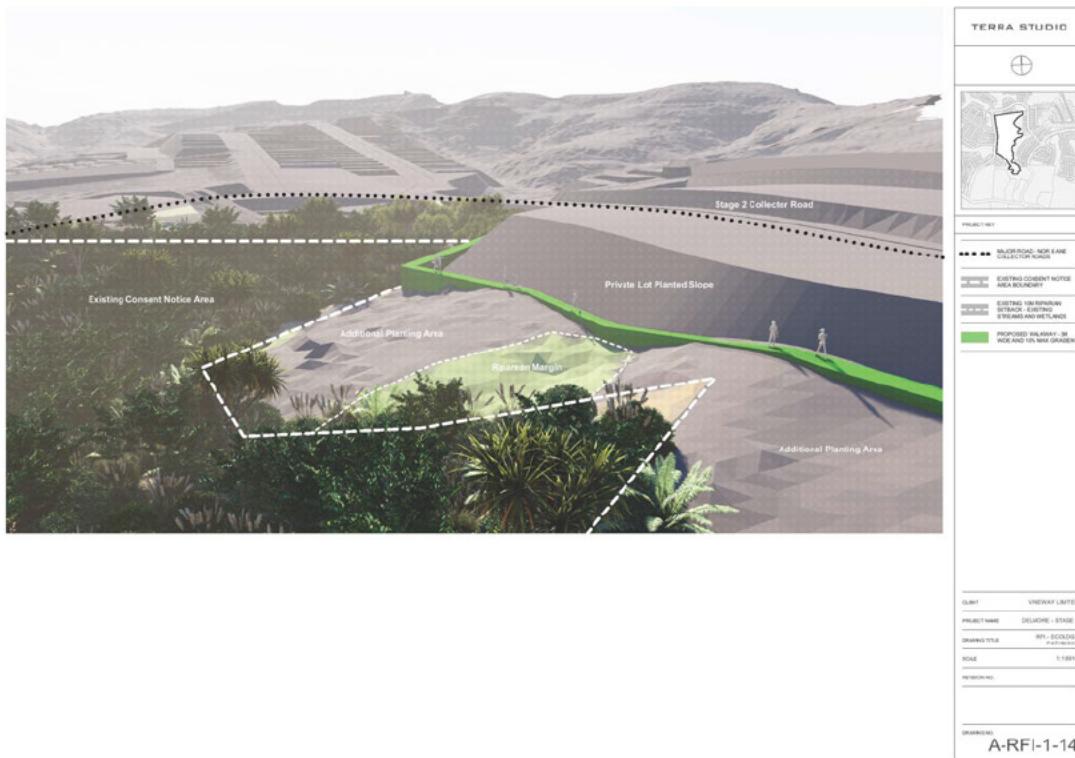


Figure 2 - Additional areas for planting around the Stage 2 consent notice area



Figures 3 and 4 - Draft earthworks drawings by McKenzie & Co showing proposed planting, walkways and batter slopes.



Figures 5 and 6 - Diagrammatic renders showing the newly proposed walkway

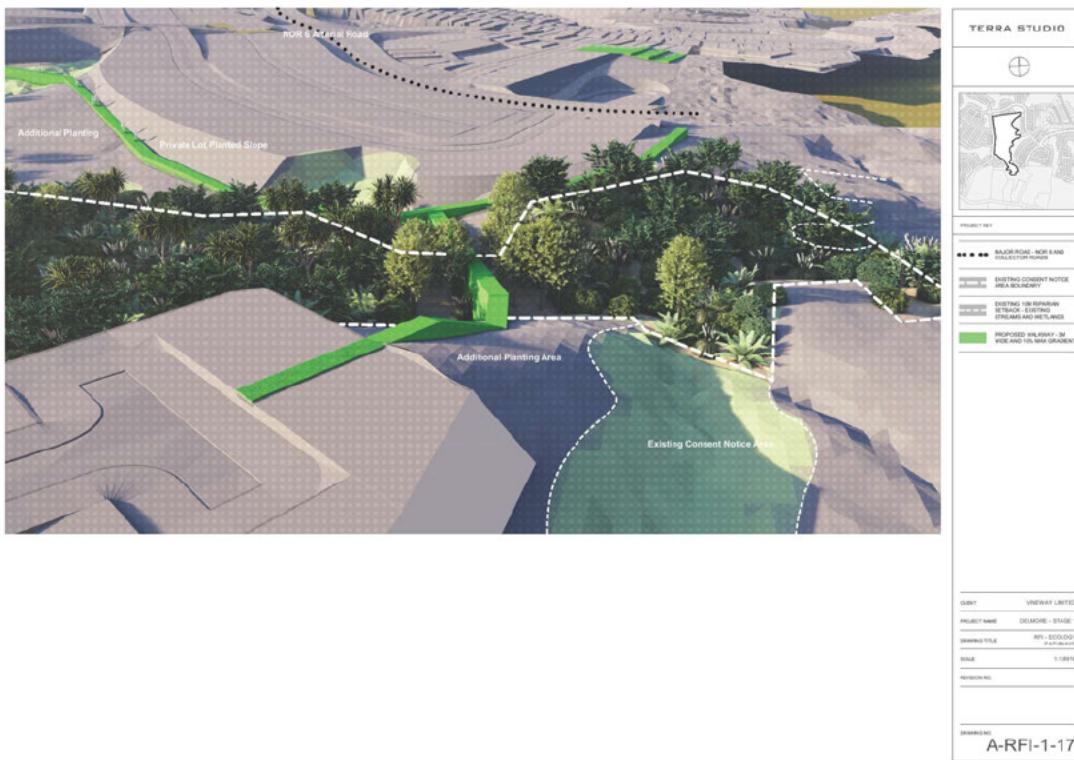


Figure 7 and 8 - Diagrammatic renders showing the newly proposed walkway and footbridge over a narrowing in the consent notice area. Bridge to span the length of the consent notice area with minimal disturbance to vegetation.

Northern Boundary

The lots to the north of the consent notice area have been shifted further north and reconfigured to be serviced by a 6.5m wide rear-lane which ensures dwellings are set back from the protected vegetation as far as possible. Additionally, the private lane is separated from the boundary by a 3.5m planted strip with permeable fencing which provides further buffering.

All houses are set back from the consent notice area by 10m except for the south-eastern dwelling which maintains a separation distance of approximately 7-8m.



Figure 9 and 10 - Superlot to the north of the consent notice area set back by 10m