

Memorandum

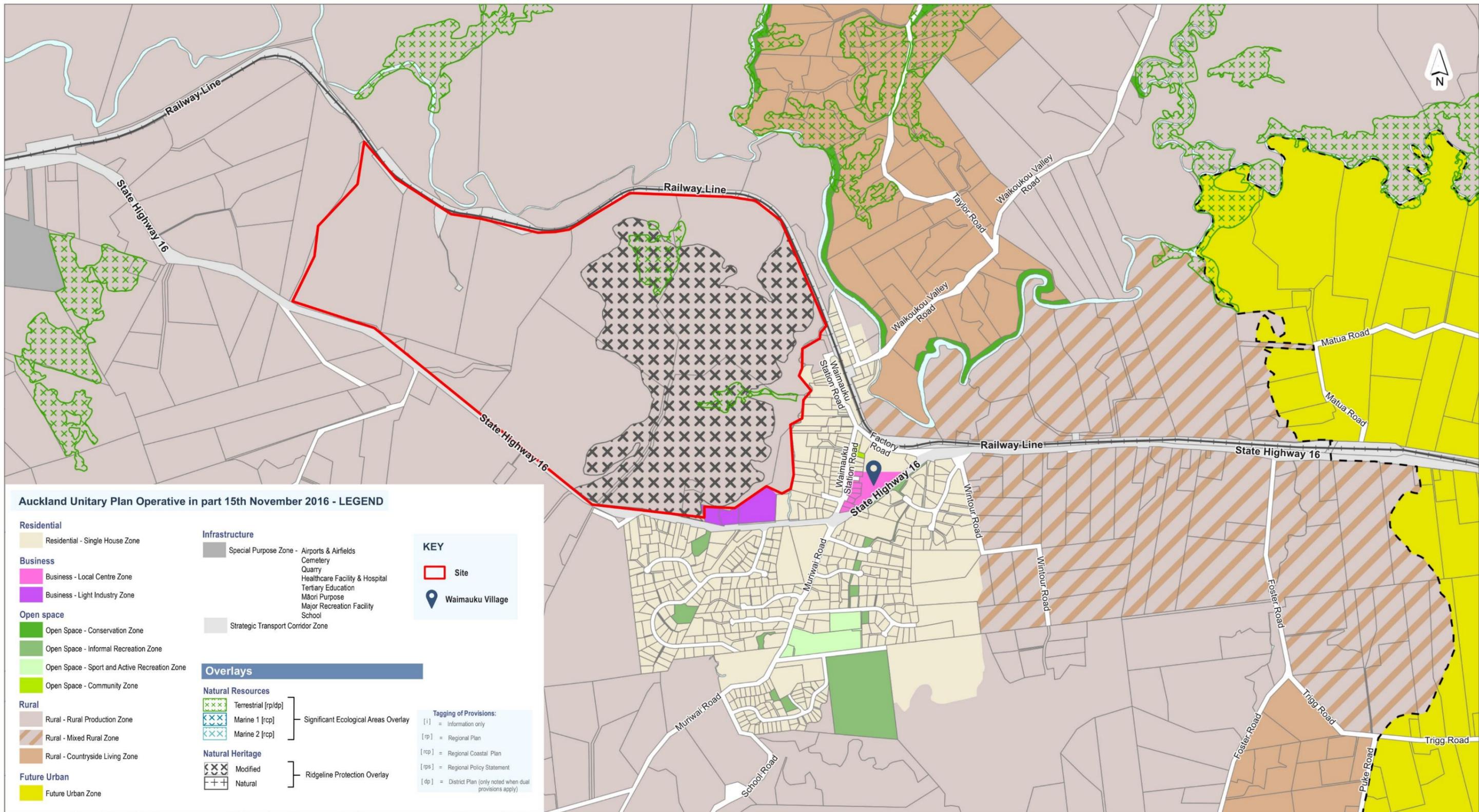
Project: Waimauku West, Fast Track Consent Application

Subject: Landscape Comments FINAL

Date: 28/05/2025

1 Introduction

- 1.1 Bridget Gilbert Landscape Architecture Limited (**BGLA**) has been engaged by Liberty Property Limited to provide landscape comment with respect to a Fast Track Consent application to urbanise a 463ha site to the west of Waimauku, in West Auckland.
- 1.2 The application site (**the site**) is located on the edge of Waimauku settlement at 1080 State Highway 16 (**SH16**). The site is located primarily within the Rural Production Zone under the Auckland Unitary Plan – Operative in part Version (**AUP(OP)**), with a relatively small area of Strategic Transport Corridor applying at the northwestern edge adjoining the North Auckland Railway Line.
- 1.3 A hill system traverses the central and eastern parts of the site, known locally as Renall’s Hill. The elevated part of the hill landform is subject to a Modified Ridgeline Protection Overlay (**MRPO**) under the AUP(OP) with two Significant Ecological Areas Overlays (**SEA**) applying to the site. The MRPO was carried over from the former Rodney District Plan and was the result of a community led Structure Plan that was developed in the early to mid-2000s.
- 1.4 In particular, BGLA has been asked to make recommendations with respect to the key landscape related aspects of any future urban development on the site that would be required to ensure that development is appropriate from a landscape perspective.
- 1.5 The site and relevant landscape related overlays are shown in **Figure 1: Site Context**.
- 1.6 The approximate extent of the study area for this exercise is depicted in **Figures 2 and 3**.
- 1.7 I confirm that I have visited the study area, reviewed the relevant statutory documents and applied the landscape assessment principles outlined in *Te Tangi a te Manu* (Aotearoa New Zealand Landscape Assessment Guidelines) in preparing my landscape comments.



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 Figure 1: Site Context on AUP(OP) mapping

0 150 300 450
 Meters

Scale @ A3
 = 1:15,000

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Figure 2: Site Context on AC Geomaps
Aerial with Contours

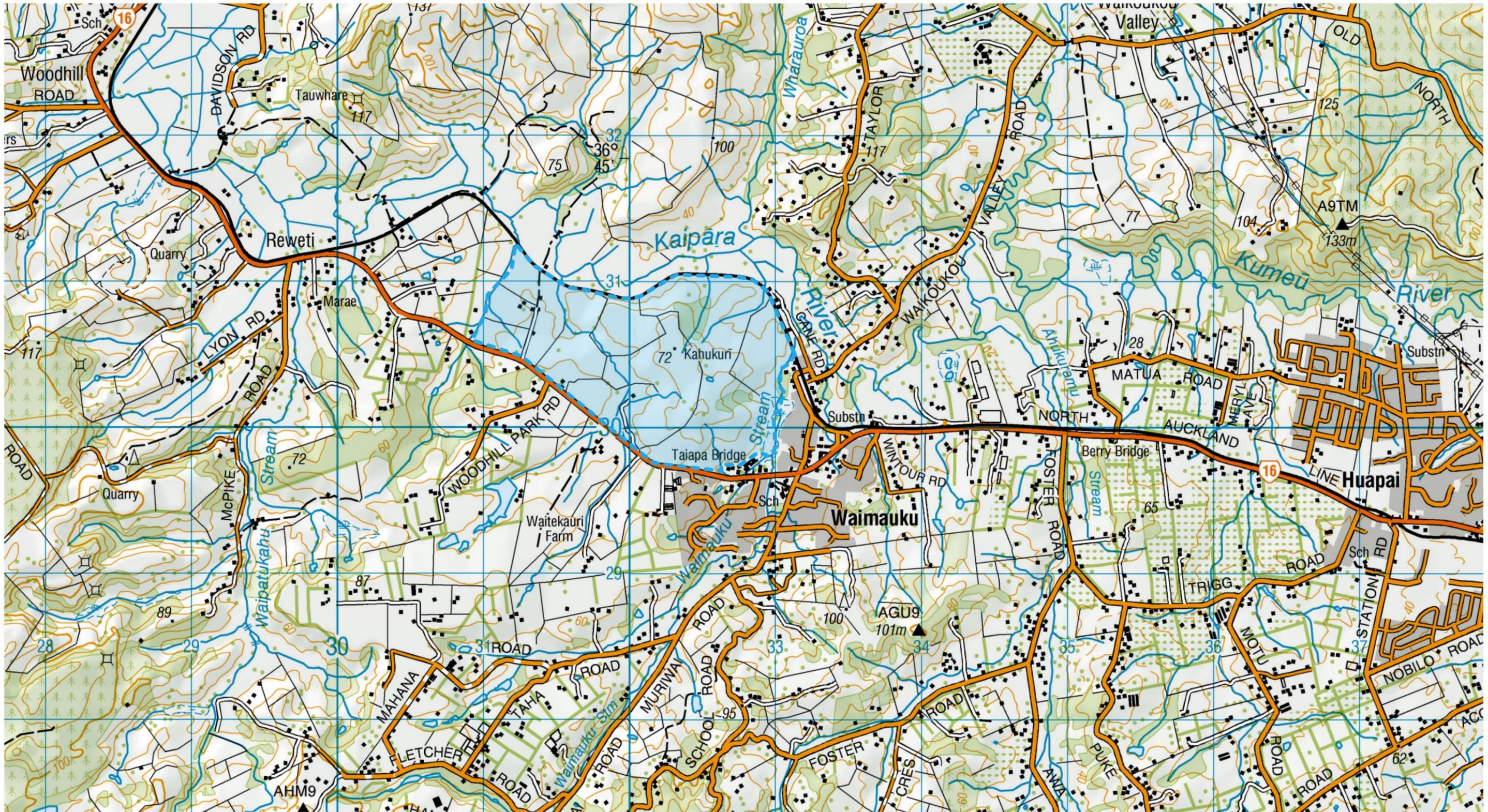
0 275 550 825

Meters

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Figure 3: Site Context on LINZ
Topographic base

2 Landscape capacity to absorb urban development on the site

2.1 In my opinion the site has the capacity to absorb urban development from a landscape perspective, assuming the following key principles underpin such urban development:

- a) Delineation of any new township boundary via a strong natural boundary (ie a landform, hydrological or existing / proposed vegetation feature).
- b) Retention and protection of existing noteworthy trees, bush and wetland features.
- c) Requiring the restoration planting of steep slopes, gullies and stream corridors.
- d) Retention of the impression of Renall's Hill as a more natural landscape backdrop to Waimauku settlement in views from the north, east and south, and as a more natural landscape gateway in views from the west via:
 - i. Retention of the fundamental underlying hill landform patterning associated with the central and eastern portion of the site.
 - ii. The configuration of retained vegetation features and native restoration planting areas to form a cohesive and coordinated landscape framework for development that serves to break development areas into localised 'pods'.
 - iii. The creation of a strong spine of native vegetation across the ridgeline running through the central/eastern part of the site, so that development is seen against a vegetation backdrop in views from the surrounding area. The spine of native vegetation should reads as an integrated component of the overall landscape framework.
 - iv. Introducing exterior building colour controls for lots on elevated slopes to achieve a visually recessive and sympathetic built form outcome that complements the landscape framework.
- e) Aligning public open space networks and walkway/cycleway routes alongside or throughout the landscape framework.
- f) Across the western part of the site, incorporating lower density development and/or landscape buffers along site edges (including road frontages) to assist the integration of development into its broader rural landscape setting.
- g) Ensuring good connectivity to the established developed area of Waimauku.

2.2 The absence of 'landscape' or 'viewshaft' overlays along with the close proximity to an established settlement and transport links, make this area well suited to urban development from a landscape perspective.

- 2.3 The measures outlined above to assist the retention of Renall's Hill as a more natural landscape backdrop and gateway will safeguard the landscape intentions of the MRPO that applies to the area.
- 2.4 It is also noted that the highly attractive bush features and varied terrain of the area are fundamental landscape elements that provide a strong basis upon which to establish a high level of urban amenity.

3 Proposed Masterplan

- 3.1 In my opinion, the proposed masterplan is supportable from a landscape perspective as long as the detailed design integrates the following aspects:
- a) The retirement and native restoration planting (where necessary) of gullies, wetlands, bush areas and steep slopes.
 - b) A native planting corridor throughout the ridgeline landform running across the central and eastern parts of the site, which is spatially and visually connected to the native restoration planting networks to form a comprehensive and coordinated landscape framework for urban development.
 - c) The integration of a cohesive open space and walkway/cycleway strategy throughout the landscape framework (described in items (a) and (b) above).
 - d) A native planting buffer along the norther and western edges of the site.
 - e) A native planting buffer along the SH16 frontage of the proposed Business Light Industrial area.
 - f) A planting buffer along the SH16 frontage of the Standard Residential land in the western part of the site, targeting the establishment of hedge planting with groupings of residential scaled exotic and native specimen trees.
 - g) Retaining wall controls throughout the entire site that require their assessment at subdivision stage to manage landscape related effects.
 - h) Exterior building colour controls for residential lots on elevated slopes to achieve a visually recessive and sympathetic built form outcome that complements the vegetation features: Maximum roof LRV: 20%; maximum exterior wall LRV 25%.
 - i) A comprehensive street tree planting strategy.

Bridget Gilbert

Landscape Architect

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