

Memorandum –Response to Parks

TERRA STUDIO

To: [REDACTED] – Barker & Associates
From: Terra Studio
Re: A Memorandum Responding to the Park Pre-App meeting

This memorandum responds to items outlined in Barker and Associates meeting minutes, dated 19 November 2025, relating to the design and compliance of the two proposed parks in Delmore.

1.0 Summary

- The previous Delmore application was lodged with two proposed parks – one in Stage 1 and another in Stage 2. Constructive pre-app meetings were held with Auckland Council Parks prior to the initial lodgment, and RFI's were answered during the assessment period.
- The proposed Stage 1 park met all key metrics set by Parks, while the Stage 2 park met all requirements except for one, where grades greater than 5% were used due to level differences that necessitated a 1:3 planted batter slope around the perimeter of the park. This is due to the steep topography that exists across the site.
- The key metrics set out by parks were:
 - 3000m² minimum area.
 - 30x30 flat kickball area, no greater than 3%.
 - Additional land outside of the kickball area no greater than 5%.
 - Free from infrastructure.
 - Outside of any flood plains and overland flow paths.
 - Retaining walls interfacing with the park to be no greater than 1m.
 - Fences interfacing with the park to be visually permeable and no greater than 1.2m.
- For the intended second lodgment of the Delmore application, the Stage 1 park remained unchanged at the time of the 19th November 2025 pre-application meeting, while the Stage 2 park was slightly relocated south to accommodate a new roundabout and collector road, with the fundamental design and levels largely unchanged.
- At this meeting, Parks supported the Stage 2 park design, and largely supported the Stage 1 park design, but requested refinement to the areas outside of the 30x30 kickball area by increasing the provision of land graded at 3% to enhance activation and provide further useable land exceeding compliance.

The sections below identify the amendments that have been made following the pre-application meeting with Auckland Council Parks on the 19th November 2025.

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2.0 Stage 1 Park

The location, size and boundaries of the Stage 1 park remain as per the previous substantive application, with further refinements made to the areas outside of the 30x30 kickball area, providing additional flat land not exceeding 3%. Figure 1 below highlights the additional 750m² area in blue.



Figure 1 - Stage 1 park with an additional 750m² of 3% max. gradients outside of the 30x30 kickball area highlighted in blue



Figure 2 - 3D screenshot of the Stage 1 park within the surrounding context. Additional amenity is provided with an existing stream and wetland to the east, and a stream-edge road, pedestrian walkway access and stormwater ponds to the south.

3.0 Stage 2 Park

The location and boundaries of the Stage 2 park were slightly amended to suit the new collector road and roundabout that were introduced for the second Delmore lodgment, however the fundamental design and levels remain largely unchanged. The northern boundary of the park now interfaces the proposed commercial area, with pedestrian access between the two requiring some stairs.

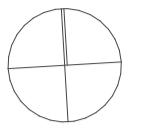
At the pre-app meeting on 19 November 2025, the potential use of a 1m high retaining wall around the park perimeter was discussed to increase the area of land with a 3% gradient. Following detailed design investigations, the applicant determined that a wall in this location would require substantial structural engineering due to surcharge from the houses and 1:3 slopes above, as well as the instability from the 1:3 batter slope below. Although the wall would appear to be only 1m high, its rake, structural thickness, and required embedment depth would outweigh the potential benefits.

Figure 3 below highlights the park design which has been amended from the initial application and its interface with the commercial area.

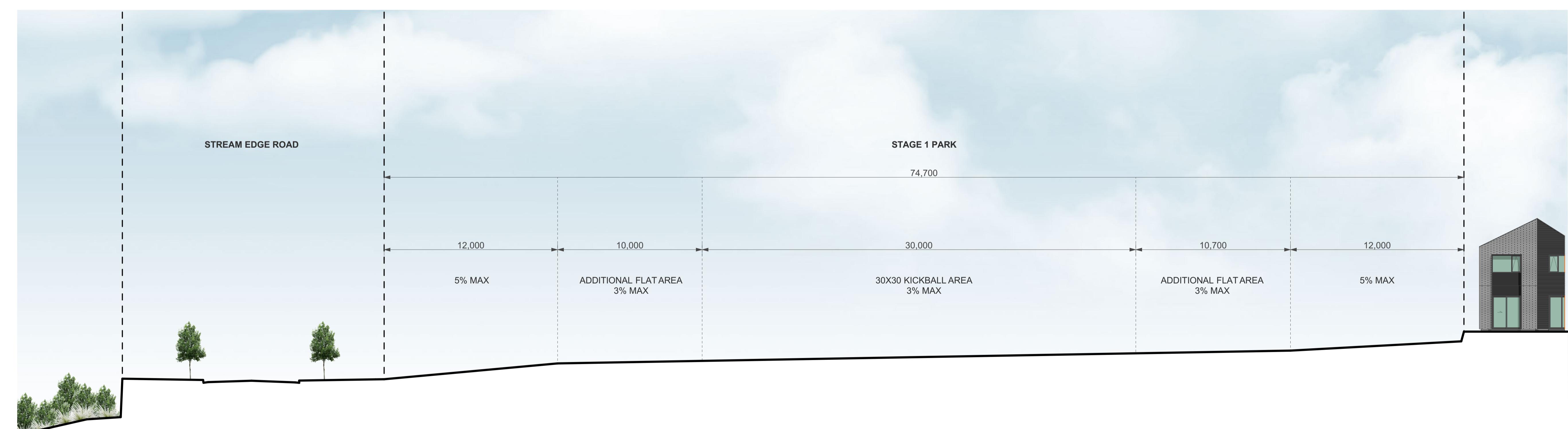
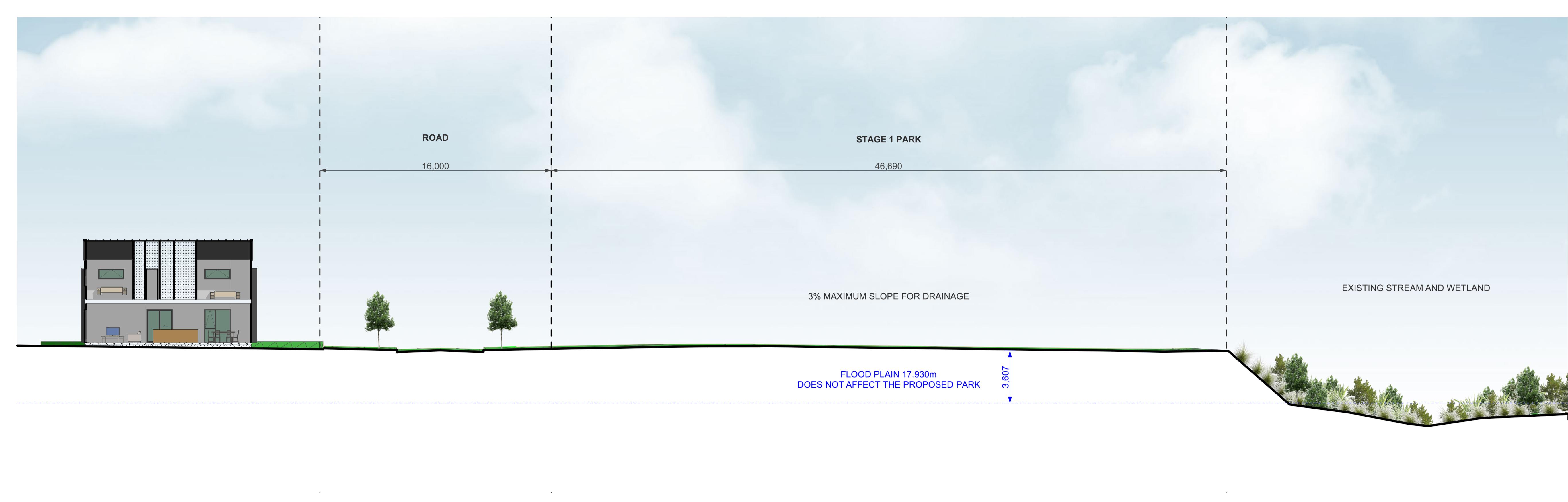


Figure 3 – Stage 2 park amended slightly since the initial application to suit the new collector road width and roundabout.





PROJECT KEY



1
CLIENT VINEWAY LIMITED

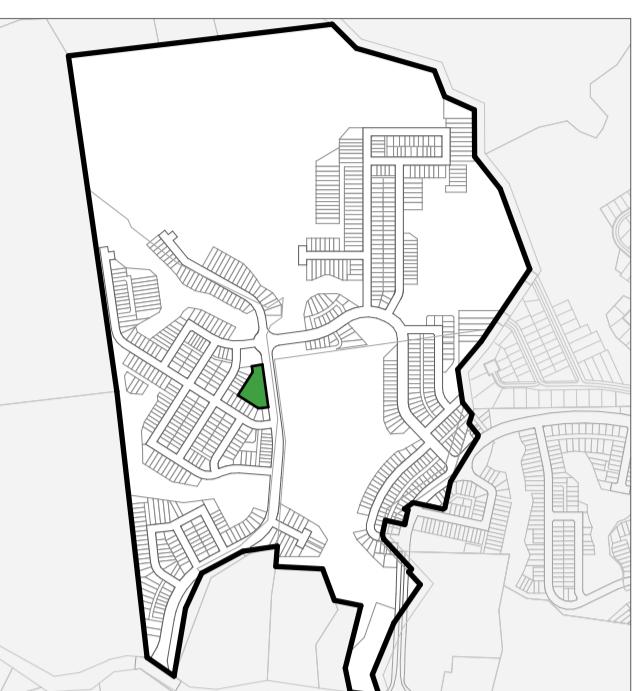
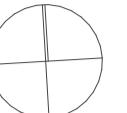
2
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE RFI - STAGE 1 PARK SECTION

SCALE

REVISION NO. A

DRAWING NO. A-RFI-1-02



PROJECT KEY

SECTION KEY

PROPOSED PARK BOUNDARY

PEDESTRIAN CONNECTION

30x30 3% MAX GRADIENT KICK BALL AREA

5% MAX GRADIENT

3% MAX ADDITIONAL TO THE KICK BALL AREA

1:3 MAX PLANTED BATTER SLOPE

NOTES:

THIS PLAN SHOULD BE VIEWED IN CONJUNCTION WITH THE TERRA STUDIO RESPONSE TO AUCKLAND COUNCIL PARKS INFORMATION REQUESTS.

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE RFI - STAGE 2 PARK

SCALE 1:200

REVISION NO. A

DRAWING NO.

A-RFI-1-03

PROPOSED COMMERCIAL AREA

2

ADDITIONAL FLAT LAND 3% MAX
1,300m²

EXISTING CONSENT NOTICE AREA

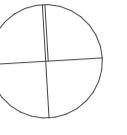
STAGE 2 NEIGHBOURHOOD PARK
3,200m² APPROX
30m x 30m
KICK BALL AREA
3% MAX GRADIENT

33% MAX
1:3 PLANTED
BATTER SLOPE
1,000m²

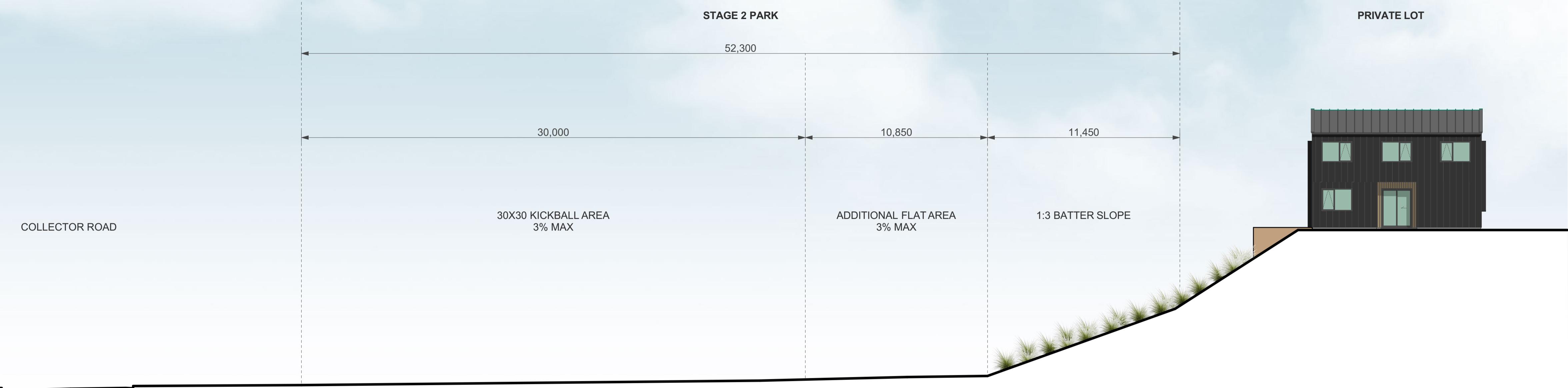
1:3 PLANTED BATTER SLOPES ARE PUSHED BACK INTO THE PRIVATE LOTS TO ENSURE MAXIMUM FLAT USEABLE AREA WITHIN THE PARK

1





PROJECT KEY



1 STAGE 2 PARK EAST-WEST SECTION 1:150



2 STAGE 1 PARK NORTH-SOUTH SECTION 1:150

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE RFI - STAGE 2 PARK SECTION

SCALE

REVISION NO. A

DRAWING NO. A-RFI-1-04