

Retaining Memorandum – Rev B

TERRA STUDIO

To: Gus Finlayson – Barker & Associates

From: Terra Studio

Re: Memorandum in Response to Delmore Request for Further Information

This memorandum outlines the amendments made to retaining structures within private lots and along the public realm, including stream corridors, drainage reserves, and road frontages. Particular attention has been given to the matters raised by Auckland Council in previous requests for information, specifically the preference for stepped walls and batter slopes in place of large retaining structures. The applicant has made every effort to not only reduce the visual impact of retaining walls but also to lower their heights wherever feasible, despite the challenging topographical constraints of the site.

General Overview

1. A complete retaining wall package has been provided which considers the comments of several Auckland Council specialists – refer to the Terra Studio drawing package titled “250702 - DELMORE - RFI RESPONSE – RETAINING.” The document includes retaining wall plans, batter slope plans, rendered orthographic sections, and 2D sections highlighting private lot interfaces, road frontages, streams, drainage reserves and consent notice areas.
2. This memorandum must be read in conjunction with the Greenwood Associates Response Memorandums to both Auckland Council Parks and Landscape. These responses include details relating to stepped retaining walls and fence treatment.

Private Lot Retaining

Retaining walls that sit within private lots and are above 2m, particularly along common rear yard boundaries, will be stepped with a planted ‘landscape wall’ to reduce the potential visual dominance from the combined height retaining and boundary fence. Further, the fence treatment above these walls has been given careful consideration with reduced heights and/or some visually permeable options provided for depending on the specific lot context. These details can be viewed in the Greenwoods Landscaping plans.

An exception to the stepped approach occurs on lots featuring a split-level typology (lots 32-44, 57-75, and 280-291), which incorporates an approximately 2.7m high retaining wall to support first-floor outdoor living areas. This condition is present in Stage 1A-1 along Road 1 and along the NOR to the north. These intermediate walls are positioned behind the dwellings, away from the street, and do not obstruct primary views from within the units. The rendered image below illustrates this scenario.



Stream and Riparian Interfaces

Nearly all existing streams, wetlands, riparian margins, and consent notice areas adjoining the proposed development are treated with 1:1 or 1:3 batter slopes. This approach reduces potential visual dominance when viewed from surrounding areas and contributes to the “green amenity” offered by the proposed development. As many parts of the site naturally contain slopes around 1:2, the proposed treatments are considered consistent with the existing topography and maintain a respectful transition to ecological areas. It is also important to note that finished levels are largely dictated by the NOR6 arterial road, which is fixed and constrained by stringent engineering standards. These levels must align with the adjacent Ara Hills development which is already under construction.



Road Frontages

Similar to rear-yard retaining walls, the effects of those walls located along road frontages exceeding 2m in height have been mitigated through design measures such as stepped walls, or 1:3 planted batter slopes to eliminate the need for high retaining. Where slopes are used—particularly for lots serviced by JOALs above road level—street-facing decks can be constructed to provide outdoor living areas, allowing the slope to extend uninterrupted to the home’s foundation. In some cases, as seen in the render below, stairs may be required to access the deck from the road.

Low and permeable fencing, as well as screen planting, is also proposed in these instances to provide for an attractive streetscape. Refer to Greenwoods landscape drawings for the specification of these design elements.

