22 & 22A Summit Drive, Ōwairaka (Mount Albert)

LANDSCAPE ASSESSMENT

July 2025

Prepared for Baseplan Limited by

bridgetgilbert
landscapearchitecture

Contents

1.0	Introduction	1
2.0	Proposed Development	3
3.0	The Site and its Context	3
4.0	Visual Effects	8
5.0	Landscape Effects	17
6.0	Commentary against relevant Statutory Context	17
7.0	Conclusion	18
Appendix A: Pre Application Meeting Minutes		19
Appendix B: Landscape Plans		20
Appendix C: Landscape Management Plan		21
Appendix D: Photomontages		22

Figures

Figure 1: AUP:OP Landscape related overlays 2

Figure 2: Contours 6

Figure 3: Notable Trees Overlay 14

1.0 Introduction

1.1 The following Landscape Assessment has been prepared by Bridget Gilbert Landscape Architecture Limited (**BGLA**) for Baseplan Limited, in support of a land use consent application to construct two dwellings, with one on each property at 22 and 22A Summit Drive, Mt Albert (collectively, **the site**).

1.2 Under the Auckland Unitary Plan: Operative in Part (**AUP:OP**), the following zoning and overlays are of relevance to an assessment of landscape effects:

a) Residential Single House Zone (SHZ).

b) The Outstanding Natural Feature overlay (**ONF**) – Mount Albert – Ōwairaka that applies to the two properties.

c) The Regionally Significant Volcanic Viewshafts and the Height Sensitive Areas overlays that apply to the two properties.

d) The Special Character Area Residential – Mount Albert, Residential Isthmus C2 overlay.

1.3 These various overlays are depicted in **Figure 1**.

1.4 The proposed construction of two new dwellings at 22 and 22A Summit Drive, including earthworks, retaining and landscape proposals will require consent overall as a non-complying activity as detailed in the AEE prepared by Baseplan Limited (supporting the proposal). The key reasons for consent relevant to a landscape assessment of the proposal, are as follows:

a) The volcanic viewshafts sit below the existing ground level of the subject site, and the applicable height control in Chapter D14, being D14.6.3(a) (i) utilises the average height of adjacent buildings. The proposed buildings will infringe the applicable maximum building height as demonstrated in the architectural plans prepared by 10x10 and therefore require consent as a non-complying activity.

b) The proposed retaining walls and fences at the site are within the volcanic viewshaft and will require consent as a restricted discretionary activity.

c) The proposed earthworks and building within the ONF will require consent as a restricted discretionary activity.

d) New building and minor modification to development standards in the Special Character Overlay and SHZ will require consent as a restricted discretionary activity.

1.5 In reference to the proposed building height infringements, it should be noted that the inclusion of the site within the volcanic viewshafts and ONF at this particular site is unusual in that in most circumstances within the Isthmus, the ONF captures the relevant maunga landform and the unbuilt curtilage of private properties abutting the maunga's reserve land. In this instance, the site is separated from the reserve at Ōwairaka by another property, being 24 Summit Drive, which is vacant. So, while the sinking height method is applicable under D14.6.3(a)(i), the only abutting properties which qualify to establish the applicable building height maximum for the site under D14.6.3(a)(i), sit much lower than the site, and therefore 'over represent' the restriction, relevant to the intended purpose of this height control method.

1.6 The titles for 22 and 22A Summit Drive were created in 2024 after physical works including earthworks and construction of drainage, retaining and a shared driveway were completed in accordance with approved consent R/SUB/2016/743.

1.7 While practicable building platforms were demonstrated in the abovementioned consent, no building platforms were formed or constructed. Further, no specific development controls formed part of the subdivision consent bay way of a consent notice or covenant.

1.8 In 2022, a subdivision consent was approved for a vacant two lot subdivision at 24 Summit Drive (Council reference BUN60361098), immediately east and abutting both 22 and 22A Summit Drive. The landscape related overlays of relevance to site also apply in the same way to these properties and the subdivision consent was the subject of a Council level hearing with extensive landscape evidence informing that process.

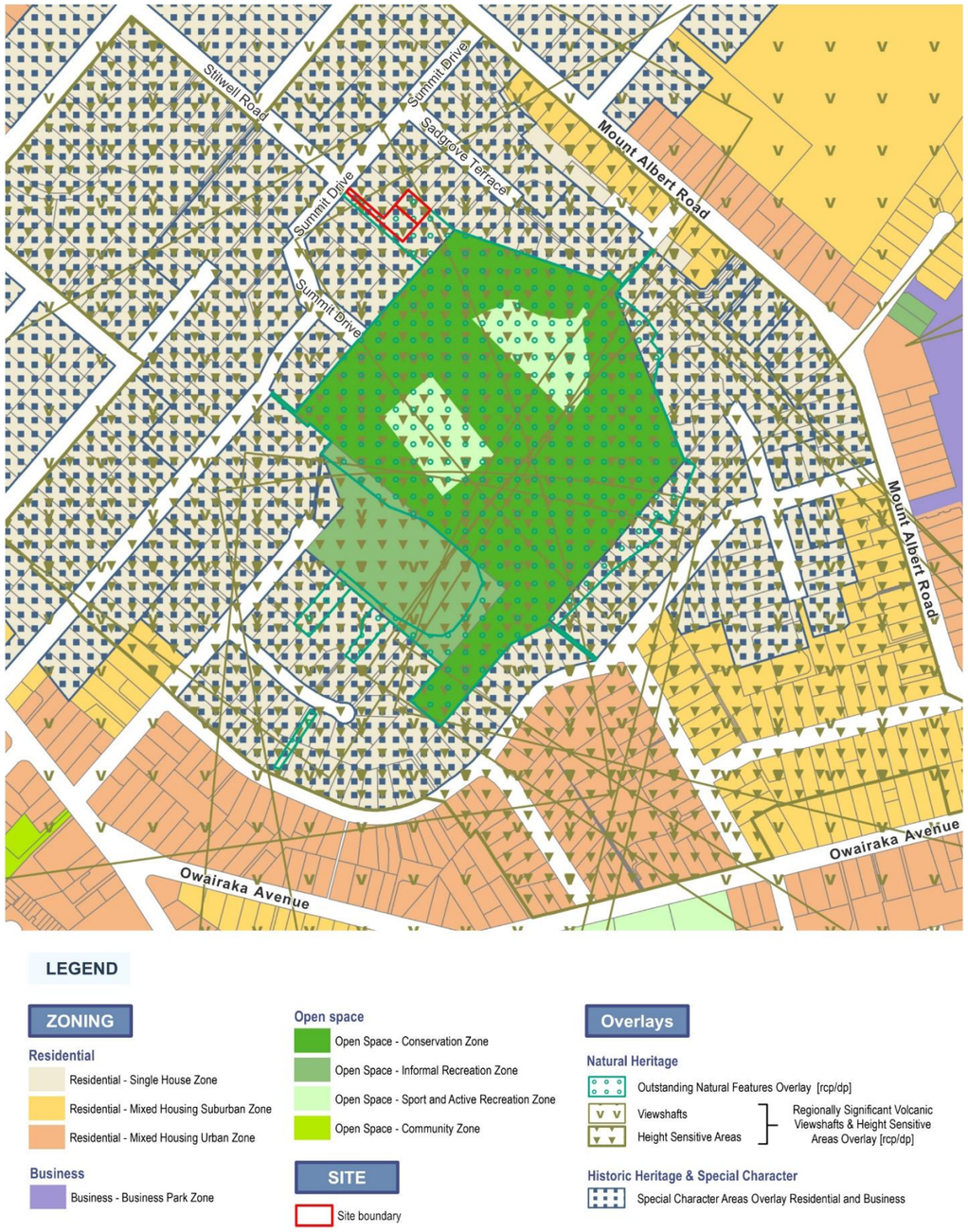

Figure 1: AUP:OP Landscape related overlays

1.9 This 'background' along with careful review of the relevant policy context has provided a starting point in guiding the applicant's team on the important landscape related issues at play on the site, which can be summarised as follows:

a) Appropriately minimising earthworks disturbance, in particular the depth of excavation to maintain the integrity of the maunga landform.

b) Appropriately minimising building height and careful consideration of building forms and exterior colours / materials to maintain the visual integrity of the maunga.

c) Establishing a built form character that sits comfortably within the wider maunga and built form context (including the Special Character Area), tested via the analysis of a range of representative viewpoints.

d) Creating a native planting setting for development that links with the native planting character envisaged for the maunga, serves to break up the built form and provides a sympathetic interface to neighbouring properties and the streetscape.

1.10 As a result of this 'context', the applicant's team have undertaken a comprehensive and iterative design process to develop a proposal that is appropriate from a landscape perspective. Amongst other techniques, this has included repeated testing of the design to minimise the earthworks and building height, using 'mock up' model views from key viewpoints.

1.11 This has also included a thorough and constructive discussion with the Auckland Council team, culminating in the Pre Application Meeting Minutes, dated 2 April 2025 (**Pre App Minutes**) (refer **Appendix A**). The Pre App Minutes provide helpful guidance from the Auckland Council team on the landscape related matters that need to be addressed in the application. This Landscape Report has been deliberately structured to respond to those matters.

1.12 The design process has also included discussions with the Tupuna Maunga Authority (the **TMA**) who strategically guide the ongoing protection and management of Auckland's Maunga.

1.13 For completeness, it is confirmed that the landscape assessment that informs the Landscape Report has been undertaken in accordance with *Te Tangi a te Manu* (Aotearoa New Zealand Landscape Assessment Guidelines) (**TTatM**). This includes reliance on the seven-point adverse effects rating scale set out in TTatM.

1.14 The Landscape Report should be read in conjunction with the following application documents:

a) The Landscape Plans prepared by Earl Design and dated July 2025 (refer **Appendix B**).

b) The Landscape Management Plan prepared by BGLA, dated July 2025 (refer **Appendix C**).

c) The Visual Simulations (including Methodology Statement) prepared by Rose Fox Architect and dated July 2025 (refer **Appendix D**).

d) The Architectural Design Statement (**ADS**) prepared by 10x10, dated July 2025.

e) The Architectural Plans prepared by 10x10, dated July 2025.

f) The Geological Assessment prepared by Initia Geotechnical Specialists, dated March 2025 (**Initia Report**).

2.0 Proposed Development

House Design

2.1 A two-storey dwelling is proposed on each lot, as described in the Architectural Statement and Plans. Care has been taken to design high quality dwellings that complement the character residential context. As explained in the Architectural Statement:

> *Cedar and brick anchor the homes in the landscape, their warm tones reflecting the spirit of the maunga. Cedar acts as a connective element, tying the building together from back to front and from top to bottom, creating a continuous thread throughout the structure. In contrast, brick grounds the building on the higher side of the site, rising vertically to anchor it firmly within the terrain. The living spaces are elevated on the first floor, opening up to the sweeping views that define the site. Here, the bold horizontality of mid-century expression is tempered by vertical accents, offering contrast without overpowering the form of the land. The scale of the houses is carefully modulated, resonating with the rhythm of the neighboring homes, and reflecting their intimate, human scale*.

2.2 Importantly, the dwellings have been positioned and oriented to run along the contours, and 'off set' from each other to optimise the outlook while managing internal privacy.

Landscape Treatment

2.3 The landscape proposals that form part of the development are shown in **Appendix B** attached. In summary, a locally appropriate palette of predominantly evergreen native tree, shrub, climber and groundcover species are proposed to settle the built development into its specific setting. This includes evergreen native climber planting on the existing retaining wall adjacent the driveway to 22 and 22A Summit Drive and the use of visually recessive, hard landscape materials.

Landscape Maintenance

2.4 All of the proposed plantings will be subject to the Landscape Management Plan attached in **Appendix C**.

3.0 The Site and its Context

Site Context

3.1 As explained earlier, the site corresponds to two properties, being 22 and 22A Summit Drive, within the established residential suburb of Ōwairaka / Mount Albert. The property at 22A Summit Drive is 616m^2 in area, and the property at 22 Summit Drive is 932m^2 in area, (noting that this includes the shared driveway (pan handle)). 22 and 22A Summit Drive are accessed via a 3 m wide driveway from Summit Drive. The site (inclusive of both properties) is therefore a rear lot, with the only street frontage being the narrow driveway.

3.2 Relying on the Geological Assessment prepared by Initia, the maunga has been known by many names over different generations of settlement in the area. Records show that when early Māori occupation occurred the maunga was known as 'Te Puke o Ruarangi' and has also been referred to as 'Te Ahi Ka roa a Rakataura' and 'Te Wai inu roa o Raka'.

3.3 Ōwairaka (place of Wairaka) was the name in place when European settlers arrived in the mid-19th century. Settlers named the mountain and the surrounding suburb Mount Albert shortly after 1840 (after Queen Victoria's consort).

3.4 With respect to the volcanic history of the maunga, Ōwairaka / Mt Albert erupted approximately 30,000 years ago forming a large scoria cone. The early stages of eruption were wet and explosive in style and would have formed a large tuff ring that has mostly been buried by subsequent volcanic activity, where fire fountaining formed the large and complex scoria cone.

3.5 The scoria cone had a large, breached crater opening to the northwest, and a smaller cone to the south. Lava flows formed out from the lower flanks of the cone, with some flowing south. Lava also flowed north from the breached crater in the vicinity of present-day Summit Drive and into the Meola Valley near Chamberlain Park Golf Course.

3.6 The scoria cone of Ōwairaka / Mt Albert was modified by Māori occupation through the development of extensive terraces, pits, ditches and banks as part of a defensive pa formation.

3.7 The upper 15m to 20m of scoria and volcanic material was quarried from the top of the maunga, with 1.5 million cubic metres removed between 1860 and 1959. The two upper cones of the maunga were further modified by installation of water reservoirs and sports fields with the quarried crests / cones. The quarrying, reservoir installation, roading and residential construction on the lower slopes have destroyed or damaged almost all pre-European, and Māori occupation features.

3.8 As explained earlier, parts of the maunga are identified as an ONF in the AUP:OP. The Plan explains that the feature is valued as a consequence of the following factors:

> (a) *the extent to which the landform, feature or geological site contributes to the understanding of the geology or evolution of the biota in the region, New Zealand or the earth, including type localities of rock formations, minerals and fossils;*
>
> (b) *the extent to which the feature is an outstanding representative example of the diversity of Auckland's natural landforms and geological features;*

(d) the extent to which the landform, geological feature or site is part of a recognisable group of features;

(e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape;

(f) the extent of community association with, or public appreciation of, the values of the feature or site;

(g) the potential value of the feature or site for public education;

(h) the potential value of the feature or site to provide additional understanding of the geological or biotic history;

(i) the state of preservation of the feature or site;

3.9 The context of the site is similar to that described in the Landscape and Visual Effects Assessment prepared by Boffa Miskell Limited (dated February 2018) for the 24 Summit Drive Subdivision application which is reproduced below:

> *"Summit Drive originates from Mount Albert Road to the north and is orientated in a northeast / southwest direction. Summit Drive diverges from the loose grid structure observed within the suburb due to the climbing topography of the volcanic cone of Owairaka-Mount Albert.*
>
> *Two streets intersect with Summit Drive, these are Sadgrove Terrace and Stilwell Road. Sadgrove Terrace is a cul-de-sac, which provides access to a number residential properties which back onto the site, as well as Owairaka-Mount Albert, located to the south. Stilwell Road is located directly opposite the site and is orientated perpendicular to Summit Drive. Stillwell Road decreases in elevation from Summit Drive, and terminates at Allendale Road to the north west of the site.*
>
> *Mount Albert town centre, located approximately 500m northwest of the site, is the social centre of the suburb and is the nearest commercial centre to the site. The town centre's compact form is focused around the intersection of New North Road and Mount Albert Road, signifying the importance of Mount Albert Road as an arterial route…*
>
> *At approximately 135m in height, Ōwairaka-Mount Albert forms a prominent volcanic landmark and open space focal point to the suburb, as well as being an identifiable high point on the isthmus skyline from a range of more distant locations in all directions.*
>
> *Since human settlement Ōwairaka-Mount Albert has undergone modification to its natural form. Earthworks including terracing remain visible from its time as a Māori Pa, and in the late 19th century and early 20th century, substantial quarrying of the volcanic cone for scoria took place. Earthworks facilitating a small road have also been undertaken which links Summit Drive to the summit of the volcanic feature.*
>
> *Today, the volcanic craters have been levelled to incorporate a playing field, archery and water reservoir. Much of the maunga remains grassed with trees occupying its flanks as well as a belt of vegetation bisecting the centre of the cone…*
>
> *A number of neighbouring properties are located within the vicinity of the site accessed from Summit Road and Sadgrove Terrace…*
>
> [With respect to the immediate built form context of 24 Summit Drive], *notwithstanding the age of the dwellings* [in the immediate area], *these buildings are consistent with the objective of the Special Character Overlay in their scale, form and materiality…*
>
> *Lot sizes in the vicinity of the site vary, with long established properties fairing the largest, and more recent properties, resultant of subdivision being the smallest. These sizes range from approximately 639m² (7 Sadgrove Terrace), to 1690m² (26 Summit Drive). An amalgamation of mature trees and established gardens occupy these surrounding lots, although the treed interface with Owairaka-Mount Albert provides the defining vegetative feature.*
>
> *An established vegetative framework exists along the rear of the lot* [i.e 24 Summit Drive] *at the interface to the Domain. This backdrop includes species such as Magnolia spp., Syzygium spp. Puka (Meryta sinclairii), Titoki (Alectryon excelsus), Kauri (Agathis australis), Tulip Tree (Liriodendron spp). Diospyros spp., and Taiwan Cherry (Prunus spp.), in addition to remnant ornamental planting such as Impatiens spp. The trees along this backdrop are considered to be an important landscape asset in terms of minimising further modification of the skyline (when viewed in the immediate vicinity), through anticipated development within the site* [i.e.24 Summit Drive]. *These trees also contribute to the unique characteristics of the green belt of mature trees which surround the Domain as it meets the residential land uses."*

Site

3.10 The site itself enjoys a broadly northern aspect with panoramic city and maunga views. The land slopes to the northeast, from a highpoint of approximately 89m asl at the southern corner (adjoining 24 Summit Drive), to approximately 80m asl at the northern corner (adjoining 16 Summit Drive and 1 Sadgrove Terrace - refer **Figure 2** below.

3.11 The northeastern boundary of the site adjoins the existing property at 24 Summit Drive (including Lot 1 and Lot 2, consented under Council reference BUN60361098), which is a vacant rear site. This property serves to separate the site from Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park (sometimes referred to as Mount Albert Domain).

3.12 To the northwest, are three developed residential lots, that front Summit Drive (i.e. 16, 18/18A and 20 Summit Drive). These properties contribute to the unique street frontage in the vicinity of the site, albeit with each contributing a different architectural character in so far as: 16 Summit Drive is well setback from the road and is finished in dark painted interlocking weatherboards; 18 Summit Drive comprises a more traditional weatherboard and tile character; and 20 Summit Drive forms a more modern version of the same.

3.13 Two period homes exist along the site's southwestern boundary, being: no. 28, fronting Summit Drive; and no. 26, a rear lot. These homes are typical of the character residential area, one of which is subject to additional demolition, removal and relocation rules under the Isthmus C2, Special Character Overlay. The accessways to these properties, 24 Summit Drive and the site, run parallel with each other and are set side-by side. This means that the 'opening' to the site from Summit Drive is wider than is usual for a rear lot.

3.14 Also characteristic of the character properties in the area, is the generously proportioned garden associated with 26 and 28 Summit Drive which includes a extensive grassed areas, basalt retaining walls and ornamental plantings.

3.15 More generally, the site presents as a remnant undeveloped piece of land, within the established residential suburb.

3.16 With respect to vegetation features, rank grass dominates the site. Other vegetation features are limited to rough scrub vegetation (dominated by weed species) throughout the northern portion of the land and there are no noteworthy tree or shrub specimens evident on the site.

3.17 The Initia Report explains that the site was likely to have been formed into a fenced residential section around 1940 and treated as a garden lot. Their review identified a mound of basalt boulders on the site (covered in grass). It is also their view that the site is on a flank of scoria and ash that drapes the wider basalt lava flows and that if lava flows are present they are likely to be at a depth beyond 1.4m.

3.18 The Initia Report goes on to advise that in terms of the factors associated with the ONF in the AUP:OP:

a) The landform of the site does not display significant geological features, we assess that there is no contribution to understanding of geology, New Zealand or the earth, including no presence of rock formations, minerals or fossils. The biota appears modified as garden and grass.

c) We consider that the site does not display any features as an outstanding representative of Auckland's natural landforms and geology.

d) The landform is a typical flank slope of one of Auckland's Volcanoes. It is very generic in the ash/gravel soil with no rock exposures, and is unremarkable in comparison to hundreds/thousands (including distal flank slopes) of similar residential sections in Auckland

e) The landform offers no geological contribution to the value of the wider landscape. It shows no distinctive geological difference from surrounding and neighbouring residential lots.

f) There is currently no public access to the site, and it is bordered by residential subdivided lots. We therefore assume low to no public appreciation or value.

g) We assess there is no potential value of the site for public education (there are no distinctive geological features).h) We assess there is no potential value of the site for understanding of geological history beyond what is interpreted and presented in this memo letter (there are no distinctive geological features, we assume the biota is highly modified).

i) The site appears highly modified and there are no features to preserve.

3.19 The Initia Report concludes that from a geological and geomorphological perspective, the site does not display any geologically outstanding features of value.

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Height datum: NZVD 2016.

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22 and 22A Summit Drive, Mount Albert

Figure 2: Contours

0 10 20 30
Meters

Scale @ A3
= 1:1,000

Date Printed:
14/04/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Key landscape values associated with the site and local area

3.20 Drawing from this description, the key landscape values associated with the local area and informing the landscape setting of the site can be summarised as follows:

a) The **high to very high biophysical values** associated with the maunga landform, as an example of a scoria cone with lava flows spreading in three directions from the volcano to cover some 3.3km³.

b) The **high perceptual values** of the area deriving from: the role of the maunga as a highly legible natural landmark within the cityscape; and the special character of the urban fabric in the vicinity of the site which includes a mix of heritage and more modern, typically high-quality homes, set within a reasonably cohesive leafy setting.

c) The **high to very high associative values** connected to the maunga as a place of special importance to mana whenua and iwi.

4.0 Visual Effects

Representative Viewpoints

4.1 In terms of 'representative' public views, the key locations to enable an understanding of potential adverse visual amenity effects are:

a) Viewpoint 1: Corner of Summit Drive and Stilwell Road.

b) Viewpoint 2: Corner of Summit Drive and Mount Albert Road.

c) Viewpoint 3: Corner of Saint Lukes Road and New North Road.

4.2 In addition to these representative views, the Landscape Report also provides comment with respect to visual amenity effects in relation to:

i. residential properties adjacent the site;

ii. views from track network within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park

iii. views from Maungawhau, across to Ōwairaka; and

iv. views from Nikau Street near the new Maungawhau Rail Station.

Visual Simulations

4.3 Visual simulations have been prepared for the three representative public views described in paragraph 4 above – see **Appendix D**. Appendix D also includes a Viewpoint Location Plan and Methodology Statement. While the methodology used to prepare the simulations is not strictly in accordance with the NZILA Guidelines, it is considered to be fit for purpose for the application, noting that visual simulations are a tool to assist an understanding of visual effects, but should not replace field survey (see TTatM 6.51-6.53).

Viewpoint 1: Corner of Summit Drive and Stilwell Road

Photograph 1: Existing View

Photograph 2: Proposed View

4.4 Refer **Appendix D** for larger scale imagery and viewpoint location plan.

4.5 This vantage point corresponds to the close-range view available from the street frontage of the site. As explained earlier, the site forms a rear lot accessed via a panhandle driveway from Summit Drive. This means that only the southern margin of the site is visible from the street.

4.6 The driveway and retaining wall along the southern edge of the site, along with the rank grass throughout the southern part of the site are seen, backdropped by the mature vegetation within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park (or Mount Albert Domain), that is adjacent 24 Summit Drive.

4.7 The substantial character homes and gardens of 28 Summit Drive, and, to a lesser degree, 26 Summit Drive are seen uphill and to the right of view. Downhill, and to the left of view are the more recent and modestly proportioned dwellings of 20 and 18 Summit Drive. The arrangement of the driveways to 20, 22, 22A, 24, 26 and 28 Summit Drive is such that they are set side by side in this outlook, forming an obvious ‘gap’ in the patterning of houses fronting the street, and enabling views through from the street to the mature vegetation within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park (or Mount Albert Domain), that is adjacent 24 Summit Drive. This serves to reinforce the proximity of the viewer (and the street more generally) to the maunga.

4.8 From this location, the southern end of the western elevation of the dwelling proposed at 22 Summit Drive will be seen, backdropped by the mature vegetation within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park.

4.9 The visually recessive and earthy tones of the exterior building finishes combined with the varied and interesting articulation of the elevational treatments will ensure that the dwelling does not form a dominant element.

4.10 The careful use of high-quality materials such as cedar and brick respond positively to the materiality of houses in the local area and the scale and height of the dwellings will fit well with the local residential fabric as viewed from the street. The rear lot character of the site combined with the appealing and visually recessive architectural design means that the development will maintain the continuity and coherence of the special character values of the area and the streetscape qualities and cohesiveness. The proposed layout and site conditions (i.e. rear lot) will also avoid an impression of carparking or garaging dominating the streetscape.

4.11 The proposed hedge and climber planting on either side of the driveway, together with the proposed tree and shrub planting around the dwelling at 22 Summit Drive will settle the building into its leafy residential setting. a reasonably cohesive leafy setting.

4.12 Overall, the development will read as a high quality and sympathetic addition to the local residential neighbourhood that maintains a strong visual connection from the street to the mature vegetated backdrop associated with the maunga. This outcome is considered to be of importance in maintaining the setting of the special character area and the relationship of built form to open space and landscape context associated with the area.

4.13 On balancing these considerations, adverse visual amenity effects for this audience are rated as **low** (less than minor) reducing to **very low** (less than minor) as the proposed plantings establish and mature (approximately 5 years).

Viewpoint 2: Corner of Summit Drive and Mount Albert Road

Photograph 3: Existing View

Photograph 4: Proposed View

4.14 Refer **Appendix D** for larger scale imagery and viewpoint location plan.

4.15 From this viewpoint location (approximately 225m from the site), a very limited sliver of the site is visible. This corresponds to the southeastern and highest part of the site. The visible area reads as part of a small pocket (or 'wedge') of grassland, backdropped by the character properties of 26 and 40 Summit Drive and the mature tree plantings throughout the northwestern flanks of the maunga. The majority of the grassed area seen in this view corresponds to the undeveloped land at 24 Summit Drive (i.e the neighbouring site to the east). The mid and foreground of view is dominated by the established suburban residential patterning of Mt Albert, characterised by a mix of single and two storey dwellings, set within a leafy garden suburb type landscape context.

4.16 A relatively limited proportion of the upper parts of the proposed dwellings at 22 and 22A will be seen in this view, backdropped by the character properties at 26 and 28 Summit Drive. The established suburban residential patterning in the mid and foreground of view serves to screen views to the mid and lower portion of proposed dwellings.

4.17 The proposed tree and shrub plantings along the eastern side of 22 Summit Drive will also be glimpsed, serving to 'contain' the eastern side of the dwelling.

4.18 The limited extent of the proposed buildings that will visible, coupled with the visually recessive appearance of the exterior materials, their careful articulation of the elevations and the visually complex setting means that the proposal will not form a prominent or dominant visual element.

4.19 The character homes that sit above the proposed development reinforce the positioning of the site below (or within) the perceived edge between the undeveloped maunga and established residential neighbourhood.

4.20 On balancing these considerations, adverse visual amenity effects for this audience are rated as **very low** (less than minor) reducing further, as the proposed plantings establish and mature (approximately 5 years).

Viewpoint 3: Corner of Saint Lukes Road and New North Road

Photograph 5: Existing View

Photograph 6: Proposed View

4.21 This vantage point corresponds to a large traffic intersection where pedestrians, cyclists and vehicle users are likely to stop, allowing views to the maunga.

4.22 From this vantage point, some 1.4km from the site, 22 and 22A Summit Drive are barely discernible due to the screening influence of intervening buildings and mature vegetation and the diminishing influence of distance. While it is not usual to rely on off-site vegetation in managing visual effects, it is evident that at least some of the intervening mature trees are likely to be protected under the AUP:OP as illustrated by the mapping of the Notable Trees Overlay in **Figure 3** below.

4.23 From this orientation, the open grassed character of 24 Summit Drive together with the visible portion of the site reads as part of the established 'apron' of more generously proportioned character properties extending around the elevated flanks of the maunga (i.e. 26 and 40 Summit Drive).

4.24 A very limited proportion of the upper parts of the proposed dwellings at 22 and 22A will be seen in this view, backdropped by the character properties at 26 and 40 Summit Drive. The established suburban residential patterning in the mid and foreground of view (including mature trees), serves to screen views to the mid and lower portion of proposed dwellings.

4.25 As for viewpoint 2, the proposed tree and shrub plantings along the eastern side of 22 Summit Drive will also be glimpsed, serving to 'contain' the eastern side of the dwelling.

4.26 The diminishing influence of distance along with the limited extent of the proposed buildings that will visible, the visually recessive appearance of the exterior materials, their careful articulation of the elevations and the visually complex setting means that the proposal will not form a prominent or dominant visual element in this outlook.

4.27 The character homes that sit above the proposed development reinforce the positioning of the site below (or within) the perceived edge between the undeveloped maunga and established residential neighbourhood.

4.28 On balancing these considerations, adverse visual amenity effects for this audience are rated as **very low** (less than minor) reducing further as the proposed plantings establish and mature (approximately 5 years).

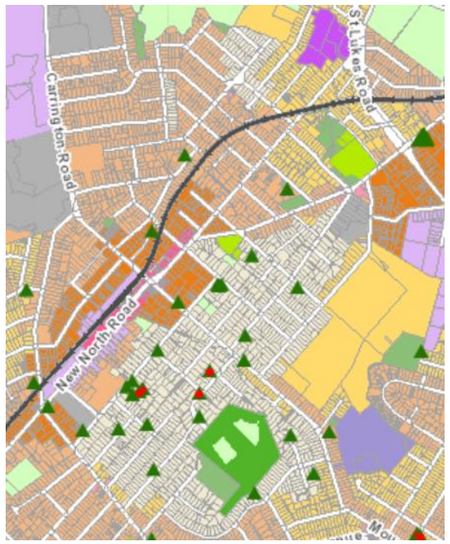

Figure 3: Notable Trees Overlay

Views from residential properties adjacent the site

4.29 In considering visual effects for private residential properties, it is important to note that private views are not protected per se under the RMA. However, it is fair to consider the effects on visual amenity enjoyed from a neighbouring property. This typically involves consideration of whether a development will appear as a dominant element for the neighbour or result in overlooking or compromise the impression of privacy.

4.30 Further, the subdivision of the site into two residential lots, sets a reasonable expectation for two new residential buildings to be constructed on the land, subject to 'alignment' with the various AUP:OP provisions relevant to the site.

4.31 It should be noted that the assessor has not visited the neighbouring residential properties. The following comments are based on field survey from the site and street network, along with review of AC Geomaps aerial mapping with contours.

1 and 3A Sadgrove Terrace

4.32 With respect to views from the neighbouring properties to the north of the site (1 and 3A Sadgrove Terrace), it would appear that at least some of the indoor (and to a lesser degree, outdoor) living is likely to be oriented to the north away from the site, to optimise northern sun and the expansive cityscape views.

4.33 That said, both of these properties have outdoor living areas (including pools) to the rear of their land in proximity to the northern site boundary.

4.34 The compliance of the proposal with the 3m yard setback standard and very minor infringement with respect to the 2.5m plus 45^{o} HIRB control along this boundary, result in a sympathetic interface between the existing dwellings and the proposed development.

4.35 Further, referencing AC Geomaps contours, the outdoor living areas on the neighbouring properties would appear to be set at least two metres below the proposed dwelling at 24A Summit Drive. This elevational difference means that the first floor living of the proposed dwelling at 24A, will look out and over the neighbouring properties, rather than directly into them. Further, the arrangement of the first-floor outdoor living towards the northwestern end of the proposed building means that it is not directly adjacent the pool at 3A Sadgrove Terrace which is reasonably close to the common boundary.

4.36 The proposed landscape treatment which includes evergreen tree and shrub species, will serve to filter or screen views from 1 and 3A Sadgrove Terrace to the ground floor of 22A Summit Drive and filter views to the first floor of 22A Summit Drive. Where visible, the proposed dwelling will read as a high-quality residential dwelling.

4.37 Collectively, these various characteristics will ensure that adverse visual amenity effects (including potential privacy and overlooking effects) for these audiences rate as **very low** (less than minor), reducing further as the proposed planting establish and mature.

16, 18 / 18A and 20 Summit Drive

4.38 All of these properties would appear to be primarily oriented broadly northwards to optimise the northern aspect and (potential) cityscape views. However, it is expected that each of these neighbouring properties have at least some degree of indoor and / or outdoor living oriented towards the site, suggesting the potential for the proposed development to influence their visual amenity.

4.39 The compliance of the proposal with the applicable 3m yard setback standard and 2.5m plus 45º HIRB standard along the western side of the site result in a sympathetic interface between the existing dwellings and the proposed development.

4.40 The proposed landscape treatment which includes tree, hedge and shrub plantings, will serve to filter views from 16, 18 / 18A and 20 Summit Drive to the proposed dwellings at 22 and 22A Summit Drive. As for 1 and 3A Sadgrove Terrace, where visible, the proposed dwellings will read as high-quality residential dwellings.

4.41 Collectively, these various characteristics will ensure that adverse visual amenity effects (including potential privacy and overlooking effects) for these audiences rate as **very low** (less than minor), reducing further as the proposed planting establish and mature.

26 Summit Drive

4.42 Although not directly adjacent the site, the two-storey dwelling at 26 Summit Drive has broadly northern unobstructed panoramic cityscape views out over the site.

4.43 Referencing AC Geomaps contour data and the architectural plans prepared by 10 x 10, the existing dwelling at 26 Summit Drive is set well above the site with habitable floor levels having clear and unobstructed views over the proposed roof forms at both 22 and 22A Summit Drive. Importantly, neither the proposed buildings (or landscape treatment for that matter) will disrupt the panoramic cityscape views enjoyed by 26 Summit Drive.

4.44 The visually recessive appearance of the proposed roof materials (flaxpod / charcoal coloursteel), positioning of the development within the established urban pattern and lower elevation of the site relative to the viewer means that the proposed development will not form a prominent or dominant element that detracts from the visual amenity enjoyed from 26 Summit Drive.

4.45 On balancing these considerations, adverse visual amenity effects (including potential privacy and overlooking effects) for this audience are rated as **very low** (less than minor).

Views from track network within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park

4.46 The screening influence of mature vegetation within Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park is such that the site is not visible from the existing track network. It is possible that over time, this vegetation may die or be removed as part of the ongoing restoration and management of the maunga. In turn, it is possible that this may open glimpses or views out over the proposed development in the future.

4.47 Were this to occur, the visually recessive appearance of the proposed roof materials (flaxpod / charcoal coloursteel), positioning of the development within the established urban pattern (noting the vacant property of 24 Summit Drive with two consented lots sits between the site and park edge and serves to enclose the site on its eastern side), and lower elevation of the site relative to a viewer in Ōwairaka – Teahi – Ka – A – Rakataura - Mount Albert Park means that the development will not form a prominent or dominant element that detracts from the visual amenity enjoyed in the park.

4.48 On balancing these considerations, adverse visual amenity effects for this audience are rated as **very low** (less than minor).

Views from Maungawhau (Mount Eden)

4.49 Relying on a desktop review of the Auckland Volcanic Field along with knowledge of this part of the Isthmus, the potential visibility of the site from other maunga is limited to Maungawhau (Mount Eden). At a distance of around 4km from Maungawhau, the site is positioned within the complex and highly legible patterning of urban development wrapping around the lower and mid flanks on the northern and eastern sides of Ōwairaka (Mount Albert).

4.50 At this distance, and in light of the proposed scale of the buildings and their visually recessive appearance, the proposed development would be indiscernible from locations on Maungawhau (Mount Eden).

4.51 That said (and tested via the analysis of zoomed in photographs), from this orientation and elevation, the proposed dwellings sit below the existing residential dwellings to the south of the site and will not protrude above the established urban edge fringing the maunga. Importantly, the impression of the upper parts of the maunga as an undeveloped area with a mix of mature indigenous and exotic trees will remain intact and continue to read as a highly legible and expressive natural landscape landmark within the cityscape.

4.52 On balancing these considerations, adverse visual amenity effects for this audience are rated as **very low** (less than minor).

Views from Nikau Street near Maungawhau Rail Station

4.53 This vantage point is at a similar distance to the Maungawhau viewing audience (discussed above), albeit at a lower elevation, suggesting the potential for development to potentially 'breach' the established urban edge flanking Ōwairaka (Mount Albert).

4.54 As discussed for the view from Maungawhau, at this distance and in light of the proposed scale of the buildings and their visually recessive appearance, the proposed development would be indiscernible.

4.55 Again, it is also interesting to note that the proposed dwellings sit below the existing residential dwellings to the south of the site and will not protrude above the established urban edge fringing the maunga. Importantly, the impression of the upper parts of the maunga as an undeveloped area with a mix of mature indigenous and exotic trees will remain intact and continue to read as a highly legible and expressive natural landscape landmark within the cityscape.

4.56 On balancing these considerations, adverse visual amenity effects for this audience are rated as **very low** (less than minor).

5.0 Landscape Effects

5.1 With respect to effects on physical landscape values, the limited extent of excavation proposed as part of the application serves to minimise effects on the landform attributes and values of the maunga. This is borne out in the Geological Assessment by Initia Geotechnical Specialists, which advises that the site is underlain by fairly generic ash and scoria deposits with the ash deposits showing no structure or unique layering. The approximate RL and thickness of ava flows in the area are inferred (from nearby borehole investigations) to be at depth and unlikely to be encountered or disturbed by the proposed development.

5.2 The absence of noteworthy vegetation (or hydrological) features on the site is such that effects in relation to these aspects of physical values are unremarkable.

5.3 The above discussion of adverse visual amenity effects assists with an understanding of the effects of the development on perceptual landscape values. Importantly, the proposal will not detract from, or disturb, the legibility and identity of the maunga as a natural landmark within the cityscape. Importantly, the visual effects analysis reveals that the proposal will not form a dominant visual element nor 'breach' the perceived urban edge around the mid flanks of the maunga. The high-quality architectural design and landscape treatment will ensure that the development sits comfortably into the special character neighbourhood.

5.4 The discussion of adverse visual amenity effects also reveals that the development will not detract from visual connections between the maunga, or the visual amenity enjoyed on the maunga. The use of locally appropriate eco-sourced native species and locally sourced rocks (from the site) in the landscape proposals, complements and builds on the endemic attributes and values associated with the maunga.

5.5 It is noted that the origin points of all of the Maunga Viewshafts that are potentially relevant to the site are located at a considerable distance from the maunga (i.e. St Jude Street intersection origin point: 1.7km; Morningside Drive origin point: 1.6km; North Western Motorway origin point: 6.6km). The visual effects analysis demonstrates that at these sorts of distances, the proposed development (if visible), will be barely discernible at worst. For these reasons it is concluded that the proposal will not undermine the visual integrity of the maunga in the viewshaft.

5.6 With respect to effects in relation to associative values, the assessor is advised that discussions have commenced with mana whenua and are expected to be progressed as the application makes its way through the planning process.

5.7 Collectively (and relying on the information available to date), the very careful approach of minimising earthworks and building height and adopting sympathetic architectural and landscape design strategies will ensure that adverse landscape effects rate as **very low** (less than minor)

6.0 Commentary against relevant Statutory Context

6.1 With respect to the **ONF** that applies to the site, the Initia Geological Assessment establishes that the development will not undermine the factors that underpin the ONF that applies to the site and parts of the local area (maunga). This analysis in combination with the very limited extent of earthworks proposed as part of the development gives confidence that the proposed development will protect the physical integrity of the ONF (AUP:OP B4.2.1(3) and D10.3 (1)(a) & (c)).

6.2 The preceding discussion of visual amenity effects demonstrates that the development will protect the visual integrity of the ONF (AUP:OP B4.2.1(3) and D10.3 (1) (b)).

6.3 The approach of using locally appropriate eco-sourced native species and locally sourced rocks (from the site) in the proposed landscape treatment, aligns with the intentions of enhancing the values of the ONF (AUP:OP B4.2.1(8) and D10.3(7)).

6.4 Overall, the analysis of landscape effects (including visual amenity effects) establishes that the proposal will ensure that the ONF is protected from inappropriate development.

6.5 In terms of the Maunga Viewshaft that applies to the site, the preceding visual and landscape effects analysis demonstrates that the proposal will: maintain the contribution that the maunga makes to the landscape of Auckland and protect the visual connection between the maunga (D14.3.(2)); will have no adverse effect on the visual integrity of the maunga as viewed from the origin point (D14.3.(4)(a)) or, more generally (D14.8.2(1)(a)).

6.6 With respect to the **Special Character Overlay** in the vicinity of the site, the discussion of visual amenity effects (particularly in relation to Viewpoints 1 and 3), demonstrates that the development will: maintain the continuity and coherence of the identified special character values of the areas (AUP:OP D18.3(2)(a)); maintain the streetscape qualities and cohesiveness AUP:OP D18.3(2)(b)); respond positively to the design, scale, height, setback and massing of existing development (AUP:OP D18.3(2)(c)); maintain the relationship of built form to open space and landscape context (AUP:OP D18.3(2)(d)); maintain the setting of the special character area such as mature trees and landform (AUP:OP D18.3(2)(e)); use materials that are compatible with the area (AUP:OP D18.3(2)(h)); manage the design and location of car parking etc to maintain and enhance streetscape character (AUP:OP D18.3(6)).

7.0 Conclusion

7.1 In conclusion, this landscape assessment has considered the proposed development at 22 and 22A Summit Drive, Ōwairaka (Mount Albert), in relation to its physical, perceptual and associative landscape effects. The assessment confirms that the proposal has been carefully designed to respond to the unique characteristics of the site, including its location on the lower urban fringe of the maunga, its inclusion within an Outstanding Natural Feature overlay, its position within a Maunga Viewshaft and its location within a Special Character Area.

7.2 The proposed dwellings have been positioned and designed to minimise earthworks, respect the volcanic landform, and integrate sensitively with the surrounding built environment. The use of locally appropriate native planting and visually recessive materials further supports the integration of the development into its landscape setting.

7.3 The visual simulations and viewpoint analysis demonstrate that the proposal will not result in significant adverse visual effects, and the development will maintain the visual integrity of the maunga and surrounding neighbourhood. The proposal aligns with relevant statutory provisions, including those relating to Outstanding Natural Features, Maunga Viewshafts and Special Character Areas.

7.4 Overall, the proposed development represents a high-quality and contextually appropriate response to the site and is considered to be appropriate from a landscape perspective with adverse effects rating as, at worst, **low** (less than minor), reducing to **very low** (less than minor) in the medium term once plantings have established.

Bridget Gilbert
LANDSCAPE ARCHITECT
B. Hort. Dip. L.A. ALI FNZILA
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Appendix A: Pre Application Meeting Minutes

Planner-led Pre-Application

Pre-Application No.	PRR00042511	
Date of request	**28/1/2025**	
Applicant	**A&Y Contractor Limited**	
Contact details	**Phone**	**Jethro Joffe: 0211291233**
	Email	**jethro@basplan.co.nz**
Site Address	**22 and 22A Summit Drive, Mount Albert, Auckland 1025**	
Proposal	**Construction of two separate dwellings on two abutting separate properties (one dwelling at each property) at 22 and 22A Summit Drive, Mount Albert, and will involve concurrent land use consent overall as a Non-Complying Activity requiring Public Notification**	

The Auckland Unitary Plan became 'Operative in part' (AUP(OP)) on 15 November 2016. For the purposes of this pre-application and any resource consent application that may be lodged, the AUP(OP) is the primary planning document that sets out the relevant zoning/overlays applying to the site, and the objectives and policies, rules and assessment criteria guiding development in this location

Type	Y	N	Type	Y	N
(Potential) Contaminated Land	☐	☒	Coastal Erosion	☐	☒
Land Instability	☒	☐	Coastal Storm Inundation	☐	☒
Floodplain	☐	☒	Coastal Storm Inundation (plus 1m sea level rise)	☐	☒
Overland flow paths (ephemeral/intermittent/permanent stream)	☐	☒	Cultural Heritage Inventory	☐	☒
Flood Sensitive	☐	☒	Combined Network	☐	☒
Arterial Roads	☐	☒	Building Frontage Control	☐	☒
Vehicle Access Restriction Control	☐	☒	Geology (rock breaking)	☒	☐

Meeting held		
Date and Time	14 March 2025 Room 5, Level 28, 135 Albert Street, Auckland	
Meeting participants – Customer / Agents	Jethro Joffe Arron Kong Bridget Gilbert Ben Roy Joy Park	Planner, Baseplan Limited Architect, 10 x 10 Architecture Landscape Architect Geologist Architectural Graduate - 10 x 10 Architecture
Meeting participants – Council	Amanda Blakey John Lan Sally Peake Kate Lewis Sean Kisby	Planner - Resource Consents Team Leader - Resource Consents Landscape Architect / Urban Designer Natural Features Specialist (Geologist) - Environmental Services Unit Built Heritage Specialist - Heritage Unit (not present, but has provided comments)

Summary of key considerations and issues	
Landscape Architecture	The site is subject to both the Regionally Significant Volcanic Viewshafts and the Height Sensitive Areas (HSA) overlays. Ms Peake, Council's consultant landscape architect, provided the following comments and requested for the following information to be included with any future resource consent application: • Please provide a targeted visual assessment identifying images used from previous subdivision or using (Landscape Architect) Schedule 20 images for height sensitive areas.

	• The 'tilting' (off setting) of the dwellings, allowing them to follow the contours of the Maunga, is a 'good idea' from a landscape visual perspective. • Please include assessment of the visual and landscape impacts from Summit Drive, and the intersection with Stillwell Road, as it will be possible to view the proposed dwellings along the street through driveways. • Include trees that would reach maturity on landscaping plans, while being cognisant of the conservation planting of natives supported by the Tūpuna Maunga Authority.
Outstanding Natural Feature	The subject site is subject to the Outstanding Natural Features Overlay (ONF) - Mt Albert (Owairaka). Dr. Lewis provided the following comments in relation to ONF values, being largely separated into the following matters: <u>Physical Effects</u> • The proposed maximum excavation cut of less than 2.0m, is less than expected given the topography, and the design here does seem to have taken regard of the landform of the Maunga. • Please ensure that an earthworks plan with cut and fill, max excavations, is prepared to support the application. • I agree with the proposal to limit excavation to the upper layer shown on the applicant's geological section. This would keep the excavation in the ash and scoria layer and avoid rock breaking of the basalt lava flow. This also minimises the risk of uncovering lava caves. • Geologically, any works should be logged so that what is being removed (during earthworks and excavations) is recorded. • It is usually a condition of consent that materials removed in the excavation are disposed of outside of the Outstanding Natural Feature; the intention is to protect the visual elements of the geological feature. This would likely apply to the ash and scoria. However, the applicant mentioned basaltic boulders on the site, and the Tūpuna Maunga Authority should be consulted with respect to those and may want them to stay on the Maunga. If the TMA wishes to have any other geological materials kept within the ONF then we can discuss that. <u>Visual Effects</u> • Please provide a full landscape visual impact assessment. • Looking at the backdrop of Maunga (rather than neighbourhood / other dwellings) with respect to visual effects is required. How will the proposed dwellings distract from the Maunga? • Conservation planting will direct any landscaping towards natives that are local to the Maunga. I suggest consulting with your landscaping advisor and consulting this reference for ecologically appropriate vegetation. https://www.tiakitamakimakaurau.nz/protect-and-restore-our-

	environment/te-haumanu-taiao-restoring-natural-environment/te-haumanu-taiao-guide/
Special Character	Sean Kisby provided the following comments in relation to the Special Character Areas Overlay Residential - Mt Albert, Residential Isthmus C2 • Consider the overlay references which generally reference pre-1945 buildings with simple forms. Complicated overhangs and cantilevers are not encouraged. Please include more detail in your application package about the proposed balconies. • Noted that plans presented at the meeting did provide further details around materiality and recessive design and colour, which appear supportable. • Minimising excavation and keeping retaining as low as possible to preserve the Maunga landform as far as possible. • Surrounding development is generally low lying, with predominantly leafy and mature trees. Although discussion around lower planting, in consultation with ONF specialist and TMA, please consider some taller landscape elements. • Please provide details of proposed boundary treatments – none provided on current proposal plans. • There will be a view of the proposed dwellings from Summit Drive, as views down the three adjoining driveways will be possible along the road frontage for pedestrians and persons in vehicles. Please ensure the landscape assessment includes these wider environment views in respect of special character. • With respect to the receiving environment, there are some scheduled houses nearby. Please include in your assessment how the proposed design might respond to those houses.
Tūpuna Maunga Affected Areas Overlay	Consultation outcomes: • We understand that you have already contacted the Tūpuna Maunga Authority for comment, given that the proposed works are within the Tūpuna Maunga Affected Areas Overlay. • The overlay identifies the extent where effects on Tūpuna Maunga are likely from adjacent use and development. In this case, due to the method of excavation and works occurring on modified ground and the infringement to the height limits applicable to the HSA, the Tūpuna Maunga Authority may have an interest in this application. • Please include the consultation and outcomes in your application (I note your comment that the main TMA concern was that proposed vegetation be restricted to native flora). • Please also consult with the Tūpuna Maunga Authority regarding the loosely stacked basalt on the subject site.
Land instability / Geotechnical / Land Disturbance	• While no Council Engineering advice was sought at this stage, it is noted that the current proposal avoids excavations required for piling, will utilise

	shallow foundations, and will have a maximum excavation cut of up to 2m. Although, these are subject to confirmation in a formal application. • Please ensure that an earthworks plan with all cut and fill volumes are clearly identified across the area of site works. • Plans showing accessway width, gradients, manoeuvring space dimensions and gradients will be required. • Assessment against relevant provisions of PC79 would be required.
Planning	The following comments are made: • I have considered the above comments made by the specialists and share their observations. • A single application will be lodged and is acceptable for the two adjoining properties. • Please confirm, with survey data, which nearest two buildings on adjoining sites that have been used to find the average height (D14.6.3(1)(a)(i)) for each of 22 and 22A Summit Drive, and what those measured heights are for each property. • The applicant has noted that they will apply for the proposal to be publicly notified. • Please include an assessment of on-site residential amenity (given proposed yard infringements). • Please include an assessment of effects from all infringements (noting that final plans have not yet been provided – however, H3 – Single Residential Zone HIRB, yards, potentially outdoor living space and outlook spaces may be impacted). • Please include an assessment against the objectives and policies of all relevant plans and proposed plans. • The applicant may need to obtain an Authority under the Heritage New Zealand Pouhere Taonga Act for the proposed development. This will be separate to the resource consent assessment.
Mana whenua:	• Other mana whenua groups that are not affiliated with the Tūpuna Maunga Authority, may identify with interests in the subject site. • Council offers a facilitation service through which we will contact relevant Mana Whenua groups to determine whether they consider whether their values are affected and whether a cultural values assessment/s are required. Council's service is optional for you to uptake and is provided free of charge. • Our facilitators will take responsibility for making the initial contact with Mana Whenua groups, providing them with the relevant application details, and asking them to indicate whether or not their values are affected and whether cultural values assessments are required given the circumstances of the application.

	• Our facilitators will collate all the Mana Whenua feedback, and if relevant, establish from Mana Whenua groups the cost, timeframes and whether joint assessments are possible. • Alternatively, you may engage with the relevant Mana Whenua groups yourself. We are able to provide you with a list of Mana Whenua groups to contact along with their contact details. We will then formally request evidence of this engagement using section 92 of the Resource Management Act.

Any other matters / items arising / corrections / clarification

Mana whenua:

- Consideration should be given to relevant iwi management plans and the TMA's Integrated Management Plan as part of the s104(3) assessment.

Concluding comments

Noting the above, and that any application would be for a notified application, there is potential for the proposal to be supported if the quality and design provide visual quality of the Maunga, streetscape, and surrounding neighbourhood whilst minimising excavations and land disturbance of the natural feature.

Given the proposed activity is non-complying, sufficient assessment of all relevant effects of the activity should be provided to understand the proposal, as well as an assessment of how the proposal is consistent and not contrary to the objectives and policies of all relevant plans and proposed plans.

This is a preliminary view only. A final determination on notification and the overall merits of the application can only be made upon receipt of a formal application, site visit and review.

Information to support application for resource consent	
Apply online	You can also apply online.
All Plans	All plans are drawn at 1:100 or 1:200 scale and show a north point, boundary dimensions and bearings, adjoining legal descriptions, street numbers and metric scale bars, datum point, site contours including spot levels on the relevant boundaries. A guidance note has been produced to what information needs to be shown on your plans.
Assessment of Environmental Effects (AEE)	This is a statement assessing the actual and/or potential effects on the environment of a proposed activity. A guidance note has been produced on how to prepare an AEE.
Specialist Assessments	You may need to provide written specialist report(s) to support your application, depending on the scale and significance of your proposal.

	As described above, in this case the following is considered necessary: • Landscape Visual Impact Assessment • Geotechnical Investigation Assessment • Engineering / Earthworks Plans • Tūpuna Maunga Authority Consultation • Mana Whenua Consultation • Landscaping Plans ***Important Note:*** *The specialist assessments required above are advised based on the proposal provided for the pre-application meeting, should the nature and extent of proposal change, further specialist assessment may be required.*

Important Information

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

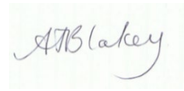
The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The applicant also recognises that any information it provides to the council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is good reason to withhold the information under that act).

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

Prepared by:
Name: Amanda Blakey
Title: Intermediate Planner, Resource Consents

Signed: 

Date: 1 April 2025

Reviewed by:
Name: John Lan
Title: Team Leader, Resource Consents
Signed:

Date: 02 April 2025

Appendix B: Landscape Plans

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

bridgetgilbert
landscapearchitecture

22 and 22A Summit Drive

Landscape Architecture Package

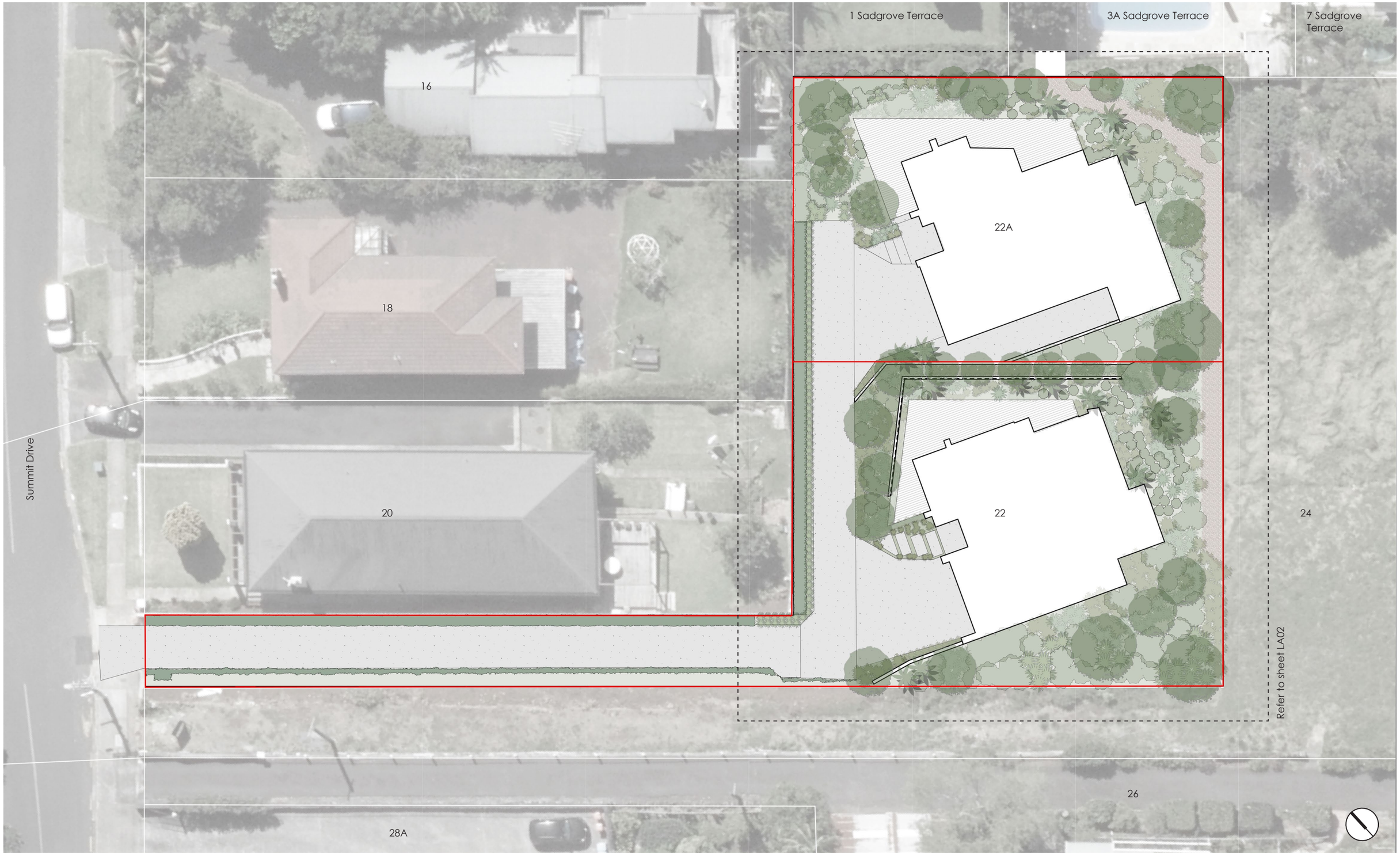
Rev. C
Issued for Resource Consent
04.08.2025

Revision History.

Drawing Revision	Drawing Description.	Drawing Issue Date.
Rev.A	Draft Issued For Review	28.05.2025
Rev. B	Issued for Resource Consent	23.06.2025
Rev.C	Issued for Resource Consent	04.08.2025

Contents.

Sheet.	Sheet Title.
LA01	Landscape Masterplan and Site Context Plan
LA02	General Arrangement Plan
LA03	Planting Plan
LA04	Planting Schedule
LA05	Planting Palette
LA06	Fencing and Retaining Wall Plan



EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

bridgetgilbert
landscapearchitecture

Notes.
1. Not for construction purposes.
2. Refer sheet LA02 for General Arrangement Plan.
3. Refer to LA03 for Planting Plan.
4. Refer to sheet LA06 for fencing and retaining plan.

Date.	04.08.2025
Scale.	1:250 at A3
Sheet.	LA01
Revision.	C

22 and 22A Summit Drive
Landscape Architecture Package
Site Context Plan

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

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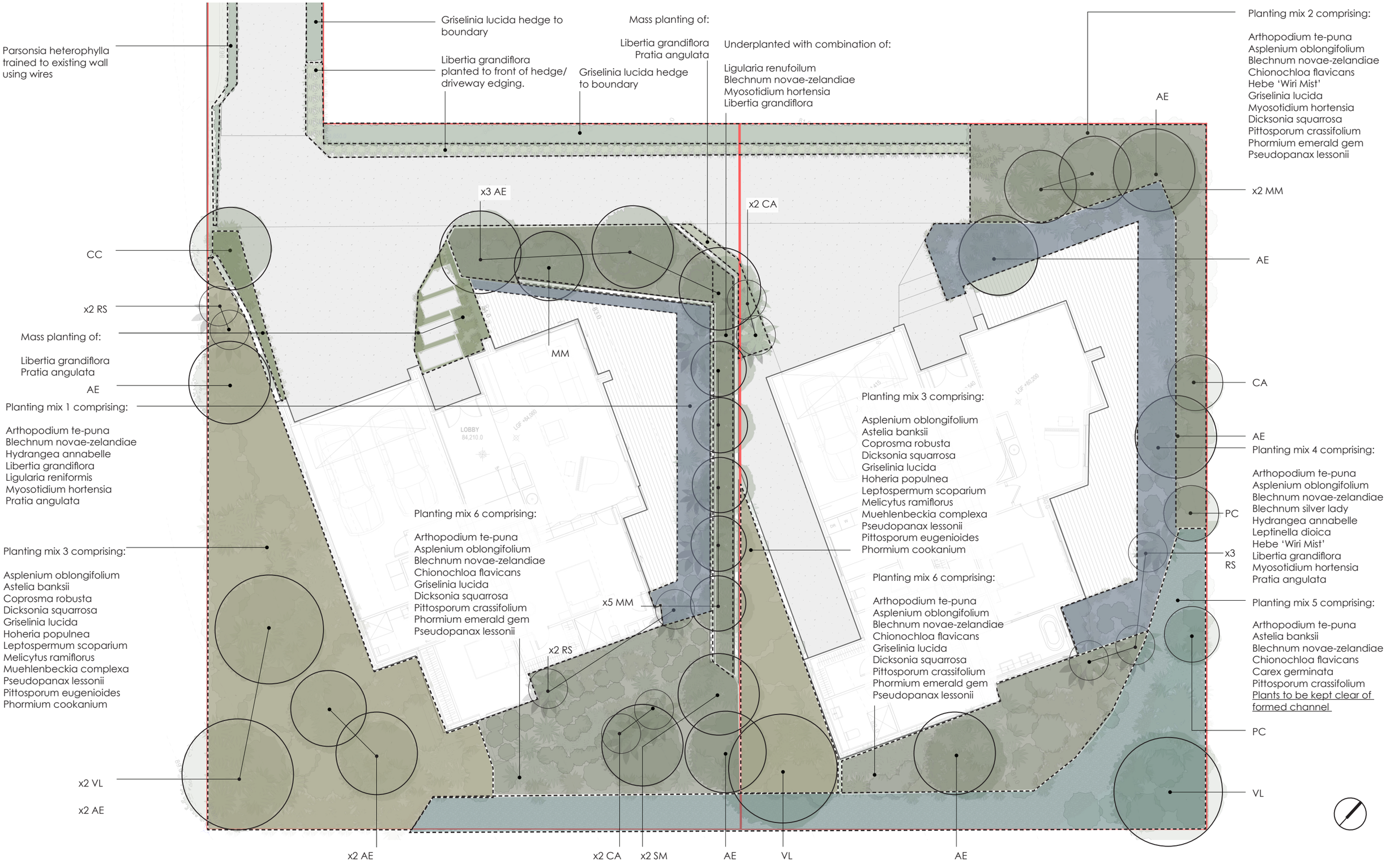
Notes.
1. Not for construction purposes.
2. Refer to sheet LA03 for planting plan.
3. Refer to sheet LA06 for fencing and retaining plan.
4. Refer to sheet LA07 for materials palette.

Date.	04.08.2025
Scale.	1:400 at A3
Sheet.	LA02
Revision.	C

22 and 22A Summit Drive

Landscape Architecture Package

General Arrangement Plan



EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

bridgetgilbert
landscapearchitecture

Notes.
1. Not for construction purposes.
2. Refer to sheet LA02 for general arrangement plan
3. Refer to sheet LA04 for planting schedule.

Date. 04.08.2025
Scale. NA
Sheet. LA03

Revision. C

22 and 22A Summit Drive
Landscape Architecture Package
Planting Schedule

Proposed Trees

Code	Botanical Name	Common Name	Mature H x W (m)	Spacing	Grade	Comments
AE	*Alectryon excelsus*	Titoki	6 X 4	As shown	PB95	
CC	*Cercis canadensis 'Forest Pansey'*	Judas tree	4 x 3	As shown	PB95	
CA	*Cordyline australis*	Tī kōuka	8 x 2	As shown	PB40	
MM	Metrosiderous mistral	Pōhutukawa	5 x 3	As shown	PB95	
PC	Pseudopanax crassifolius	Horoeka	5 x 2	As shown	PB40	
RS	Rhopalostylis sapida	Nikau	8 x 3	As shown	PB40	
SM	*Sophora microphylla*	Kowhai	5 x 3	As shown	PB95	
VL	*Vitex lucens*	Pūriri	8 x 5	As shown	PB95	

Plant mix 1

Botanical Name	Common Name	Mature H x W (m)	Spacing	Grade	Comments
Arthopodium cirratum 'Te-puna'	Rengarenga	0.6 x 0.5	500mm	PB5	
Asplenium oblongifolium	Huruhuru whenua	1.5 x 1	1m	PB5	
Astelia banksii	Wharawhara	1 x 1	1m	PB5	
Blechnum novae-zelandiae	Kiokio	1.5 x 1.2	1m	PB5	
Blechnum gibbum 'silver lady'	Fern	1 x 1	1m	PB5	
Carex germinata	Rautahi	1 x 1	1m	PB5	
Chionochloa flavicans	Dwarf toetoe	1.2 x 1.2	1m	PB5	
Coprosma robusta	Karamū	5 x 3	1.5m	PB5	
Dicksonia squarrosa	Whekī	5 x 2	1.5m	PB5	
Griselinia lucida	Akapuka	4 x 2	1.5m	PB5	Hedged as shown, trimmed to 1.5m height
Hebe 'Wiri Mist'	Hebe	1 x 1	1m	PB5	
Hoheria populnea	Houhere	6 x 3	1.5m	PB5	
Hydrangea arborescens 'Annabelle'	Hydrangea	1.5 x 1.5	1.5m	PB5	
Leptinella dioica	Button Daisey	0.2 x 1m	1m	PB5	
Leptospermum scoparium	Mānuka	4 x 3	1.5m	PB5	
Libertia grandiflora	NZ Iris	1 x 1	1m	PB5	
Ligularia reniformis	Tractor Seat Plant	0.6 x 1	1m	PB5	
Melicytus ramiflorus	Mahoe	5 x 4	1.5m	PB5	
Muehlenbeckia complexa	Pōhuehue	0.5 x 2	1.5m	PB5	
Myosotidium hortensia	Kopukapuka	0.6 x 0.6	600mm	PB5	
Parsonsia heterophylla	Kaihua	2 x 2	2m	PB5	Trained against existing wall
Phormium cookanium	Flax	1.5 x 1.5	1.5m	PB5	
Phormium cookianum 'Emerald gem'	Flax	1 x 1	1m	PB5	
Pittosporum crassifolium	Karo	5 x 3	1.5m	PB5	
Pittosporum eugenioides	Tarata	8 x 5	1.5m	PB5	
Pratia angulata	Panakenake	0.2 x 1m	1m	PB5	
Pseudopanax lessonii	Houpara	5 x 3	1.5m	PB5	

ED EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

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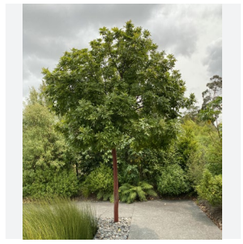
Notes.
1. Not for construction purposes.
2. Refer to sheet LA03 for planting plan.
3. Refer to sheet LA05 for planting palette.

Date. 04.08.2025
Scale. NA
Sheet. LA04

Revision. C

22 and 22A Summit Drive
Landscape Architecture Package
Planting Palette

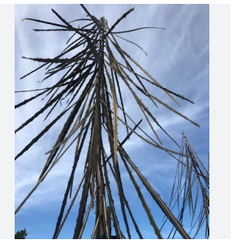


Alectryon excelsus / Titoki

Cercis canadensis ' Forest pansy' / Judas tree

Cordyline australis / Tī kōuka

Pohutakawa mistral / Pōhutukawa



Pseudopanax crassifolius / Lancewood

Rhopalostylis sapida / Nikau

Sophora microphylla / Kowhai

Vitex lucens / Pūriri

Arthopodium cirratum 'Te puna' / Rengarenga

Asplenium oblongifolium / Huruhuru whenua

Astelia banksii / Wharawhara

Blechnum novae-zelandiae / Kiokio

Blechnum gibbum 'silver lday' / Fern

Carex geminata / Rautahi

Chionochloa flavicans / Haumata

Coprosma robusta / Karamū

Dicksonia squarrosa / Whekī

Griselinia lucida / Akapuka

Hebe 'wiri mist' / Hebe

Hoheria populnea / Houhere

Hydrangea arborescens 'Annabelle' / Hydrangea

Leptinella dioica / Button Daisey

Leptospermum scoparium / Mānuka

Libertia grandiflora / Tūkāuki

Ligularia reniformis / Tractor Seat Plant

Melicytus ramiflorus / Mahoe

Muehlenbeckia complexa / Pōhuehue

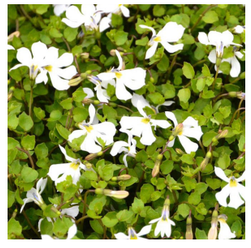
Myosotidium hortensia / Kopukapuka

Parsonsia heterophylla / Kaihua

Phormium cookianum / Mountain flax

Phormium cookianum 'Emerald Green' / syn. 'Green Dwarf'

Pittosporum eudenioides / Tarata



Pratia angulata / Pānakenake

Pseudopanax lessonii / Houpara

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

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Notes.
1. Not for construction purposes.
2. Refer to sheet LA02 for general arrangement plan.
3. Refer to sheet LA03 for Planting Plan

Date. 04.08.2025
Scale. 1:400 at A3
Sheet. LA05

Revision. C

22 and 22A Summit Drive
Landscape Architecture Package
Planting Palette

Legend

Smooth rendered concrete retaining walls, as per Architect's heights. 150mm width, masonry blocks

1.2m -1.5m high stained black vertical timber slats. 50mm x 50mm with 75mm gap.

1m high stained black vertical timber slats. 50mm x 50mm with 75mm gap. On top of retaining wall

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

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Notes.
1. Not for construction purposes.
2. Refer to sheet LA02 for general arrangement plan.
3. Refer to sheet LA03 for planting plan.

Date.	04.08.2025
Scale.	1:400 at A3
Sheet.	LA06
Revision.	C

22 and 22A Summit Drive
Landscape Architecture Package
Fencing and Retaining Walls Plan

Appendix C: Landscape Management Plan

22 & 22A Summit Drive, Ōwairaka (Mount Albert)

LANDSCAPE ASSESSMENT : Appendix C

Landscape Management Plan

July 2025

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Contents

1 Management Plan Purpose 1

2 Management Plan Strategy and Structure 1

3 Protection of Existing Vegetation 1

4 Earthworks - Erosion / Sediment Control 2

5 Weed Removal and Management 2

6 Plantings 3

7 Maintenance and Management 4

Appendix A: Recommended Weed Control Methods 7

Appendix B: Information Template for Weed Management Plan 20

1 Management Plan Purpose

1.1 To provide for the implementation, management and maintenance of the proposed plantings that form part of the proposed development at 22 &22A Summit Drive, Ōwairaka (Mount Albert) and the maintenance of the plantings. For the location, layout, character and extent of all proposed plantings covered by this Landscape Management Plan, refer to the Appendix B Landscape Plan (including Plant Schedules).

2 Management Plan Strategy and Structure

2.1 It is proposed to achieve the Management Plan purpose through the:

- Implementation of the native plantings as set out in the Landscape Plan.
- Implementation of a Maintenance Plan (including weed and pest control) throughout the entire property for a minimum period of 5 years.

2.2 The on-going management and maintenance of these plantings shall rest with the consent holder.

3 Protection of Existing Vegetation

3.1 All existing indigenous vegetation to be retained shall be identified prior to commencing weed removal. In general, all existing indigenous vegetation will be retained.

3.2 All existing indigenous vegetation to be retained along with overhanging non pest species vegetation on neighbouring properties shall be protected from damage as necessary – in particular, care shall be taken with works in the vicinity of existing trees to be retained. All earthworks and large weed removals in the vicinity of existing trees to be retained are to be undertaken by hand, with care taken to avoid existing tree roots. All construction equipment and excavated materials are to be stored outside of the dripline of existing trees.

4 Earthworks - Erosion / Sediment Control

4.1 All earthworks shall be undertaken in accordance with Auckland Regional Council Technical Publication 90 (TP 90).

4.2 All exposed construction areas to be grass seeded or planted (where appropriate) immediately following completion of construction works in that area.

5 Weed Removal and Management

5.1 Generally, the species and character of weeds to be removed shall be identified and the appropriate removal method selected.

5.2 An indication of the methods for each weed species currently present is provided in Appendix A of this Management Plan. Appendix B details the information to be recorded as part of the Weed Management Plan.

5.3 Both the timing of operations and application of herbicides shall be in accordance with the manufacturers' recommendations. A minimum of 2 applications of Glyphosate (or other product as noted in Appendix 1) shall be applied with a minimum of 2 weeks between each application. A minimum 14 day stand down period between the last application and planting shall be observed.

5.4 In regard to areas to be planted to assist native restoration, weed removal shall ensure an area measuring 500mm square is cleared for each plant position.

5.5 All planting areas shall be in a weed free state at the time of planting.

5.6 Follow up control through the first year - generally it will be necessary to spot spray in the summer/autumn using Glyphosate taking care not to damage existing native species.

5.7 All spraying to be carried out in settled weather i.e. not windy conditions.

6 Plantings

Plant Material

6.1 All plant material to be eco-sourced from the local ecological district (where practicable).

6.2 All plant material to be well hardened off to cope with the climatic conditions of the site.

Setting Out

6.3 Plant species shall be set out ensuring a random arrangement of species is achieved i.e. each species should be in groupings of no less than 3 and no greater than 11 with edges blended (no straight lines). Specimen tree plantings shall be set out in general accordance with Landscape Plan.

6.4 The planting contractor shall be cognisant of specific site conditions relating to individual species location.

Planting

6.5 Planting shall be undertaken in the autumn and winter months. Work shall only be undertaken when the weather is suitable, i.e. mild, dull and moist, and when the ground is moist and workable. All planting operations shall be suspended during periods of severe frosts, drought, and waterlogging or persistent drying winds.

Fertiliser

6.6 Slow-release fertiliser shall be applied at the time of planting to each planting hole in accordance with manufacturer's recommendations. Fertiliser application is to improve the competitiveness of plants compared with weed species in the first twelve months following planting. Fertiliser shall not be spread over the entire planting site as this will encourage weed growth.

Mulching

6.7 All plant stations shall be mulched with 100mm depth cambium park or post peelings. Where the slope exceeds 1:3, biodegradable mulch blanket squares shall be pinned to the soil surface with biodegradable pins.

7 Maintenance and Management

7.1 Refer to Maintenance Schedule

7.2 The maintenance and management responsibility of all planting areas shall rest with the consent holder.

7.3 Site inspections shall be undertaken at three monthly intervals. These inspections shall identify any management issues as they arise and shall include an appraisal of:

- dead or dangerous trees that require removal;
- weed / pest management issues including identification of appropriate control and removal methodology;
- weed releasing requirements; and,
- replacement planting requirements for native restoration and amenity planting areas.

Pest Management

7.4 Rabbits and hares shall also be controlled by the use of Pindone and, if required, baiting or trapping.

7.5 Rats (if present) are to be controlled with brodifacoum bait laid in accordance with the manufacturer's recommendations.

Weed Removal and Management

7.6 Planting areas as detailed on the Landscape Plan shall be kept free of invasive weed species for a minimum of 5 years.

7.7 Generally, the species and character of weeds to be removed shall be identified as part of the maintenance inspections undertaken at three monthly intervals referenced in the Maintenance Plan below and the appropriate removal method selected.

7.8 Both the timing of operations and application of herbicides shall be in accordance with the manufacturers' recommendations. Suggested control methods are attached in Appendix A and recording of weed management shall be in accordance with Appendix B of this Management Plan

7.9 All spraying to be carried out in settled weather i.e. not windy conditions.

Native Restoration Planting Areas: Replacement Planting

7.10 A 90% plant survival is to be achieved at all times.

7.11 Replacement planting of the native specimen tree, restoration and riparian plantings shall be of a bagged grade as per the Typical Plant Schedules with planting requirements identified in the February/March preceding the upcoming planting season.

7.12 Replacement planting shall be undertaken in accordance with section 7 of this Management Plan.

MAINTENANCE SCHEDULE														
ITEM	**DESCRIPTION**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**As Required**
8.6.1	Site inspection (including pest and weed control review)		●			●			●			●		
8.6.3	Fertilizing						●	●	●					
8.6.4	Weeding		●			●			●			●		●
8.6.5	Treat for pests or disease (should they be evident)		●			●			●			●		●
8.6.6	Plant replacement planting time					●								

Appendix A: Recommended Weed Control Methods

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Agapanthus (*Agapanthus praecox*)	Dig out and dispose off site	-	-	Year round	Only if this can be done without posing a weed hygiene risk
	Knapsack – foliar spray	Grazon	100ml per 10 litres water plus 20ml pulse	October-March	Not when flowering or seeding
	Knapsack – foliar spray	Escort[1]	5g per 10 litres water plus 20ml pulse	October-March	Not when flowering or seeding
Alligator weed (*Alternathera philoxeroides*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	Year round	Requires follow up control
Aristea (*Aristea ecklonii*)	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	October-March	
Arum lily Flag Iris	Hand pull seedlings/small plants	-	-	Year round	
	Dig out and dispose off site	-	-	Year round	Only if this can be done without posing a weed hygiene risk
	Cut and spray stems of large plants	Escort[1]	5g per 10 litres water	October-March	Monitor for re-growth. Spray immediately following cutting.
Artillery plant (*Galeobdolon luteum*)	Foliar spray	Glyphosate	100ml per 10 litres water	October-March	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-March	
Asparagus fern (*Asparagus densiflorus*)	Knapsack/hand sprayer	Escort[1]	5g Escort plus per 10 litres water plus 20ml pulse	October-March	

APPENDIX A: RECOMMENDED WEED CONTROL METHODS

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Bamboo	Foliar spray re-growth	Glyphosate	200ml per 10 litres water plus 20ml pulse	October-March	Monitor for re-growth Will need several treatments
	Foliar spray re-growth Cut tops and treat as per Giant reed grass.	Gallant	150ml per 10 litres water	October-March	Monitor for re-growth Will need several treatments
Banana passionfruit	Hand pull seedlings/small plants	-	-	Year round	
	Cut and treat stump	Grazon	1 part Grazon to 20 parts water	October-March	Leave foliage in host to die off
	Cut and treat stump	Escort[1]	5g per 10 litres water	October-March	Leave foliage in host to die off
	Cut and treat stump	Picloram (Vigilant gel)	Apply gel to cut stem	October-March	
Barberry (Berberis glaucocarpa)	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-March	Apply to freshly cut surface and stems to ground level
Bartlettina (Bartlettina sordida)	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	October-March	
Bear's breeches (*Acanthus mollis*)	Dig out and dispose off site	-	-	Year round	
	Cut and treat stump	Grazon	1 part Grazon to 20 parts water	October-March	
Bindweed (*Calystegia sylvatica, C. septum*)	Knapsack – foliar spray	Banvine	Follow label recommendations		
	Knapsack – foliar spray	Escort1	5g per 10 litres water	December-April	

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Blackberry (*Rubus fruticosus* agg.)	Knapsack – foliar spray	Grazon	60ml per 10 litres water	December-April	
Black passionfruit (*Passiflora edulis*)	Handpull seedlings/small plants	-	-	Year round	
	Cut and vines and spray re-growth	Glyphosate	20ml per litre water	Cut vines in winter and spray re-growth in spring	Leave foliage in host to die off
Black wattle Australian Black wood	Hand pull seedlings/small plants	-	-	Year round	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-April	Ensure of felling that damage to surrounding native vegetation is limited.
	Drill and inject	Grazon	1 part Grazon to 20 parts water	October-April	
	Drill and inject	Escort[1]	20g Escort per litre water, plus 2 ml pulse	October – April	
Blue morning glory	Knapsack – foliar spray	Grazon	60ml per 10 litres water	November-March	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-March	Leave foliage in host to die off
Boneseed	Handpull seedlings/small plants	-	-	Year round	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-February	
Bottlebrush	Handpull seedlings/small plants	-	-	Year round	

APPENDIX A: RECOMMENDED WEED CONTROL METHODS

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
(*Callistemon* spp.)	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	Year round	
	Drill and inject	Escort1	20g Escort per litre water, plus 2 ml pulse	Year round	
Broom	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	November-February	Do not spray if seed pods have turned brown
Brush wattle	Handpull seedlings/small plants	-	-	Year round	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-April	
	Drill and inject	Escort[1]	20g Escort per litre water, plus 2 ml pulse	October – April	
Buddleia (*Buddleja davidii*)	Handpull seedlings/small plants	-	-	Year round	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	Year round	
Buffalo grass (*Stenotaphrum secundatum*)	Knapsack – foliar spray	Gallant	60ml per 10 litres water	October-January	
Canna lily Calla lily	Dig out and dispose off site	-	-	Year round	Monitor for re-growth
Cape gooseberry	Hand pull	-	-	Year round	Monitor for re-growth
	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water		For large infestations
Cape honey flower	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	November-February	
Cape ivy	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-February	Leave foliage in host to die off
Castor oil plant	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-March	

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
(*Ricinus communis*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-March	
Cestrum (*Cestrum* spp.)	Handpull seedlings/small plants Cut and treat stumps	- Grazon	- 1 part Grazon to 20 parts water	Year round October-March	
Chinese privet	Seedlings – hand pull Trees – drill and inject Saplings - cut and stump treat	- Escort[1] Grazon	- 20g Escort per litre water, plus 2ml pulse 1 part Grazon to 20 parts water	November-April November-April November-April	
Climbing asparagus	Knapsack/hand sprayer	Escort[1]	5g Escort plus per 10 litres water plus 20ml pulse	October-March	Foliar spray both climbing stems up to 1m high and scrambling plants in situ. Brittleness of stems means they cannot effectively be pulled off plants. Ensure no tree fern or kowhai trunks are sprayed.
Climbing dock	Knapsack	Escort[1]	5g per 10 litres water	November-February	
Cotoneaster (*Cotoneaster glaucophyllus*)	Handpull seedlings/small plants Cut and treat stumps	- Grazon	- 1 part Grazon to 20 parts water	Year round October-March	
Crack willow/grey willow	Drill and inject/frill and spray	Escort[1]	20g Escort per litre water, plus 2ml pulse	November-February	Do not cut as every twig becomes another willow.
Creeping club moss	Knapsack/hand sprayer Knapsack – foliar spray	Mostox Renovate/Organic Interceptor	1% solution Label rate	Year round.	Ensure no tree fern or kowhai trunks sprayed
Elaeagnus	Cut and treat stumps	Picloram (Vigilant gel)	Apply gel to freshly cut stump	October-March	Must be applied liberally within 5 mins of cutting

APPENDIX A: RECOMMENDED WEED CONTROL METHODS

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-March	
Elephants ear	Dig out and dispose off site Cut and spray stems	- Escort[1]	- 5g per 10 litres water	- October-March	Monitor for re-growth Spray immediately following cutting
Fatsia (*Fatsia japonica*)	Dig out	-	-	Year round	
Flame tree (*Brachychiton acerifolium*)	Drill and inject	Escort[1]	20g per litre water, plus 2ml pulse	Year round	
Fruit salad plant (*Monstera deliciosa*)	Handpull seedlings/small plants Cut and treat stump	- Grazon	- 1 part Grazon to 20 parts water	Year round October-March	
Garden nasturtium	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	November-March	
German ivy	Cut stems and treat stumps Knapsack – foliar spray	Grazon Escort[1]	1 part Grazon to 20 parts water 5g per 10 litres water	November-March November-March	Leave foliage in host to die off
Giant reed	Cut and spray stumps Cut and spray re-growth Cut and spray re-growth	Glyphosate Glyphosate Gallant	1 part Glyphosate to 10 parts water 200ml per 10 litres water 150ml per 10 litres water	November-February November-February November-February	Do not break up canes. These should be removed off site and burned or taken to an approved disposal site.

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Gorse, and other compostitae weeds, and legumes found in pasture such as lotus major.	Knapsack foliar spray For targeted gorse control with minimal loss of existing bush emerging	Versatill	500ml/100litres of water with wetting agent Knapsack 125ml/10 litres With wetting agent	October - March	Will target legumes and compositae species so care needed around Kowhai, Hebe and Olearia species
Hawthorn	Handpull seedlings/small plants Cut and treat stumps	- Grazon	- 1 part Grazon to 20 parts water	Year round November-March	
Hydrangea (*Hydrangea* sp.)	Dig out and remove	-	-	Year round	
Himalayan honeysuckle	Hand pull seedlings/ small plants. Knapsack – foliar spray Knapsack – foliar spray Cut and treat stems/ Cut and treat stems/	 Escort Glyphosate Escort[1] Glyphosate	 5g/10 litres water + 10ml Pulse 100ml/10 litres water + 10ml Pulse 20g/10 litres water 50:50 mix with water	October to February Spring to late autumn Spring to late autumn Spring to late autumn Spring to late autumn	Ensure no tuber left behind. Not for use around native vegetation or waterways. For application near waterways and indigenous vegetation. For application near waterways and indigenous vegetation.
Italian arum (*Arum italicum*)	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	October-March	Monitor for re-growth. Spray immediately following cutting.
Ivy (*Hedera helix*)	Cut and treat stems/tubers Cut and treat stems/tubers	Grazon Escort[1]	1 part Grazon to 20 parts water 5g per 10 litres water	November-March November-March	Leave foliage in host to die off

APPENDIX A: RECOMMENDED WEED CONTROL METHODS

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Japanese honeysuckle	Knapsack – foliar spray	Versatill	40-50mls Versatill to 10 litres water	October-March	Pull away from non-target species before spraying. Spray to run off. Ensure no epiphytic attachment.
	Cut and treat stems	Grazon	1 part Grazon to 20 parts water	October-March	Do not pull cut vegetation from host plant
Japanese spindle tree	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-March	
Jasmine	Cut and treat stems	Grazon	1 part Grazon to 20 parts water	October-March	Do not pull cut vegetation from host plant
	Where practical foliar spray	Glyphosate	20ml per litre water and 20ml Pulse with clean water	October-March	Pull away from non-target species before spraying
	Where practical foliar spray	Escort[1]	5g per 10 litres water	October-March	
Kikuyu grass and pasture grasses in the early stages of revegetation	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	Year round	
	Knapsack – foliar spray	Gallant	150ml per 10 litres water	Year round	
Mexican daisy (*Erigeron karvinskianus*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-March	Requires regular follow up
Mexican devil (*Ageratina adenophora*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-March	
Mignonette vine	Cut and treat stump	Grazon	1 part Grazon to 20 parts water	October-March	Follow up control required to treat propagules
	Cut and treat stump	Picloram (Vigilant gel)	Apply gel to cut stem	October-March	Follow up control required to treat propagules
Mistflower (*Ageratina riparia*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-March	

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Monkey apple (*Acmena smithii*)	Seedlings/small plants – hand pull	-	-	Year round	
	Tree – drill and inject	Escort[1]	20g per litre water, plus 2ml pulse	October-March	
	Sapling – Cut and stump treat	Grazon	1 part Grazon to 20 parts water	October-March	
Montbretia	Knapsack – foliar spray	Grazon	60mls per 10 litres water, 10ml Pulse per 10 litres water	October-February	
Moth plant	Cut and treat stump	Escort[1]	1 part Grazon to 20 parts water	October-March	Leave cut vegetation in host to die off. Remove seed pods if possible.
	Cut and treat stump	Picloram (Vigilant gel)	Apply gel to cut stem	October-March	Leave cut vegetation in host to die off. Remove seed pods if possible.
Palm grass (*Setaria palmifolia*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-January	
Pampas	Knapsack – foliar spray	Glyphosate	10ml per litre water	October-March best results	Use clean water and thoroughly soak centre of large plants.
	Knapsack – foliar spray	Gallant	150ml per 10 litres water plus crop oil	October-March	Best on smaller plants.
Periwinkle	Knapsack – foliar spray	Glyphosate	200ml per 10 litres water	November-March	Follow up spray as soon as re-growth big enough to treat. 4-5 treatments required 2-3 months apart.

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Pine (*Pinus radiata*, *P.Pinnaster*)	Large evergreen tree to 30m.	Forms dense stands displacing native forest through light suppression and by altering the chemical balance of the soil via needle drop.	Ringbarking: Requires the use of a chainsaw, axe or machete to remove the outer bark layer around the entire trunk circumference. The cut should be a minimum of 5cm wide/high. Felling in sections: Only to be undertaken by experienced & qualified arboricultural contractors under the guidance of an experienced & qualified arboricultural consultant. Felling and removal via winch: Only to be undertaken by experienced & qualified arboricultural / forestry contractors under the guidance of an experienced & qualified arboricultural consultant.	Poison standing: Drill 10-12mm diameter holes at 100-150mm spacing (75mm for smaller trunks), around the base of the trunk. Holes should be drilled approximately 75mm deep and encircle the entire trunk at the specified spacing.Apply via spray bottle 10grms Metsulfuron (i.e. Escort®/ Meturon® etc) & 20 mls penetrant/ surfactant per 1L of water, or Undiluted Glyphosate with no penetrant.	Felling in sections: All vegetation is to remain onsite and be stacked, where this is not possible felled in a manner that minimises impacts on the surrounding native vegetation. Poison standing: Where the trees are in large stands and likely to cause damage to native regeneration this is a preferred method in conjunction with ring barking Felling and removal via winch: Where possible all vegetation is to be removed from bounds of forest area and disposed of/ burnt as appropriate. This is appropriate for mature specimens

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Poplar At year 5 Within the plant zone **Prune annually for the first 4 years** Eucalypt species Australian blackwood	Drill and inject/frill and spray	Escort[1]	20g per litre water + 10ml pulse	November-February	
Prickly hakea (*Hakea sericea*)	Handpull seedlings/small plants Cut and stump treat	- Grazon	- 1 part Grazon to 20 parts water	Year round Year round	
Willow leaved hakea (*Hakea salicifolia*)	Drill and inject	Escort[1]	20g Escort per litre water, plus 2ml pulse	Year round	
Reed sweetgrass (*Glyceria maxima*)	Knapsack – foliar spray	Glyphosate	100ml per 10 litres water	October-March	
Shrub balsam	Cut and treat stumps	Escort[1]	5g per 10 litres water	October-March	
Smilax	Knapsack – foliar spray	Escort[1]/Glyphosate	20ml Glyphosate, 5g Escort plus 20ml pulse per 10 litres water.	November-March	Foliar spray both climbing stems up to 1m high and scrambling plants in situ. Brittleness of stems means they cannot effectively be pulled off plants. Ensure no tree fern or kowhai trunks are sprayed.
Spanish heath	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	October-March	
Sweet pea shrub (*Polygala myrtifolia*)	Handpull small plants Cut and treat stumps	- Grazon	- 1 part Grazon to 20 parts water	Year round October-March	

APPENDIX A: RECOMMENDED WEED CONTROL METHODS

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Three cornered garlic	Knapsack – foliar spray	Grazon	15ml per 10 litres water	September-December	
Tradescantia	Knapsack – foliar spray	Grazon	10ml per litre water + 2ml Pulse per litre water	November-March	Pull away from non-target species before spraying.
Tree lupin (*Lupinus arboreus*)	Cut and hand fell	-	-	Year round	
Tree privet	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-March	
	Drill and inject	Escort[1]	20g Escort per litre water, plus 2ml pulse	November-March	
Tuber ladder fern	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	March to May	
Tutsan (*Hypericum androsaemum*)	Handpull small plants	-	-	Year round	
	Cut and treat stumps	Grazon	1 part Grazon to 20 parts water	November-March	
Velvet groundsel (*Senecio petasitis*)	Handpull small plants	-	-	Year round	
	Knapsack – foliar spray	Escort[1]	5g per 10 litres water	October-March	
Wild ginger	Hand pull seedlings/small plants.	-	-	October to February	Ensure no tuber left behind.
	Knapsack – foliar spray	Escort[1]	5g/10 litres water + 10ml Pulse	Spring to late autumn	Not for use around native vegetation or waterways.
	Knapsack – foliar spray	Glyphosate	100ml/10 litres water + 10ml Pulse	Spring to late autumn	
	Cut and treat stems/tubers	Escort[1]	20g/10 litres water	Spring to late autumn	For application near waterways and indigenous vegetation.
	Cut and treat stems/tubers	Glyphosate	50:50 mix with water	Spring to late autumn	For application near waterways and indigenous vegetation.

Weed	Control Method(s)	Chemical(s)	Application Rate	Timing	Remarks
Woolly nightshade	Seedlings/small plants – hand pull	-	-	Year round	
	Trees – drill and inject	Escort[1]	20g Escort per litre water, plus 2ml pulse	Year round	
	Saplings - cut and treat stump	Picloram (Vigilant gel)	Apply gel to cut stems	Year round	
	Saplings - cut and treat stump	Grazon	1 part Grazon to 20 parts water	Year round	
Wild cherry	Tree – drill and inject	Escort[1]	20g Escort per litre water, plus 2ml pulse	October-March	
	Saplings – cut and treat stump	Grazon	1 part Grazon to 20 parts water	October-March	

Appendix B: Information Template for Weed Management Plan

Location/site:	
Species:	
Level of infestation:	
Location of infestation:	
Control method (manual/poison):	
Poisons to be used:	
Timing of operation:	
Native species present:	
Replanting to be undertaken:	
Site management:	
Monitoring method to be used:	
Timing of monitoring:	
Consent/approvals required:	
Contractor:	

Appendix D: Photomontages

0 0.13 0.25 0.5 0.75 1 Kilometres

bridget**gilbert**
landscapearchitecture

Notes:
1. Viewpoint 1, refer to sheet 2 and 3
2. Viewpoint 2, refer to sheet 4 and 5
3. View point 3, refer to sheet 6 and 7

Date.	10.01.2025
Scale.	NA
Sheet.	1/7
Drawn by.	J.Earl
Approved by.	B.Gilbert
Revision.	A

22 Summit Drive

Viewpoints

Viewpoint Location Map

Before Image- Viewpoint 1 - 35mm photograph - 22nd January 2025 at 1.44pm

Rose Fox
architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date: 22.07.2025
Scale: N/A

Sheet: 1/6

Revision: A

22 & 22A SUMMIT DRIVE
Viewpoints

Adjacent - 22 & 22A Summit Drive - Before

After Image - Viewpoint 1 - 35mm photograph - 22nd January 2025 at 1.44pm

Rose Fox architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date: 21.07.2025
Scale: N/A

Sheet: 2/6

Revision: A

22 & 22A SUMMIT DRIVE
Viewpoints

Adjacent - 22 & 22A Summit Drive - After

Before Image - Viewpoint 2 - 35mm photograph - 22nd January 2025 at 1.50pm

Rose Fox architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date:	21.07.2025
Scale:	N/A
Sheet:	3/6
Revision:	A

22 & 22A SUMMIT DRIVE
Viewpoints

Summit Drive/Mt Albert Road Intersection - Before

After Image - Viewpoint 2 - 35mm photograph - 22nd January 2025 at 1.50pm

Rose Fox architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date:	21.07.2025
Scale:	N/A
Sheet:	4/6
Revision:	A

22 & 22A SUMMIT DRIVE
Viewpoints

Summit Drive/Mt Albert Road Intersection - After

Before Image - Viewpoint 3 - 35mm photograph - 22nd January 2025 at 2.05pm

Rose Fox architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date: 21.07.2025
Scale: N/A

Sheet: 5/6

Revision: A

22 & 22A SUMMIT DRIVE
Viewpoints

St Lukes/New North Road Intersection - Before

After Image - Viewpoint 3 - 35mm photograph - 22nd January 2025 at 2.05pm

Rose Fox architect

Notes:
Refer to Bridget Gilbert **Sheet 1 Revision A - Viewpoint Location Map** appended.

Date: 21.07.2025
Scale: N/A

Sheet: 6/6

Revision: A

22 & 22A SUMMIT DRIVE
Viewpoints

St Lukes/New North Road Intersection - After

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SUMMIT DRIVE
Visual Simulation

Methodology Statement

Date: 22.07.2025
Revision: A

Visual Simulation Photomontage Methodology.

This visual simulation has been prepared to illustrate the proposed development within its existing context. The methodology follows a site-specific, technically robust process using Revit, Enscape, and Photoshop to ensure a realistic and appropriately scaled representation.

Software Used

- Revit 2025
- Enscape 2025
- Adobe Photoshop

Step 1: Site Photography

Photographs were taken on site (by others) using a DSLR camera with a 35mm lens. The camera was held at approximately 1.7 m above ground level to simulate typical eye level.

Three viewpoints were used:
Viewpoint 1 - Adjacent - 22 & 22A Summit Drive;
22nd January 2025 at 1:44 pm
Viewpoint 2 - Summit Drive/Mt Albert Road Intersection;
22nd January 2025 at 1:50 pm
Viewpoint 3 - St Lukes/New North Road Intersection;
22nd January 2025 at 2:05 pm.

Step 2: Revit Model and Camera Setup

The 3D model of the proposed development was prepared in Revit using information provided by 10x10 Architects, who have reviewed and confirmed the model's accuracy against their design.
Camera positions in Revit were established using topographic RLs obtained from surveyed levels where available (Viewpoint 1) and the Auckland Council GIS contour levels where not. Each Revit camera was set at 1.7 m above this ground level to replicate the real-world viewpoint height.
The horizontal field of view in Enscape was set to 35.5°, matching the DSLR camera lens used on site and was verified by overlaying in Photoshop to ensure perspective matched. Pitch was set to 0.

Step 3: Image Size Matching

The Enscape export resolution was set to match the pixel dimensions of the original photographs. Images were exported as high-resolution PNG files to retain maximum visual clarity and detail.

Step 4: Scaling and Verification in Revit and Enscape

To confirm the correct scale and placement of the proposed buildings, surveyed fixed reference points - including adjacent building features, retaining walls, and visible ground level markers were modelled in Revit. These elements are also visible in the site photograph and were used to accurately position and orient the proposed building model within the real-world context.

Landscaping was created in-line with the design intent in the **Landscape Architecture Package,** and scaled to the mature height and width indicated on **Sheet LA04** by adjusting Enscape assets to reflect the intended final planting size.

Step 5: Sun Study and Geolocation

The Revit model was geolocated to the site address of 22 Summit Drive.
Sun settings in Revit were set to reflect the date and time the photographs were taken, with adjustments made to account for daylight saving time in effect during January.

Step 6: Photomontage Composition in Photoshop

The exported Enscape renders were composited onto the base photographs in Photoshop. Alignment was carried out using the same fixed reference points established in Step 4, allowing for accurate scaling and perspective matching between the rendered proposal and the site photograph.

Final image composition was completed using layer masking and blending techniques to integrate the proposed building and landscaping into the existing scene, resulting in a realistic photomontage of the proposed development.

Step 7: Export and Output

Final photomontages were exported as high-resolution images. They were then compiled into a document showing before and after images of the proposed building and site.