

Memorandum

To: Jethro Joffe, Baseplan Limited
From: Bridget Gilbert
Date: 13 November 2025
Project: 22 and 22A Summit Drive, Ōwairaka (Mount Albert)

1 Introduction

- 1.1 I prepared a Landscape Assessment report in support of the proposed development in July 2025.
- 1.2 I have been asked by Baseplan Limited to provide comment with respect to updated Architectural Design Plans and Visual Simulations that have been prepared in response to the matters relating to Special Character raised in Auckland Council's *'Resource consent application – Further information request'* (16th October 2025); this includes *'Suggested recommendations – not pursuant to section 92 of the RMA'* (referred to as the **Special Character s92 Request**)
- 1.3 I confirm that my comments have been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2014. My comments are within my area of expertise, except where I state that I rely upon the evidence of other experts. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.
- 1.4 My comments have also been prepared applying the landscape assessment methodology recommended in *Te Tangi a te Manu* (Aotearoa New Zealand Landscape Assessment Guidelines) (**TTatM**), including the use of the seven-point effects rating scale recommended in TTatM.
- 1.5 A summary of my expert qualifications and relevant experience is attached in **Appendix A**.

2 Changes to the proposal in response to the Special Character s92 Request

- 2.1 The changes which have been implemented in the amended architectural design plans and visual simulations include the proposed brick component of the façade changing from grey brick to red brick, a vertical detailing has been added to the garage doors, the colour of the vertical cedar cladding has been amended with a darker grey stain, and the proportions of the window above the

garage doors of each dwelling have been modified - in response to the Special Character s92 Request.

- 2.2 The close-range Visual Simulations have been remodelled applying the changes set out in 2.1 above (i.e. Viewpoint 1 and a new Viewpoint 4).
- 2.3 In my opinion it is unnecessary to remodel the longer-range Visual Simulations (i.e. Viewpoints 2 and 3) as the changes described in 2.1 above will be indiscernible at those ranges.

3 Landscape Effects of the proposed brick colour change

- 3.1 I confirm that the change in the brick colour does not alter the findings set out in my Landscape Assessment, in terms of adverse visual effects ratings, landscape effects ratings, my analysis of the proposal against the relevant statutory context and my overall conclusions.



Bridget Gilbert

Landscape Architect

B Hort Dip LA ALI NZILA (Fellow, Registered)

021 661 650 bridget@bgla.nz

APPENDIX A

Bridget Gilbert: Qualifications and Experience

Bridget holds the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College, is an associate of the Landscape Institute (UK) and a registered member (Fellow) of the New Zealand Institute of Landscape Architects.

Bridget has practised as a Landscape Architect for almost thirty years in both New Zealand and England. Upon her return to New Zealand, Bridget worked with Boffa Miskell Ltd in their Auckland office for seven years. She has been operating her own practice for the last twenty years, also in Auckland.

During the course of her career, Bridget has been involved in a wide range of work in expert landscape evaluation, assessment, and advice throughout New Zealand, including:

- landscape assessment in relation to Regional and District Plan policy;
- preparation of structure plans for rural, coastal, and urban developments;
- conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
- detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.

Bridget has provided landscape advice in relation to a wide range of region/district wide landscape studies and sensitive developments throughout many parts of Aotearoa New Zealand. This has included the consideration of development within high value landscapes (and features) in: Northland; Whangarei District; Auckland; the Hauraki Gulf Islands; Matamata-Piako District; Thames-Coromandel District; Waitomo District; Waikato District; Taupo; Taranaki Region; Hastings District; Tasman District; Queenstown Lakes District; Central Otago District; Clutha District; Te Tai o Poutini; and Southland District.

Bridget is an Independent Hearing Commissioner for Auckland Council.

Until recently, Bridget was a panel member of the Auckland Urban Design Panel (with a Chair endorsement).