Parks Specialist Response Template – Fast-track Approvals Act 2024 – Substantive Application

1.0 Technical Specialist Memo – Parks & Community Facilities

To:	Warwick Pascoe – Premium Project Lead Brooke Dales – Lead Planner
From:	Douglas Sadlier – Senior Parks Planner, Parks & Community Facilities (PCF)
Qualifications & Relevant Experience:	I hold the qualifications of Master of Urban Design (hons); Bachelor of Planning; Bachelor of Arts; and a Post-Graduate Diploma in Business (Quality Management) obtained from the University of Auckland and a Business Diploma in Management from the New Zealand Institute of Management. I am a full member of the New Zealand Planning Institute. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**) and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Signed:	
Date:	2 October 2026
For release by: Hester Gerber - Parks Agency Lead	 Manager Parks Planning Parks and Community facilities

2.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Auckland Surf Park – Stage 2
Fast-Track application number:	BUN60467823 [FTAA-2606-1246 (FTAA Number)] Other subject site resource consents • BUN60429155 (LUC60492156 / SUB60425790) – Consented development granted 25 June 2024 - included earthworks, new landscaping, surf park (restaurant(s), market space, 70 visitor accommodation units), a solar farm, standard data centre, roading, infrastructure, and subdivision. • SUB60422811 and SUB60425790 – Consented subdivision boundary adjustments, both completed. • LUC60444889 / LUC60446994 – Consented groundwater take, granted April / May 2025. • LUC60492156 (BUN60429155) – Consented s127 variation, earthworks disturbance increase from 10ha to 30ha, granted November 2025. Note These land disturbance earthworks are currently underway. • LUC60446994 – Consented Notice of Requirement to designate part of site for a substation, granted May 2026.
Site address:	1320 & 1350 Dairy Flat Highway, 89 & 105 Lascelles Drive, 237 & 253 Postman Road, Dairy Flat

3.0 Executive Summary / Principal Issues

Current Auckland Surf Parks Stage 2 FT Application will consist of:

- A hyperscale artificial intelligence (AI) data centre campus;
- Three residential neighbourhoods;
- Village centre;
- Live-work precinct;
- Accommodation;
- Ancillary activities and infrastructure;
- Subdivision; and
- New east west 'collector' road to be vested in Council

Parks and Community Facilities (PCF) specific consideration in relation to the Stage 2 FT Application above is in relation to E39.6.4.1. in accordance with s.230 of the Resource Management Act (RMA), proposed open space, linkages/connectivity and new roads to vest, as assessed below in section 5.0 – Specialist Assessment.

4.0 Documents Reviewed

- Assessment of Environmental Effects – Auckland Surf Park Community – Stage 2
- Appendix 2 – Referral Decision
- Appendix 3 – FTAA Checklists
- Appendix 4 – Auckland Surf Park Community Resource Consent Decisions
- Appendix 8.1 – Rules Assessment
- Appendix 9 – Auckland Surf Park Community Masterplan (Part A)

- Appendix 9 – Auckland Surf Park Community Masterplan (Part B)
- Appendix 9 – Auckland Surf Park Community Masterplan Drawing Set
- Appendix 10 – Auckland Surf Park Community Masterplan Open Space Strategy (Part A)
- Appendix 10 – Auckland Surf Park Community Masterplan Open Space Strategy (Part B)
- Appendix 12 – Auckland Surf Park Community Masterplan Data Centre Drawings
- Appendix 13 – NE Neighbourhood Auckland Surf Park Drawings
- Appendix 14 – Novak + Middleton Architect Design Statement
- Appendix 15 – Auckland Surf Park – North Neighbourhood Landscape Plans
- Appendix 16 – Auckland Surf Park Community Masterplan – Residential Precinct (Northwest)
- Appendix 18 – Auckland Surf Park Community Masterplan – Residential Precinct (South)
- Appendix 19 – Auckland Surf Park Community Masterplan – Village Centre
- Appendix 20 – Auckland Surf Park Community Masterplan – Live Work Precinct
- Appendix 21 – Auckland Surf Park Community Masterplan – Stage 5A Vacant Lot Subdivision
- Appendix 22 – Auckland Surf Park Community Masterplan – Accommodation Precinct
- Appendix 23 – Auckland Surf Park Design Statement – Warren and Mahoney
- Appendix 24 – Surf Lagoon & Amenity Drawings
- Appendix 25 Surf Lagoon & Amenity Drawings
- Appendix 26 and 27 – Civil Drawings 1 and 2.
- Appendix 27 – Staged Scheme Plans
- Appendix 28 – Unit Title Plans
- Appendix 29 – Infrastructure Report
- Appendix 33 – Flood Assessment
- Appendix 44 – Ecological Impact Assessment
- Appendix 55 – Urban Design Assessment
- Appendix 56 – Landscape Visual Assessment
- Appendix 64 – Stage 2 Conditions
- Appendix 65 – Stage 2 Conditions

5.0 Specialist Assessment

Esplanade Reserve or Esplanade Strip Provision Requirement

A number of watercourses have been observed within the application site. This required consideration as to whether the esplanade provisions under the Auckland Unitary Plan have been triggered.

The applicant's surveyor letter identified that no stream on the site has an average bed width of 3 metres or more. On that basis, the esplanade reserve / esplanade strip provisions of E39.6.4.1. in accordance with s.230 RMA are not triggered by the further stage 2 subdivision. Parks Planning have acknowledged the applicant's assessment in this regard but it is however a matter for the resource consent planner to comment on the methodology used and to confirm the acceptability to demonstrate compliance.

Open space provision and connectivity

The Auckland Surf Park Community Masterplan (Part A) Open Space Strategy indicates the following in terms of the provision of open space:

> "*The Surf Park open space network is anchored by the Stream Park, a restored natural watercourse that forms the ecological heart of the precinct. Supporting this are Neighbourhood Parks in the north and south residential areas, each providing local green spaces for play, rest, and everyday activity. At the centre, the Village Green and more civic Urban Park (Village Square) create flexible gathering places that bring the community together, reinforcing Surf Park as a relaxed, connected third place.*
>
> *The Surf Lagoon and associated amenity is of course a significant recreation facility with a range of open spaces for both formal and informal activity.*
>
> *The overarching planting strategy for the development and connected network of walkways combine to create an holistic sense of openness and recreation*."



Figure 1: Open Space Typologies & Open Space Connectivity - The Auckland Surf Park Community Masterplan (Part A) Open Space Strategy pg.6 & 7

Although the subject development site is to be developed for a residential and recreational use that is not in alignment with the Future Urban zoning provisions or the envisaged use under the Silverdale West Dairy Flat Structural Plan. Council's Principal Property Provisions Specialist, and Senior Policy Advisor, Community Investment have both indicated that given the zoning of the subject land, no open space need has been identified. Particular reference has been made by both that provision is not required for areas where industrial type uses are envisaged or zones that are not covered under the Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy.

Given that a large component of the development will be developed for residential use, the proposed provision of open spaces and how it is connected are supported from a Parks Planning perspective. This is particularly relevant for where development is proposed out of sequence or unanticipated and specific modeling has not been undertaken to ensure that communities are provided with reasonable amenities associated with the use and in this instance that of residential over industrial. The applicant notes that:

> "*The Surf Park connectivity strategy prioritises walkability and easy access to the lagoon and village centre as the heart of the precinct. A legible network of paved and gravel pathways provides multiple routes for walking and cycling, linking neighbourhoods, open spaces, and key amenities. Pathways weave through nature, across the Stream Park, and alongside stormwater features, creating a recreational network that balances movement with moments of rest, lookout points, and opportunities for play. Together, these connections ensure the open space network is intuitive, enjoyable, and supports both everyday use and leisure.*"

Council's Parks and Places specialist identified the east-west connector road at the southern part of the scheme proposed as an important connection where it aligns with an intention within the Rodney West Greenways Plan.

This is to provide a link between Dairy Flat Highway and Postman Road. Although the Surf Park development would provide this connection further south, with good pedestrian and cycling facilitated, this would achieve a desirable outcome.

Overall, there appears to be sufficient provision for cycling and walking options. Here the Stream Park area facilitates links east-west and north-south and connections to neighbourhood parks and commercial centre are adequate.

It is desirable for the establishment of improved pedestrian and cycling infrastructure along Dairy Flat Highway to facilitate movement to Dairy Flat Village, Dairy Flat Primary School, and Green Road Park etc. to tie open space and connectivity together. However, these are matters better addressed via roading agencies and not a matter that can be advanced from a Parks Planning perspective.

It is acknowledged that the open spaces provided are to be developed, operated and maintained in private ownership. Similarly, connections for walkability and cycling are also to be private. It is therefore envisaged that suitable conditions are imposed, including consent notices to ensure its use is protected for the community.

Particular concerns with privately owned open spaces and informal recreational uses, such as walkways and cycle ways from an operational point of view, are due to potential confusion over their ownership. It is therefore the view of Parks Planning that there is a need for a robust legal instrument to be in place to guarantee the appropriate management of these, and to avoid responsibilities being placed on Auckland Council to address management and maintenance issues. The developer is therefore encouraged to make use of signposting to communicate the private ownership and management of these communal areas to users to ensure these spaces are not confused for public facilities managed by Auckland Council.

Parks note that the Surf Park will provide a recreational opportunity. Although it could present a regional benefit for more formalised recreation, it is commercial in nature where a large component of the local community will be excluded for this reason. In this respect, Parks would not regard this as a replacement of required open space and readily available recreation. It is therefore encouraging that the development has provided other opportunities for the community it is to serve.

Lot 2000 East-West Collector Road (Lot 2000, 2002 and 2003) to be vested

Vesting of roads are relevant to Parks given its obligations under the SLA with Healthy Waters and Transport Infrastructure (Former Auckland Transport (AT)) as it relates to landscape requirements. In the applicant's AEE, it is pointed out that the Collector Road and Postman Road intersection are proposed to be vested with Auckland Council. It only made reference to the vesting of Lot 2000. However, the scheme plan and draft conditions identified Lot 2000 to be vested in Stage 0, Lot 2002 in Stage 5 and Lot 2003 in Stage 5A as roads in Auckland Council.

The internal road network for development consists of private roads and jointly owned access lots (JOAL's). These are not relevant to Parks given that it will be managed in private ownership.
A condition of consent will, however, be required for any infrastructure to be vested in Parks, and for landscaping plans to be submitted for certification as part of the Engineering approval process. These plans will be required to meet relevant standards and set maintenance requirements during the establishment period.



Figure 2: Road to be vested in Auckland Council

No detailed landscape plans for roads to vest were received to determine the suitability of trees and their location within the road corridor to vest in Auckland Council. It has been observed from the Auckland Surf Park Community Masterplan - MASTERPLAN DRAWINGS SET that the berms for road lots 2000, 2002 and 2003 contain low level planting.

This planting would not be acceptable by Parks for vesting due to high level maintenance requirements, servicing constraints and being labour intensive, renewal cost associated with restricted longevity or low-level planting, potential safety risks that would likely require a traffic management plan to be put in place more frequently, etc.



Figure 3: Landscaping and wetland within road berms to be vested - Auckland Surf Park Community Masterplan - MASTERPLAN DRAWINGS SET

It furthermore appears that the southern berm of the roads to be vested contain a stormwater utility (wetland) to which a stream located within lot 1005 will feed into.

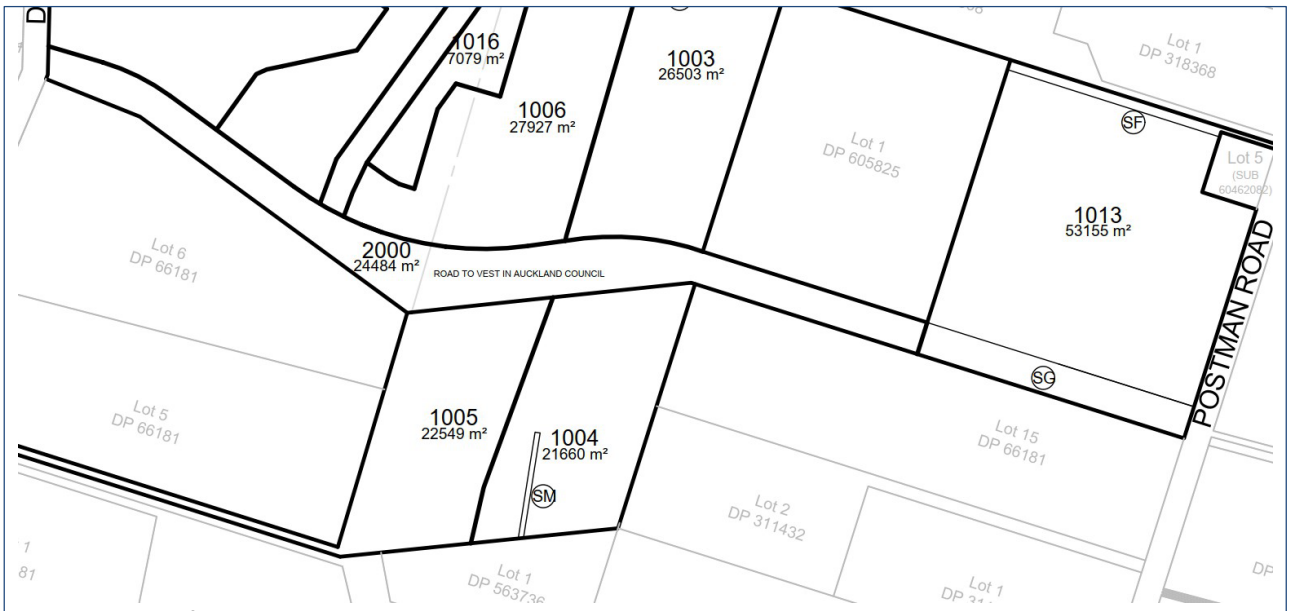


Figure 4: Snip from Appendix 27 – Staged Scheme Plans showing Lot 1005 in relation to Lot 2000 road to vest.

The AEE under 8.2.9.5 notes the following:

> *"In respect of asset ownership, all stormwater located within the road to vest (Collector Road (Lot 2000)) will be owned by Auckland Council and maintained by Auckland Transport at the time of vesting. These assets exclusively service the future public road.*
> *All remaining stormwater infrastructure will be owned and maintained via the private utility company."*

The AEE goes further under 10.7 to note:

> *"In respect of asset ownership, all stormwater devices located within the road to vest will be owned by Auckland Council and maintained by Auckland Transport."*

This is a matter for Healthy Waters and the Transport Infrastructure teams to consider whether this drainage function is suitable to be included as part of the road reserve for Lot 2000 or if this is best suited to be drainage reserve.

As it stands, Parks have assessed it for the purpose of this assessment as road reserve in the absence of clear delineation between stormwater utility and road berm.

6.0 Section 67 Information Gap

After review of written responses received from the applicant's agent, Barker and Associates, dated 3 September 2026, PCF have identified that specific detail for landscaping within the roads to vest is lacking. This gap in the information is relevant for an assessment in terms suitability of plants for the specific function and location proposed. The risk is that landscaping and specimen trees may be proposed where it conflicts with underground service infrastructure for example that could affect the overall outcome envisaged in terms of species selection and required canopy cover specified in the Urban Ngahere Strategy.

The delineation between the wetland area/stormwater utilities contained within the road reserve to vest and the road berm is unclear. It is therefore difficult to determine whether this space has a drainage function or one of transport. For Parks it creates issues regarding its landscaping responsibilities under the different SLA's with Healthy Waters and Transport Infrastructure respectively.

It is not ideal, but particular details can be considered through the engineering plan approval stages.

7.0 Recommendation

The proposed development incorporated suitable provision for open space supported by a network of walkways and cycle ways to ensure they are connected. This will benefit the community and provide opportunities for informal recreation whilst facilitating mobility between a mix of uses.

From a Parks' perspective it is acknowledged that the provision of open space and recreational connectivity elements will be privately owned and maintained and that these may need to be appropriately signposted to advise communities of the management arrangements associated with it.

Parks and Community Facilities can support the proposal subject to suitable conditions being imposed and, in particular, around those roads to be vested.

It is suggested that Healthy Waters and the Transport Infrastructure (Former AT) teams consider the acceptability of drainage infrastructure (wetland area) within the road corridor to be vested, as Parks does not consider this to be infrastructure vesting in PCF.

8.0 Proposed Conditions

Parks Planning acknowledges the conditions proposed by the applicant, and although we prefer using our own tested and standard conditions to ensure consistency in its execution whilst also clarifying its application to the various stages for the development, we suggest amendments to the conditions sets as proposed in this section rather than a replacement of those conditions provided.

To note is that the vesting of roads is not possible under a land-use consent and conditions relevant to Parks infrastructure will only be required under a subsequent subdivision consent. An advice note to inform the land use consent has therefore been recommended.

Although open space and connectivity in the form of suitable walking and cycle linkages are proposed to be privately owned, it is recommended that from a resource consent perspective these elements are secured through suitable conditions such as consent notices and easements. Parks have not proposed any conditions in this regard. Parks have also not included conditions relating to landscaping for the wetland area(s) within the southern road reserve area of the roads to be vested. It has not been identified as drainage reserve in the information documentation and outcomes and responsibilities of that infrastructure, should it be acceptable, would be for Healthy Waters and Transport Infrastructure to confirm with suitable conditions where required.
The applicant's proposed conditions, set out below from a Parks' perspective, will be depicted with strikethrough lines in the blue text (~~**deletions**~~) and insertions in red underlined text (**insertions**)

Parks Conditions assessment

Land use conditions

Condition	Comment
Add the following advice note to conditions **62, 111, 188 and 212** *Advice note:* *Landscaping plans for roads to be vested will be required at Engineering Approval stage to align with the provisions under s223(5) and to confirm that infrastructure to be vested have been authorised and accepted by the territorial authority under the RMA and under the Local Government Act 1974.*	To avoid delays during the implementation stages of a development it is advisable to inform the consent holder of the requirements and timing for receiving EPA as well as the provision under s223(5) noting the following: *(5) A certificate under subsection (3) is conclusive*

	evidence that all roads, private roads, reserves, land vested in the authority in lieu of reserves, and private ways shown on the survey plan have been authorised and accepted by the territorial authority under this Act and under the Local Government Act 1974. It is to be acknowledged that universal plans for all landscaping will create confusion. Publicly vested landscaping would need to be separated from that to be retained in private ownership.

Subdivision conditions

Condition	Comment
The following are Parks-related conditions to which amendments are required. No amendments are proposed to other conditions not captured below.	
Streetscape Landscaping 25. At Engineering Approval stage, and prior to the issue of the s223 certificate, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2000. The plan(s) and supporting planting methodology, to be submitted for certification by the Manager Parks Planning must: (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared by Studio Pacific Architecture referenced in condition 1; (b) Show only grass and trees in the berms unless otherwise agreed with Council; (c) Be prepared by suitably qualified and experienced person/s; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice; (e) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting; (f) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting,	Parks prefer alignment with its standard conditions to clarify timing and direction to avoid delays and uncertainties in the implementation stages of the development. Planted berms are not supported for their maintenance constraints as well as safety concerns.

their likely heights on maturity, tree pit specifications, location of streetlights, other services and access points and how planting will be staged and established; (g) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and (h) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape. *Advice note:* *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.* *All assets for vesting are to be authorised as acceptable prior to the issue of the survey certificate provided for under s223(5) of the RMA and under the Local Government Act 1974.*	
Implementation of Streetscape Works 27. Prior to issue of section 224(c) certification, all landscaping within Lot 2000 must be implemented in accordance with the approved streetscape plans ~~and confirmed to~~ as certified by the Manager Parks Planning ~~Team Leader~~ and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following: (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition; (b) Should site factors preclude compliance with the Code of Practice, the Manager Parks Planning ~~Team Leader~~ must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning ~~Team Leader~~ immediately. *Advice Note:* *Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*	Maintain consistency with terminology as it relates to certification. Correct officer title.
Maintenance - Streetscape 28. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Manager Parks Planning ~~Team Leader~~ a Maintenance Plan, for all planting and landscaping to be established in Lot 2000. The Maintenance	Correct Officer title

Plan must include: (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; (c) Vandalism eradication policies; and (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to lot 2000.	
29. The consent holder must undertake maintenance, in accordance with the approved Lot 2000 Maintenance Plan for a ~~two~~three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager Parks Planning ~~Team Leader~~ during this period must be remedied by the consent holder at their expense.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
30. If any damage/theft to the Lot 2000 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of ~~two~~ three years following the replacement planting.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
Monitoring Report - Streetscape (~~2~~3-year Maintenance Period) 31. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the 3~~2~~ years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2000: (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses); (b) State of protection barriers where required; (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants; (d) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work); (e) Any recommended remediation work must include a start date for replanting; and (f) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.

Advice Note: *This condition requires monitoring reports to be submitted for a minimum of ~~2~~ 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*	
Landscape Maintenance Bond 32. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to: (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2000) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond. (b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 27 to 30. (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank). (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder. (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of ~~two~~ three years from the issue of a practical completion certificate. *Advice Note:* *The Council may use the bond during (and following) the implementation of the works for the following purposes:* • *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during works.* • *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for ~~24~~ 36 months.*	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
Streetscape Landscaping 122. At Engineering Approval stage, and prior to the issue of the s223 certificate, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2002. The plan(s) and supporting planting methodology, to be submitted for certification by the Manager Parks Planning on behalf of Council must: (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared	Parks prefer alignment with its standard conditions to clarify timing and direction to avoid delays and uncertainties in the implementation stages of the development. Planted berms are not supported for their

by Studio Pacific Architecture referenced in condition 1 (b) Show only grass and trees in the berms unless otherwise approved; (c) Be prepared by suitably qualified person/s; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice (e) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting; (f) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity, tree pit specifications, location of streetlights, other services and access points and how planting will be staged and established; (g) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and (h) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape. *Advice note:* *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.* *All assets for vesting are to be authorised as acceptable prior to the issue of the survey certificate provided for under s223(5) of the RMA and under the Local Government Act 1974.*	maintenance constraints as well as safety concerns.
Implementation of Streetscape Works 124. Prior to issue of section 224(c) certification, all landscaping within Lot 2002 must be implemented in accordance with the approved streetscape plans ~~and confirmed to~~ as certified by the Manager Parks Planning ~~Team Leader~~ and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following: (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition; (b) Should site factors preclude compliance with the Code of Practice, the Manager Parks Planning ~~Team Leader~~ must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the	Maintain consistency with terminology as it relates to certification. Correct officer title.

consent holder must inform the Manager Parks Planning ~~Team Leader~~ immediately. *Advice Note:* *Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*	
Maintenance - Streetscape 125. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Manager Parks Planning ~~Team Leader~~ a Maintenance Plan, for all planting and landscaping to be established in Lot 2002. The Maintenance Plan must include: (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; (c) Vandalism eradication policies; and (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to Lot 2002.	Correct Officer title
126. The consent holder must undertake maintenance, in accordance with the approved Lot 2002 Maintenance Plan for a ~~two~~three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
127. If any damage/theft to the Lot 2002 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of three~~two~~ years following the replacement planting.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
Monitoring Report - Streetscape ((~~2~~3-year Maintenance Period) 128. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the ~~2~~ 3 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2002:	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This

(a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses); (b) State of protection barriers where required; (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants; (d) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work); (e) Any recommended remediation work must include a start date for replanting; and (f) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting. *Advice Note:* *This condition requires monitoring reports to be submitted for a minimum of ~~2~~ 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*	is to allow for appropriate care and appropriate time to determine survival.
Landscape Maintenance Bond 129. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to: (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2002) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond. (b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 123 to 127. (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank). (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder. (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of ~~two~~ three years from the issue of a practical completion certificate. *Advice Note:* *The Council may use the bond during (and following) the implementation of the works for the following purposes:* • *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during*	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.

works. • *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for ~~24~~ 36 months.*	
Streetscape Landscaping 148. At Engineering Approval stage, and prior to the issue of the s223 certificate, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2003. The plan(s) and supporting planting methodology, to be submitted for certification by the Manager Parks Planning on behalf of Council must: (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared by Studio Pacific Architecture referenced in condition 1; (b) Show only grass and trees in the berms unless otherwise approved; (c) Be prepared by suitably qualified person/s; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice (e) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting; (f) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity, tree pit specifications, location of streetlights, other services and access points and how planting will be staged and established; (g) Confirm all trees, including at maturity, will not exceed the Airport Approach Surface Overlay height restrictions under Standard D23.6.1 of the Auckland Unitary Plan; (h) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and (i) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape. *Advice note:* *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.* *All assets for vesting are to be authorised as acceptable prior to the issue of the survey certificate provided for under s223(5) of the RMA and under the Local Government Act 1974.*	Parks prefer alignment with its standard conditions to clarify timing and direction to avoid delays and uncertainties in the implementation stages of the development. Planted berms are not supported for their maintenance constraints as well as safety concerns.

Implementation of Streetscape Works 150. Prior to issue of section 224(c) certification, all landscaping within Lot 2003 must be implemented in accordance with the approved streetscape plans ~~and confirmed to~~ as certified by the Manager Parks Planning ~~Team Leader~~ and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape , and in particular the following: (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition; (b) Should site factors preclude compliance with the Code of Practice, the Manager Parks Planning ~~Team Leader~~ must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning ~~Team Leader~~ immediately. *Advice Note:* *Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*	Maintain consistency with terminology as it relates to certification. Correct officer title.
Maintenance - Streetscape 151. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Manager Parks Planning ~~Team Leade~~r a Maintenance Plan, for all planting and landscaping to be established in Lot 2003. The Maintenance Plan must include: (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; (c) Vandalism eradication policies; and (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to Lot ~~2002~~2003.	Correct Officer title. Amend to reflect the correct reference to the road lot, namely, Lot 2003.
152. The consent holder must undertake maintenance, in accordance with the approved Lot 2003 Maintenance Plan for a ~~two~~three -year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period

deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.	- see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
153. If any damage/theft to the Lot 2003 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of ~~two~~three years following the replacement planting.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
Monitoring Report - Streetscape (3~~2~~ -year Maintenance Period) (a) Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the 3~~2~~ years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2003: (b) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses); (c) State of protection barriers where required; (d) A running record of fertilisation, animal and weed pest control and replacement of dead plants; (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work); (f) Any recommended remediation work must include a start date for replanting; and (g) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting. *Advice Note:* *This condition requires monitoring reports to be submitted for a minimum of 3~~2~~ years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate care and appropriate time to determine survival.
Landscape Maintenance Bond 155. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to: (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2003) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.	The Code Of Practice Chapter 7 Landscape requires a minimum of 3 years maintenance period - see Table 3: Tree design installation and establishment, pg. 37. This is to allow for appropriate

(b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 149 to 153. (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank). (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder. (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of ~~two~~ three years from the issue of a practical completion certificate. *Advice Note:* *The Council may use the bond during (and following) the implementation of the works for the following purposes:* • *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during works.* • *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for ~~24~~ 36 months.*	care and appropriate time to determine survival.