

Parks Planning Appendix A – Suggested changes to draft subdivision consent conditions

Note: Parks Planning acknowledge the subdivision conditions proposed by the applicant but it is preferred to use the Parks Planning tested and standard conditions to ensure consistency in its execution whilst also clarifying its application to the various stages for the development. To note is that the vesting of roads is not possible under land use and conditions relevant to Parks infrastructure will only be required under a subsequent subdivision.

The applicant's proposed conditions will be depicted with strikethrough ~~lines in green text (deletions)~~ and insertions in underlined blue text (insertions).

E: SUBDIVISION CONDITIONS (S11 [consent ref])

All conditions contained in this decision must be complied with at time of applying for a section 224(c) RMA certificate. The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 21 March 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - (a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Drury Metropolitan Centre Precinct Stage 1 and 2" and dated 25 March 2025;
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Lapsing of Consent

2. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024, this consent lapse fifteen (15) years after the date it commences unless:
 - (a) A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) The period after which the consents lapse under section 125 of the RMA is extended.

Stage 2 Subdivision

Staging of Subdivision

3. For the purposes of the following conditions, the subdivision of Lot 200 (created by SUB60414913), Lot 1 Deposited Plan 56120, Lot 7 Deposited Plan 102224, Lot 8 Deposited Plan 165262, Lot 1 Deposited Plan 80559 Part Lot 1 Deposited Plan 62094 and Lot 1

Deposited Plan 580346 and involves the following subdivision staging.

The following subsequent subdivisions are not restricted to any particular order in their implementation provided legal access and infrastructure servicing are available for each sub-stage as they are developed.

- Stage 2.1: Lot 38; Lot 510 as a road to vest; and Lot 1010 (balance lot);
- Stage 2.2: Lot 32; Lot 502 and Lot 514 (~~access-lots~~ [road](#)); and Lot 1020 (balance lot);
- Stage 2.3: Lot 31; Lot 503 (access lot); Lot 600 and Lot 609 (private open space); Lot 506 as road to vest; Lot 610 as local purpose reserve (esplanade); and Lot 1030 (balance lot);
- Stage 2.4.1: Lot 41; Lot 511 as a road to vest; and Lot 1041 (balance lot);
- Stage 2.4.2: Lot 42; Lot 508 (access lot); Lot 512 as a road to vest; and Lot 1042 (balance lot);
- Stage 2.4.3: Lot 43; Lot 517 as a road to vest; and Lot 1043 (balance lot);
- Stage 2.5: Lot 34; Lot 501 and Lot 515 (access lots); and Lot 1050 (balance lot);
- Stage 2.6.1: Lot 603 (private stormwater detention pond); Lot 604 as ~~local purpose reserve (drainage)~~ [Land in lieu of reserve for the purpose of stormwater](#); and Lot 1060 (balance lot);
- Stage 2.6.2: Lot 36; Lot 500 and Lot 516 (access lots); and Lot 1061 and 1062 (balance lots); [3000m² of Lot 36 must vest as land in lieu of reserve for the purpose of recreation.](#)
- Stage 2.7 & Stage 2.8: Lot 33 and Lot 35
- Stage 2.9: Lot 37; Lot 518 (access lot); and Lot 1090 (balance lot);
- Lot 2.10.1: Lot 39; Lot 602 as ~~local purpose reserve (drainage)~~ [Land in lieu of reserve for the purpose of stormwater](#); and Lot 1011 (balance lot); and
- Lot 2.10.2: Lot 40 and Lot 601 as ~~local purpose reserve (drainage)~~ [Land in lieu of reserve for the purpose of stormwater](#).

Road Naming

4. The consent holder must provide and install road naming signs in accordance with Council standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by the Council.

Advice Note:

The road naming approval must be obtained from the Local Board prior to the submission of the survey plan pursuant to section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names) and include evidence of consultation with local iwi groups).

Creation of the Incorporated society – Privately Owned Open Spaces and Civic Areas

5. [Prior to the issue of a s.224\(c\) certificate, the Applicant must establish a residents' incorporated society \("Incorporated Society"\) to own, manage, and maintain all privately](#)

owned open space and civic areas within the development. This includes, but is not limited to, plazas, promenades, privately owned reserves, pedestrian linkages, landscaped communal areas, stormwater-integrated open spaces, shared civic areas, and all associated communal infrastructure. The Incorporated Society must also be responsible for the upkeep and replacement of any associated infrastructure within these areas, including car parks, pavement surfaces, lighting, signage, and wayfinding elements.

In respect of the Incorporated Society (on an ongoing basis):

- a) All owners of lots within the development must become members of the Incorporated Society and must transfer their membership upon sale. This requirement is to be secured through a registered covenant or equivalent mechanism on each Certificate of Title.
- b) The Incorporated Society shall be responsible for the maintenance and renewal of all privately held open space and civic infrastructure, as well as the preparation and implementation of asset management plans to ensure ongoing functionality and safety.
- c) The Applicant must transfer ownership of all relevant land and assets forming the privately owned open space and civic areas to the Incorporated Society to enable fulfilment of these obligations.
- d) In the event that the Incorporated Society fails to meet its obligations or becomes insolvent, Auckland Council may enforce these obligations directly against lot owners, with associated costs recoverable from those owners.
- e) Should the Incorporated Society become insolvent or otherwise cease to function, ownership and maintenance responsibilities for all privately owned open space and civic areas will default to the owners (as tenants in common in shares), who will be directly responsible for their upkeep and operation.
- f) The rules of the Incorporated Society must require the adoption and implementation of asset management plans for all relevant open space and civic infrastructure, including operation, maintenance, repair, renewal, and short- and long-term funding strategies. The engagement of qualified contractors must be included as part of these plans.
- g) The Applicant must prepare the initial asset management plans at its cost. These plans must address, at a minimum:
 - i. All privately owned open space areas, including landscaped areas, promenades, and passive recreation areas;
 - ii. Privately held civic spaces, including plazas and event areas;
 - iii. Footpaths, cycleways, and any shared accessways not vested in Council;
 - iv. Car parks, lighting, signage, and wayfinding elements;
 - v. Stormwater infrastructure integrated within private open space;

- vi. Waste management facilities;
 - vii. Recreational infrastructure (e.g. play equipment, bike racks, communal storage facilities);
 - viii. Any other assets located within privately owned open space or civic areas that fall under the Incorporated Society's responsibility.
- h) The Incorporated Society must keep all assets, infrastructure, and facilities in good working order and safe for public use.
 - i) The Applicant must ensure sufficient base funding is provided to the Incorporated Society through an initial capital contribution and/or a levy on purchasers. This funding must be sufficient to meet the Society's operational obligations under this condition for a minimum of 12 months from the issue of the s.224(c) certificate.

Advice Notes:

(i) Only one Incorporated Society shall be established to manage the entire development area across all stages. If a Society has been established in a prior stage, that same entity shall fulfil all obligations under this consent and no additional societies shall be created.

(ii) The requirements of clauses 11(f) and 11(g) may be bonded under s.222 of the RMA, provided that the relevant asset management plans are submitted within 12 months of the s.224(c) certificate being issued. These plans may be staged to reflect the infrastructure vested in the Society at each phase.

- (i) Any recreational or communal structures (e.g. playgrounds, shelters, bike storage) may require building consent or certification to ensure safety and compliance.

Survey Plan Approval (section 223) Conditions Survey

Plan

6. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan titled 'Drury Centre – Stage 2 - Scheme Plan' prepared by WOODS, Revision 7 and dated 20 March 2025. The survey plan must show all lots to vest to the Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent.

STAGE 2.1

Road to Vest

- 7. Lot 510 must be vested to the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

2.1A. Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed streetscape landscaping plan(s) for street trees and berms to the certification of the Manager Parks Planning. In particular, the plans must:

- a) Be prepared by a suitably qualified landscape person;

- b) Only show street trees and grass berm planting;
- c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;
- d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;
- e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 12-15% canopy closure within the road corridor.
- g) Include planting methodology, full written specifications, and draft maintenance plans.
- h) Comply with the Auckland 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.

POST DEVELOPMENT

Maintenance Plan – Streetscape Landscaping for roads to be vested

2.1B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) 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.
- e) Vandalism eradication and replacement policies.

Maintenance General – Streetscape Landscaping for roads to be vested

2.1C The consent holder must undertake maintenance for all streetscape landscaping, in accordance with the certified Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report – Streetscape (3-year maintenance period) for roads to be vested

2.1D Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning for streetscape landscaping for certification every 3 months for the duration of the 3-year maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of relevant roads vested under each respective stage:

- 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) Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- i) 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 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

2.1E The application for a certificate under section 224(c) of the RMA for the streetscape landscaping, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that

in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.2

Amalgamation Condition

8. That lots 502, 514 and 1020 hereon to be held in the same record of title.

STAGE 2.3

Road to Vest

9. Lot 506 must be vested to the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

10. That lot 600 and 609 be held in the same record of title.
11. That lots 502 and 514 (created by stage 2.2), lots 503 and 1030 hereon to be held in the same record of title.
12. That lots 502, 514 and 1020 (created by stage 2.2) held in same record of title must be cancelled.

Reserve to Vest

13. Lot 610 must be vested to the Council as local purpose reserve (esplanade). ~~must vest free from interests, encumbrances including discharge and outfalls as required under section 239 of the RMA.~~ The consent holder must meet all costs associated with the vesting of the reserve.

2.3A The location of the bank of the stream is clearly defined and located by a recent survey.

2.3B A right of way easement is to be registered, in favour of Auckland Council, over Lot 600 for public access and reserve maintenance to Lot 610.

2.3C Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.

Esplanade - landscaping – Lot 610

2.3.C1 Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for esplanade reserve Lot 610 to vest, for the certification of the Manager of Parks Planning. The plans must:

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by Boffa Miskell, Stage 2 dated March 2025.
- c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.
- d) Include planting methodology and maintenance plans.
- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
- f) Demonstrate a flood overlay identifying flood-prone areas within the reserve.
- g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.
- l) No transformers are to be located within or on the boundary of the reserve.

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.

Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the acceptance from Healthy Waters

Implementation of landscaping for esplanade reserve - Lot 610:

2.3D Prior to the issue of section 224(c) certification, all hard and soft landscape works within the esplanade reserve (Lot 610) should it be vested, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5

grade.

- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (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 immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) 2.3C1. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

Weed control for esplanade reserve to be vested Lots 610

2.3E The consent holder must submit a Weed Control Programme for certification to the Manager Parks Planning, for esplanade reserve Lot 610 within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme must include:

- a) An inventory of the weed species to be removed;
 - b) Removal techniques to be utilised; weed disposal methods;
 - c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - d) Any re-vegetation programme required to prevent re infestation of weeds;
 - e) As assessment of any ecological issues around the removal of vegetation;
- Methods for addressing stability and erosion and sediment control methods.

Maintenance Plan – esplanade reserve planting - Lot 610

2.3F Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in esplanade reserve Lot 610. The Maintenance Plan must include::

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of

maintenance methodology and dates/frequencies.

d) 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.

e) Vandalism eradication policies.

Reserve maintenance obligation Lots 610

2.3G The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report (5-year maintenance period), esplanade reserve - Lots 610

2.3H Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of esplanade Lot 610:

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) Canopy closure, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;

d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;

e) Details on the condition of, and recommendations for maintenance of, the fencing and

f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

g) Any recommended remediation work must include a start date for replanting.

h) 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 5 years following

planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Completion of Streetscape and esplanade reserve Landscaping

2.3I The application for a certificate under section 224(c) of the RMA for the streetscape landscaping and esplanade reserve planting, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Boundary Treatments

Retaining walls adjacent to esplanade reserve to vest - Lot 610

2.3J Any retaining wall(s) and ancillary and supporting structures adjacent to the esplanade reserve to vest (Lot 610) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 610. The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.3J have been met at the time it applies for section 224(c) RMA certificate.

Fencing adjacent to esplanade reserve to vest (Lot 610)

2.3K Any combined fencing, hedging or planting along boundaries of Lots 610 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 610 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Consent Notices

2.3L For all respective stages, the consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for Lots 600 and Lot 506. The consent notice/s must record that condition/s 2.3J and 2.3K are to be complied with on a continuing basis:

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of

[the boundary of Lot 610. The retaining walls must be no higher than 1m above existing ground level.](#)

- b. [Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of esplanade reserve Lot 610 must be either low height \(1.2m\) or at least 50% visually permeable \(max combined height 1.6m\). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.](#)

STAGE 2.4.1

Road to Vest

14. Lot 511 must be vested to the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

15. That lots 502, 514 (created by stage 2.2), lot 503 (created by stage 2.3) and lot 1041 hereon to be held in the same record of title.
16. That lots 502, 514 (created by stage 2.2) and lots 503, 1030 (created by stage 2.3) held in same record of title must be cancelled.

[2.4.1A. Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed streetscape landscaping plan\(s\) for street trees and berms to the certification of the Manager Parks Planning. In particular, the plans must:](#)

- a) [Be prepared by a suitably qualified landscape person;](#)
- b) [Only show street trees and grass berm planting;](#)
- c) [Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;](#)
- d) [Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;](#)
- e) [Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.](#)
- f) [Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.](#)
- g) [Include planting methodology, full written specifications, and draft maintenance plans.](#)

- h) Comply with the Auckland 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.

POST DEVELOPMENT

Maintenance Plan – Streetscape Landscaping for roads to be vested

2.4.1B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) 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.
- e) Vandalism eradication and replacement policies.

Maintenance General – Streetscape Landscaping for roads to be vested

2.4.1C The consent holder must undertake maintenance for all streetscape landscaping, in accordance with the certified Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report – Streetscape (3-year maintenance period) for roads to be vested

2.4.1D Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning for streetscape landscaping for certification every 3 months for the duration of the 3-year maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of relevant roads vested under each respective stage:

- 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) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- ii) 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 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

2.4.1EThe application for a certificate under section 224(c) of the RMA for the streetscape landscaping, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- e. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.2

Road to Vest

- 17. Lot 512 must be vested to the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

18. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lots 508 and 1042 hereon to be held in the same record of title.
19. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3) and lot 1041 (created by stage 2.4.1) held in same record of title must be cancelled.

2.4.2A. Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed streetscape landscaping plan(s) for street trees and berms to the certification of the Manager Parks Planning. In particular, the plans must:

- a) Be prepared by a suitably qualified landscape person;
- b) Only show street trees and grass berm planting;
- c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;
- d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;
- e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.
- g) Include planting methodology, full written specifications, and draft maintenance plans.
- h) Comply with the Auckland 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.

POST DEVELOPMENT

Maintenance Plan – Streetscape Landscaping for roads to be vested

2.4.2B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and

landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) 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.
- e) Vandalism eradication and replacement policies.

Maintenance General – Streetscape Landscaping for roads to be vested

2.4.2C The consent holder must undertake maintenance for all streetscape landscaping, in accordance with the certified Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report – Streetscape (3-year maintenance period) for roads to be vested

2.4.2D Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning for streetscape landscaping for certification every 3 months for the duration of the 3-year maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of relevant roads vested under each respective stage:

- 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) Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

- g) Any recommended remediation work must include a start date for replanting.
- h) 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 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

2.4.2E The application for a certificate under section 224(c) of the RMA for the streetscape landscaping, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.3

Road to Vest

- 20. Lot 517 must be vested to the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

- 21. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2) and lot 1043 hereon to be held in the same record of title.
- 22. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lots 508 lot 1042 (created by stage 2.4.2) held in same record of title must be cancelled.

Streetscape landscaping

2.4.3A. Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed streetscape landscaping plan(s) for street trees and berms to the certification of the Manager Parks Planning. In particular, the plans must:

- a) Be prepared by a suitably qualified landscape person;
- b) Only show street trees and grass berm planting;
- c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;

- d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;
- e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.
- g) Include planting methodology, full written specifications, and draft maintenance plans.
- h) Comply with the Auckland 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.

POST DEVELOPMENT

Maintenance Plan – Streetscape Landscaping for roads to be vested

2.4.3B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) 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.
- e) Vandalism eradication and replacement policies.

Maintenance General – Streetscape Landscaping for roads to be vested

2.4.3C The consent holder must undertake maintenance for all streetscape landscaping, in accordance with the certified Maintenance Plan for a three-year period commencing on the

date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report – Streetscape (3-year maintenance period) for roads to be vested

2.4.3D Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning for streetscape landscaping for certification every 3 months for the duration of the 3-year maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of relevant roads vested under each respective stage:

- 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) Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- iii) 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 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

2.4.3E The application for a certificate under section 224(c) of the RMA for the streetscape landscaping, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;

- b. [a consent notice has been issued in relation to any conditions to which section 221 applies; and](#)
- c. [a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108\(2\)\(b\).](#)

STAGE 2.5

Amalgamation Condition

- 23. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 and 1050 hereon to be held in the same record of title.
- 24. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2) and lot 1043 (created by stage 2.4.3) held in same record of title must be cancelled.

STAGE 2.6.1

Reserve to Vest

- 25. Lot 604 must be vested to the Council as ~~local purpose reserve (drainage)~~ [Land in lieu of reserve for the purpose of stormwater](#). The consent holder must meet all costs associated with the vesting of the reserve.

[2.6.1A Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.](#)

Amalgamation Condition

- 26. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, lot 515 (created by stage 2.5) and lot 1060 hereon to be held in the same record of title.
- 27. That lot 502, lot 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 and 1050 (created by stage 2.5) held in same record of title must be cancelled.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

[Drainage reserves for stormwater purposes - landscaping – Lot 604](#)

[2.6.1B Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan\(s\) for drainage reserve Lot 604 to vest, for the certification of the Manager of Parks Planning. The plans must:](#)

- a) [Be prepared by a suitably qualified landscape architect.](#)
- b) [Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.](#)
- c) [Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.](#)
- d) [Include planting methodology and maintenance plans.](#)

- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
- f) Demonstrate a flood overlay identifying flood-prone areas within the reserve.
- g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.
- l) No transformers are to be located within or on the boundary of the reserve.

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.

Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the acceptance from Healthy Waters.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Implementation of landscaping for drainage reserve landscape works Lot 604:

2.6.1C Prior to the issue of section 224(c) certification, all hard and soft landscape works within the drainage reserve Lot 604, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (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 immediately.

- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – 2.6.1B. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Weed control for drainage reserve to be vested - Lots 604

2.6.1D The consent holder must submit for the drainage reserve Lot 604 a Weed Control Programme for certification to the Manager Parks Planning, within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:

- a) An inventory of the weed species to be removed;
 - b) Removal techniques to be utilised; weed disposal methods;
 - c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - d) Any re-vegetation programme required to prevent re infestation of weeds;
 - e) As assessment of any ecological issues around the removal of vegetation;
- Methods for addressing stability and erosion and sediment control methods.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Maintenance Plan – drainage reserve planting - Lot 604

2.6.1E Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the drainage reserve Lot 604. The Maintenance Plan must include::

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) 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.

e) Vandalism eradication policies.

Include this condition only for the drainage reserves acceptable to Healthy Waters.

Drainage reserve maintenance obligation - Lot 604

2.6.1F The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Include this condition only for the drainage reserves acceptable to Healthy Waters.

Monitoring Report (5-year maintenance period), drainage reserves Lot 604

2.6.1G Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of drainage reserve Lot 604:

- 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) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) 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 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the

maintenance period and subsequent bond release.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Completion drainage reserves landscaping

2.6.1H The application for a certificate under section 224(c) of the RMA for the drainage reserve Lot 604, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Boundary Treatments

Retaining walls adjacent to drainage reserve to vest - Lot 604

2.6.1I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage reserve to vest (Lot 604) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 604. The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions **2.6.1I** have been met at the time it applies for section 224(c) RMA certificate.

Fencing adjacent to esplanade reserve to vest (Lot 604)

2.6.1J Any combined fencing, hedging or planting along boundaries of Lots 604 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 604 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Consent Notices

2.6.1K The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for Lots 604 and Lot 1060. The consent notice/s must record that condition/s 2.6.1 J and 2.6.1 I are to be complied with on a continuing basis:

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of Lot 604. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lot 604 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

STAGE 2.6.2

Amalgamation Condition

28. That lot 502 and lot 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516, 1061 and 1062 hereon to be held in the same record of title.
29. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5) and lot 1060 (created by stage 2.6.1) held in same record of title must be cancelled.

Recreation Reserve - Mitigation

2.6.2A The 3000m² portion of Lot 36 to be set aside for recreation must be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) to vest if by the time of application for the survey plan for Stage 2.6.2 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.

2.6.2B The 3000m² portion of Lot 36 to be set aside for recreation must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.

2.6.2C If no agreement is in place in accordance with Condition 2.6.2A by the time of application for the survey plan for Stage 2.6.2 to be approved under section 223 then the 3000m² portion of Lot 36 to be set aside for recreation must remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.

Advice Note

If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, with a combined civic outcome, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for

public use via a common entity.

Balance lots for Neighbourhood Park purposes (Stage 2.6.2 , 3000m² of Lot 36)

2.6.2D Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 2.6.2A above. The following requirements must be met in order to satisfy the condition:

- a) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- b) The structure, functions and rules of the Incorporated Society must include provision for the following:
- c) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- d) The structure, functions and rules of the Incorporated Society must include provision for the following:
 - i. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
 - ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
 - iii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.
 - iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and
 - v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.
- e) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.
- f) A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

2.6.2E The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:

- a) The 3000m² portion of Lot 36 to be set aside for recreation must be shown as land in lieu of reserve (for the purpose of recreation).
- b) That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors

Stage 2.6.2 Recreation Reserves - landscaping – 3000m² of Lot 36

2.6.2F Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for recreation reserve, the 3000m² portion of Lot 36 to be set aside for recreation, for the certification of the Manager of Parks Planning. The plans must:

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by xx).
- c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.
- d) Include planting methodology and maintenance plans.
- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve, preferably flat gradient, park edge roads with 30m30m kick a ball area.
- f) Demonstrate how the land sits outside of flood prone areas.
- g) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- h) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- j) No transformers are to be located within or on the boundary of the reserve.

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.

Implementation of landscaping for recreation reserve landscape works 3000m² of Lot 36

2.6.2G Prior to the issue of section 224(c) certification, all hard and soft landscape works within the 3000m² portion of Lot 36 to be set aside for recreation reserve, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (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 immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – 2.6.2F. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

Weed control for recreation reserve to be vested - 3000m² of Lot 36

2.6.2H The consent holder must submit for the 3000m² portion of Lot 36 to be set aside for recreation, a Weed Control Programme for certification to the Manager Parks Planning, within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:

- a) An inventory of the weed species to be removed;
 - b) Removal techniques to be utilised; weed disposal methods;
 - c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - d) Any re-vegetation programme required to prevent re infestation of weeds;
 - e) As assessment of any ecological issues around the removal of vegetation;
- Methods for addressing stability and erosion and sediment control methods.

Maintenance Plan – recreation reserve planting – 3000m² of Lot 36

2.6.2I Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the recreation reserves Lot 36. The Maintenance Plan must include:

- a) Surface litter removal methodology.

- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) 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.
- e) Vandalism eradication policies.

Recreation reserve maintenance obligation - 3000m² of Lot 36

- 2.6.2J The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report (5-year maintenance period), recreation reserves 3000m² of Lot 36

- 2.6.2K Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of the 3000m² portion of Lot 36 to be set aside for recreation:

- 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) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) 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 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Completion recreation reserves landscaping

2.6.2L The application for a certificate under section 224(c) of the RMA for the 3000m² portion of Lot 36 to be set aside for recreation, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Boundary Treatments

Retaining walls adjacent to recreation reserve to vest - the 3000m² portion of Lot 36 to be set aside for recreation

2.6.2M Any retaining wall(s) and ancillary and supporting structures adjacent to the recreation reserve to vest (Lot 36) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 36 (recreation reserve). The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.6.2M have been met at the time it applies for section 224(c) RMA certificate.

Fencing adjacent to recreation reserve to vest (3000m² of Lot 36)

2.6.2N Any combined fencing, hedging or planting along boundaries of the 3000m² portion of Lot 36 to be set aside for recreation must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 36 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Consent Notices

2.6.20 The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for **Lots 36 and Lot 603**. The consent notice/s must record that condition/s **2.6.2M and 2.6.2N** are to be complied with on a continuing basis:

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of the 3000m² portion of Lot 36 to be set aside for recreation. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of the 3000m² portion of Lot 36 to be set aside for recreation must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

STAGE 2.7 & STAGE 2.8

Amalgamation Condition

30. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516, 1062 (created by stage 2.6.2) to be held in the same record of title.
31. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516, 1061 and 1062 (created by stage 2.6.2) held in same record of title must be cancelled.

STAGE 2.9

Amalgamation Condition

32. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516 (created by stage 2.6.2), lot 518 and lot 1090 hereon to be held in the same record of title.
33. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516, 1062 (created by stage 2.6.2) held in same record of title must be cancelled.

STAGE 2.10.1

Reserve to Vest

34. Lot 602 must be vested to the Council as ~~local purpose reserve (drainage)~~ Land in lieu of reserve for the purpose of stormwater. The consent holder must meet all costs associated with the vesting of the reserve

2.10.1A Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Drainage reserves for stormwater purposes - landscaping – Lot 602

2.10.1B Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserve Lot 602 to vest, for the certification of the Manager of Parks Planning. The plans must:

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.
- c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.
- d) Include planting methodology.
- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
- f) Demonstrate a flood overlay identifying flood-prone areas within the reserve.
- g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.
- l) No transformers are to be located within or on the boundary of the reserve.

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.

Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the acceptance from Healthy Waters.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Implementation of landscaping for drainage reserve landscape works Lot 602:

2.10.1C Prior to the issue of section 224(c) certification, all hard and soft landscape works within the drainage reserve Lot 602, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (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 immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) 2.10.1B. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Weed control for drainage reserve to be vested - Lots 602

2.10.1D The consent holder must submit for the drainage reserve Lot 602 a Weed Control Programme for certification to the Manager Parks Planning, within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:

- a) An inventory of the weed species to be removed;
- b) Removal techniques to be utilised; weed disposal methods;
- c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
- d) Any re-vegetation programme required to prevent re infestation of weeds;
- e) As assessment of any ecological issues around the removal of vegetation;

Methods for addressing stability and erosion and sediment control methods.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Maintenance Plan – drainage reserve planting - Lot 602

2.10.1E Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the drainage reserves Lot 602. The Maintenance Plan must include::

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) 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.
- e) Vandalism eradication policies.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Drainage reserve maintenance obligation - Lot 602

2.10.1F The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Monitoring Report (5-year maintenance period), drainage reserves Lot 602

2.10.1G Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of drainage reserve Lot 602:

- 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) Canopy closure, beginnings of natural ecological processes - natural regeneration in

understorey, use by native birds, etc;

- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) 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 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Include this condition only for the drainage reserves acceptable to Healthy Waters.

Completion drainage reserves landscaping

2.10.1H The application for a certificate under section 224(c) of the RMA for the drainage reserve Lot 602, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- e. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Include this condition only for the drainage reserves acceptable to Healthy Waters.

Boundary Treatments

Retaining walls adjacent to drainage reserve to vest - Lot 602

2.10.1I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage reserve to vest (Lot 602) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 602. The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey

plan for approval. The consent holder must demonstrate that Conditions **2.10.1I** have been met at the time it applies for section 224(c) RMA certificate.

Fencing adjacent to esplanade reserve to vest (Lot 602)

- 2.10.1J Any combined fencing, hedging or planting along boundaries of Lots 602 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 602 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Consent Notices

- 2.10.1K The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for **Lots 37 and Lot 39**. The consent notice/s must record that condition/s **2.10.1I** and **2.10.1J** are to be complied with on a continuing basis:
- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of Lot 602. The retaining walls must be no higher than 1m above existing ground level.
 - b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lot 602 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

Amalgamation Condition

35. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516 (created by stage 2.6.2), lot 518 (created by stage 2.9) and lot 1011 hereon to be held in the same record of title.
36. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516 (created by stage 2.6.2), lot 518 and lot 1090 (created by stage 2.9) held in same record of title must be cancelled.

STAGE 2.10.2

Reserve to Vest

37. Lot 601 must be vested to the Council as ~~local purpose reserve (drainage)~~ Land in lieu of reserve for the purpose of stormwater. The consent holder must meet all costs associated with the vesting of the reserve.

2.10.2A Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Drainage reserves for stormwater purposes - landscaping – Lot 601

2.10.2B Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserve Lot 601 to vest, for the certification of the Manager of Parks Planning. The plans must:

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.
- c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.
- d) Include planting methodology.
- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
- f) Demonstrate a flood overlay identifying flood-prone areas within the reserve.
- g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.
- l) No transformers are to be located within or on the boundary of the reserve.

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.

Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the acceptance from Healthy Waters.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Implementation of landscaping for drainage reserve landscape works Lot 601:

2.10.2C Prior to the issue of section 224(c) certification, all hard and soft landscape works within the drainage reserve Lot 601, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (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 immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) **2.10.2B**). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Weed control for drainage reserve to be vested - Lots 601

2.10.2D The consent holder must submit for the drainage reserve Lot 601 a Weed Control Programme for certification to the Manager Parks Planning, within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:

- a) An inventory of the weed species to be removed;
- b) Removal techniques to be utilised; weed disposal methods;
- c) Time frames for work and whether the weed removal needs to be staged (particularly

relevant for sensitive areas such as coastal edges or riparian margins);

d) Any re-vegetation programme required to prevent re infestation of weeds;

e) As assessment of any ecological issues around the removal of vegetation;

Methods for addressing stability and erosion and sediment control methods.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Maintenance Plan – drainage reserve planting - Lot 601

2.10.2E Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the drainage reserves Lot 601. The Maintenance Plan must include::

a) Surface litter removal methodology.

b) Mowing methodology and frequency.

c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.

d) 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.

e) Vandalism eradication policies.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Drainage reserve maintenance obligation - Lot 601

2.10.2F The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Monitoring Report (5-year maintenance period), drainage reserves Lot 601

2.10.2G Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of drainage reserve Lot 601:

- 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) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) 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 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Completion drainage reserves landscaping

2.10.2H The application for a certificate under section 224(c) of the RMA for the drainage reserve Lot 601, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Boundary Treatments

Retaining walls adjacent to drainage reserve to vest - Lot 601

2.10.2I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage

reserve to vest (Lot 601) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 601. The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.10.2I have been met at the time it applies for section 224(c) RMA certificate.

Fencing adjacent to esplanade reserve to vest (Lot 602)

2.10.2J Any combined fencing, hedging or planting along boundaries of Lots 601 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 601 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Include this condition only for the drainage reserves acceptable to Healthy Waters:

Consent Notices

2.10.2K The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for Lot 37 and Lot1011. The consent notice/s must record that condition/s 2.10.2 I and 2.10.2J are to be complied with on a continuing basis:

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of Lot 601. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lot 601 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

Amalgamation Condition

38. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516 (created by stage 2.6.2), lot 518 (created by stage 2.9) to be held in the same record of title.
39. That lots 502, 514 (created by stage 2.2), lot 503 (created by 2.3), lot 508 (created by stage 2.4.2), lots 501, 515 (created by stage 2.5), lots 500, 516 (created by stage 2.6.2), lot

518 and lot 1011 (created by stage 2.10.1) held in same record of title must be cancelled.

Engineering Plan Approval

40. At Engineering Plan Approval stage, the consent holder must submit detailed roading plans for approval by the Council. In particular, the plans and accompanying documentation must:
- (a) Incorporate the following features and alterations:
 - (i) Intersections which comply with the TDM's Urban and Rural Urban and Rural Roadway Design V1 part of the Engineering Code, Table 2/3, except where Auckland Transport has approved any departures; and
 - (ii) Further traffic calming measures for Roads 3, 11 and 13, which may include raised table crossings where mid-block sections between the intersections are too long and where pedestrian links shown in the Integrated Transportation Assessment meet the local roads.
 - (b) Be accompanied by the following:
 - (i) Sufficient detail to enable an assessment of potential safety effects on active mode users on new roads within the town centre.
 - (ii) A plan showing:
 - a. primary active mode connections through the open space overlaid on the roading network; and
 - b. the locations for crossing to the open space with reference to the roading network.
 - (c) Include information regarding the following engineering works relating to roads and reserves:
 - (i) Detailed landscape planting plan and maintenance programmes for all street planting and landscaping on the proposed roads, and reserves (to be vested with the Council) in accordance with the conditions of the consent.

Consent Notice

41. Pursuant to section 221 of the RMA, the following consent notices must be registered against the Records of Title of Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43:
- (a) Individual private stormwater management devices (e.g., catchpits with a sump volume and submerged outlet, raingardens, rainwater harvesting and storage tanks, or other suitable stormwater management device) must be

established to serve each Lot in accordance with the approved Stormwater Management Plan. The owner must operate, monitor and maintain private stormwater management systems in accordance with the conditions below, and must not modify or remove the stormwater mitigation system without express written permission of the Auckland Council.

- (b) Operation and maintenance in accordance with the requirements of the Operation and Management Plan (in accordance with Conditions 14 – 15 of the Stormwater diversion and discharge permit DIS [insert reference] supplied to the Auckland Council for the stormwater device and any other relevant consents.
- (c) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property to inspect or test the stormwater management system and to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
- (d) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the detention system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Auckland Council may recover all costs of carrying out said work from the owner.

Streetscape Planting Plan

~~42. — A Streetscape Planting Plan for street tree planting on the proposed roads to be vested must be provided to the Council for approval in conjunction with the Engineering Plan Approval. The Landscape Planting Plan must:~~

- ~~(a) — Clearly differentiate between street trees provided for amenity planting or any other function;~~
- ~~(b) — Include final species and planting sizes;~~
- ~~(c) — Include details of tree pits;~~
- ~~(d) — Including planting methodology; and~~
- ~~(e) — Include the maintenance programmes of the street planting.~~

~~The Streetscape Planting Plan approved by the Council under this condition must thereafter be implemented by the consent holder.~~

STAGE 2.1

~~Streetscape Planting – Maintenance Bond~~

~~43. — Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.~~

~~The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Parks Planning Team Leader.~~

Infrastructure and Servicing

44. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 38 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
45. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 38 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
46. The consent holder must design and construct connections to the public water supply network to serve Lot 38 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
47. The consent holder must make provision for telecommunications and electricity supply to Lot 38 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

48. The consent holder must demonstrate that Conditions 42 - 46 have been met at the time it applies for section 224(c) RMA certificate.
49. The application for a certificate under section 224(c) of the RMA for Lot 38 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and

- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.2

Infrastructure and Servicing

- 50. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 32 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 51. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 32 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 52. The consent holder must design and construct connections to the public water supply network to serve Lot 32 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 53. The consent holder must make provision for telecommunications and electricity supply to Lot 32 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

- 54. The consent holder must demonstrate that Conditions 49 - 52 have been met at the time it applies for section 224(c) RMA certificate.
- 55. The application for a certificate under section 224(c) of the RMA for Lot 32 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.3

Streetscape Planting - Maintenance Bond

[Conditions 56 to 62 removed as covered by updated Parks Planning conditions above.]

~~56. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.~~

~~The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Parks Planning Team Leader.~~

~~57. The application for a certificate under section 224(c) of the RMA for the streetscape landscaping, reserves and the drainage reserves (Lots xx) must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:-~~

~~a completion certificate has been issued in relation to any conditions to which section 222 applies;~~

~~all a consent notice has been issued in relation to any conditions to which section 221 applies; and~~

~~a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).~~

Esplanade Reserve

Esplanade Reserve - Weed Control Programme

~~58. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 610 to the satisfaction of the Manager Parks Planning Team Leader. The programme must include:~~

~~a. Removal of all organic and inorganic rubbish from the Lot 610~~

~~b. Lot 610 to be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.~~

~~c. An inventory of the weed species to be removed;~~

~~d. Removal techniques to be utilised; weed disposal methods;~~

~~e. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);~~

~~f. Any re-vegetation programme required to prevent re-infestation of weeds;~~

- g. — ~~As assessment of any ecological issues around the removal of vegetation; and~~
- h. — ~~Methods for addressing stability and erosion and sediment control methods.~~

Esplanade Reserve – Planting and Landscape Plan

59. — ~~Prior to the implementation of works and as part of the engineering plan approval, Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 610 to the certification of the Manager Parks Planning the satisfaction of the Parks Planning Team Leader. The Plan must include:~~

- i. — ~~Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~
- j. — ~~Be prepared by suitably qualified and experienced landscape architects;~~
- k. — ~~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 and how planting will be staged and established;~~
- l. — ~~Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.~~
- m. — ~~Demonstrate a flood overlay identifying flood-prone areas within the reserve.~~
- n. — ~~Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.~~
- o. — ~~An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.~~
- p. — ~~Provide a Safety in Design Register for shared pathway connections within the drainage reserves.~~
- q. — ~~Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~
- r. — ~~Identify the existing species to be retained;~~

- s. — ~~Include the location and specifications for a shared pathway (pedestrian and cycle) at a minimum of 3-3.5-4 metres in width;~~
- t. — ~~Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping; and~~

Advice Note:

Any additional assets and hard fixtures, i.e., tables, chairs, litter bins etc are subject to Local Board Approval during the Engineering Plan Approval Stage. Pedestrian trails and walkways do not require Local Board approval.

Esplanade Reserve – Maintenance Plan

- 60. — ~~Prior to the issue of the section 224(c) RMA certificate, the consent holder must provide for the approval of the Parks Planning Team Leader the certification of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping within the esplanade reserve (Lot 610) to vest. The Maintenance Plan must include:~~
 - a. — ~~Vegetation maintenance policies 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; and~~
 - c. — ~~Vandalism eradication policies.~~
- 61. — ~~The consent holder must undertake maintenance of the Esplanade Reserve (Lot 610) in accordance with the approved Maintenance Plan for a five year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Manager Parks Planning Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~
- 62. — ~~If any damage/theft to the planting occurs within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of five years respectively following the replacement planting, to the satisfaction of the Manager Parks Planning Parks Planning Team Leader.~~

Infrastructure and Servicing

- 63. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 31 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 64. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 31 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

65. The consent holder must design and construct connections to the public water supply network to serve Lot 31 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
66. The consent holder must make provision for telecommunications and electricity supply to Lot 31 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

67. The consent holder must demonstrate that Conditions 55 – 64 have been met at the time it applies for section 224(c) RMA certificate.
68. The application for a certificate under section 224(c) of the RMA for Lot 31 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.1

~~Streetscape Planting – Maintenance Bond~~

- ~~69. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.~~

~~The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Parks Planning Team Leader.~~

Infrastructure and Servicing

70. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 41 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
71. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 41 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
72. The consent holder must design and construct connections to the public water supply network to serve Lot 41 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
73. The consent holder must make provision for telecommunications and electricity supply to Lot 41 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

74. The consent holder must demonstrate that Conditions 67 – 71 have been met at the time it applies for section 224(c) RMA certificate.
75. The application for a certificate under section 224(c) of the RMA for Lot 41 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - e. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.2

Streetscape Planting – Maintenance Bond

- ~~76. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation~~

~~schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.~~

~~The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Parks Planning Team Leader.~~

Infrastructure and Servicing

77. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 42 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
78. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 42 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
79. The consent holder must design and construct connections to the public water supply network to serve Lot 42 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
80. The consent holder must make provision for telecommunications and electricity supply to Lot 42 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

81. The consent holder must demonstrate that Conditions 74 – 78 have been met at the time it applies for section 224(c) RMA certificate.
82. The application for a certificate under section 224(c) of the RMA for Lot 42 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - g. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - h. a consent notice has been issued in relation to any conditions to which section

221 applies; and

- i. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.3

Streetscape Planting – Maintenance Bond

~~83. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.~~

~~The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Parks Planning Team Leader.~~

Infrastructure and Servicing

84. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 43 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
 85. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 43 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
 86. The consent holder must design and construct connections to the public water supply network to serve Lot 43 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- d. The consent holder must make provision for telecommunications and electricity supply to Lot 43 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

87. The consent holder must demonstrate that Conditions 81 – 85 have been met at the time it applies for section 224(c) RMA certificate.
88. The application for a certificate under section 224(c) of the RMA for Lot 43 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.5**Infrastructure and Servicing**

89. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 34 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
90. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 34 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
91. The consent holder must design and construct connections to the public water supply network to serve Lot 34 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
92. The consent holder must make provision for telecommunications and electricity supply Lot 34 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

93. The consent holder must demonstrate that Conditions 88 – 91 have been met at the time it applies for section 224(c) RMA certificate.

94. The application for a certificate under section 224(c) of the RMA for Lot 34 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - e. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.6.1

Drainage Reserve

Drainage Reserve – Weed Control Programme

95. ~~Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 604 to the satisfaction of the Parks Planning Team Leader. The programme must include:~~
- ~~a. An inventory of the weed species to be removed;~~
 - ~~b. Removal techniques to be utilised; weed disposal methods;~~
 - ~~c. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);~~
 - ~~d. Any re-vegetation programme required to prevent re-infestation of weeds;~~
 - ~~e. As assessment of any ecological issues around the removal of vegetation; and~~
 - ~~f. Methods for addressing stability and erosion and sediment control methods.~~

Drainage Reserve – Planting and Landscape Plan

96. ~~Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 604 to the satisfaction of the Parks Planning Team Leader. The Plan must include:~~
- ~~a. Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~
 - ~~b. Be prepared by suitably qualified and experienced landscape architects;~~
 - ~~c. 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 and how planting will be staged and established;~~
 - ~~d. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~
 - ~~e. Identify the existing species to be retained;~~
 - ~~f. Comply with the Auckland Code of Practice for Land Development and~~

Advice Note:

Any additional assets and hard fixtures, i.e., tables, chairs, litter bins etc are subject to Local Board Approval during the Engineering Plan Approval Stage. Pedestrian trails and walkways do not require Local Board approval.

Drainage Reserve – Maintenance Plan

97. ~~Prior to the issue of the section 224(c) RMA certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping within the drainage reserve (Lot 604) to vest. The Maintenance Plan must include:~~

- ~~g. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;~~
 - ~~h. 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; and~~
 - ~~i. Vandalism eradication policies.~~
- ~~e. The consent holder must undertake maintenance of the Drainage Reserve (Lot 604) in accordance with the approved Maintenance Plan for a five year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~
- ~~f. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of seven years respectively following the replacement planting, to the satisfaction of the Parks Planning Team Leader.~~

Infrastructure and Servicing

98. The consent holder must design and construct the privately owned stormwater assets (wetland) within Lot 603 in accordance with the requirements of Auckland Council and Healthy Waters. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Section 224(c) Compliance Conditions

99. The consent holder must demonstrate that Conditions 94 – 99 have been met at the time it applies for section 224(c) RMA certificate.
100. The application for a certificate under section 224(c) of the RMA for Lot 603 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- a. a completion certificate has been issued in relation to any conditions to which

section 222 applies;

- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.6.2

Infrastructure and Servicing

- 101. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 36 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 102. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 36 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 103. The consent holder must design and construct connections to the public water supply network to serve Lot 36 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 104. The consent holder must make provision for telecommunications and electricity supply to Lot 36 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

- 105. The consent holder must demonstrate that Conditions 102 – 105 have been met at the time it applies for section 224(c) RMA certificate.
- 106. The application for a certificate under section 224(c) of the RMA for Lot 36 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - e. a consent notice has been issued in relation to any conditions to which section

221 applies; and

- f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.7 & STAGE 2.8

Infrastructure and Servicing

- 107. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 33 and Lot 35 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 108. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 33 and Lot 35 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 109. The consent holder must design and construct connections to the public water supply network to serve Lot 33 and Lot 35 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 110. The consent holder must make provision for telecommunications and electricity supply to Lot 33 and Lot 35 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

- 111. The consent holder must demonstrate that Conditions 108 – 111 have been met at the time it applies for section 224(c) RMA certificate.
- 112. The application for a certificate under section 224(c) of the RMA for Lot 33 and Lot 35 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - g. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - h. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - i. a bond has been entered into by the subdividing owner in compliance with any

condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.9

Infrastructure and Servicing

113. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 37 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
114. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 37 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
115. The consent holder must design and construct connections to the public water supply network to serve Lot 37 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
116. The consent holder must make provision for telecommunications and electricity supply to Lot 37 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

117. The consent holder must demonstrate that Conditions 114 – 117 have been met at the time it applies for section 224(c) RMA certificate.
118. The application for a certificate under section 224(c) of the RMA for Lot 37 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - j. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - k. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - l. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.10.1

Drainage Reserve

~~119. — Drainage Reserve—Weed Control Programme~~

~~120. — Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 602 to the satisfaction of the Parks Planning Team Leader. The programme must include:~~

- ~~a. — An inventory of the weed species to be removed;~~
- ~~b. — Removal techniques to be utilised; weed disposal methods;~~
- ~~c. — Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);~~
- ~~d. — Any re-vegetation programme required to prevent re infestation of weeds;~~
- ~~e. — As assessment of any ecological issues around the removal of vegetation; and~~
- ~~f. — Methods for addressing stability and erosion and sediment control methods.~~

Drainage Reserve—Planting and Landscape Plan

~~121. — Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 602 to the satisfaction of the Parks Planning Team Leader. The Plan must include:~~

- ~~a. — Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~
- ~~b. — Be prepared by suitably qualified and experienced landscape architects;~~
- ~~c. — 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 and how planting will be staged and established;~~
- ~~d. — Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~
- ~~e. — Identify the existing species to be retained;~~
- ~~f. — Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping; and~~

Advice Note:

Any additional assets and hard fixtures, i.e., tables, chairs, litter bins etc are subject to Local Board Approval during the Engineering Plan Approval Stage. Pedestrian trails and walkways do not require Local Board approval.

Drainage Reserve—Maintenance Plan

~~122. — Prior to the issue of the section 224(c) RMA certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping within the drainage reserve (Lot 602) to vest. The Maintenance Plan must include:~~

- ~~a. — Vegetation maintenance policies 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; and~~

~~c. Vandalism eradication policies.~~

~~123. The consent holder must undertake maintenance of the Drainage Reserve (Lot 602) in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~

~~124. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of seven years respectively following the replacement planting, to the satisfaction of the Parks Planning Team Leader.~~

Infrastructure and Servicing

125. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 39 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

126. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 39 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

127. The consent holder must design and construct connections to the public water supply network to serve Lot 39 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

128. The consent holder must make provision for telecommunications and electricity supply to Lot 39 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

129. The consent holder must demonstrate that Conditions 120 – 128 have been met at the time it applies for section 224(c) RMA certificate.
130. The application for a certificate under section 224(c) of the RMA for Lot 39 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- d. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - e. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - f. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.10.2

Drainage Reserve

Drainage Reserve – Weed Control Programme

- ~~131. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 601 to the satisfaction of the Parks Planning Team Leader. The programme must include:~~
- ~~a. An inventory of the weed species to be removed;~~
 - ~~b. Removal techniques to be utilised; weed disposal methods;~~
 - ~~c. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);~~
 - ~~d. Any re-vegetation programme required to prevent re-infestation of weeds;~~
 - ~~e. As assessment of any ecological issues around the removal of vegetation; and~~
 - ~~f. Methods for addressing stability and erosion and sediment control methods.~~

Drainage Reserve – Planting and Landscape Plan

- ~~132. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 601 to the satisfaction of the Parks Planning Team Leader. The Plan must include:~~
- ~~(a) Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~
 - ~~(b) Be prepared by suitably qualified and experienced landscape architects;~~
 - ~~(c) 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 and how planting will be staged and established;~~
 - ~~(d) Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~

~~(e) Identify the existing species to be retained;~~

~~(f) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping; and~~

~~Advice Note:~~

~~Any additional assets and hard fixtures, i.e., tables, chairs, litter bins etc are subject to Local Board Approval during the Engineering Plan Approval Stage. Pedestrian trails and walkways do not require Local Board approval.~~

~~Drainage Reserve Maintenance Plan~~

~~133. Prior to the issue of the section 224(c) RMA certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping within the drainage reserve (Lot 601) to vest. The Maintenance Plan must include:~~

~~a. Vegetation maintenance policies 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; and~~

~~c. Vandalism eradication policies.~~

~~134. The consent holder must undertake maintenance of the Drainage Reserve (Lot 601) in accordance with the approved Maintenance Plan for a five year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~

~~135. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of seven years respectively following the replacement planting, to the satisfaction of the Parks Planning Team Leader.~~

Infrastructure and Servicing

136. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lot 40 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

137. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot 40 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

138. The consent holder must design and construct connections to the public water supply network to serve Lot 40 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been

139. satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
140. The consent holder must make provision for telecommunications and electricity supply to Lot 40 in accordance with the requirements of the respective utility operators. Certification from the utility operator that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

141. The consent holder must demonstrate that Conditions 131 - 139 have been met at the time it applies for section 224(c) RMA certificate.
142. The application for a certificate under section 224(c) of the RMA for Lot 40 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

POST DEVELOPMENT – All Stages

As-built plans – all stages for reserves (drainage, esplanade and recreation) and streetscape landscaping

143. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
 - a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).
 - b) The following requirements apply to digital formats:
 - a. All dimensions are to be in millimetres, and all levels and lengths in metres.
 - b. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
 - c. All graphical data to be located/plotted to the following accuracy:

- i. X & Y coordinates +/-100mm
 - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
 - iii. Invert levels +/- 20mm.
 - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
- d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
- e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
- i. All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
 - ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.