

Auckland Surf Park Community

Subdivision Draft Resource Consent Conditions

5 June 2026

Table of Contents

General Conditions	7
Activity in Accordance with Application	7
Lapsing of Consent	7
Staging of Subdivision	7
Engineering	8
Road Naming.....	8
Utility Company	9
Land Covenants.....	10
Auckland Surf Park Community Residents Society	10
Stage 0 - Subdivision of Lots 3 and 4 DP 607404, Lots 1 and 2 DP 151504, and Lot 4 DP 66181	12
Survey Plan Approval (s223) Conditions	12
Survey Plan.....	12
Memorandum of Easements.....	12
Easements in Gross	12
Amalgamation Condition	12
Private Drainage Lots	12
Auckland Surf Park Community Residents Society	13
Road to Vest.....	13
Section 224(c) Compliance Conditions	13
Private Open Space Landscaping (Lots 1007 and 1009).....	13
Private Access Lot (Lot 2001)	13
Public Road (Lot 2000)	14
Engineering Approval - Roads	14
Streetscape Landscaping.....	14
As-built Plans.....	15
Implementation of Streetscape Works	16
Maintenance - Streetscape	16
Monitoring Report - Streetscape (2-year Maintenance Period).....	17
Landscape Maintenance Bond	17
Water Supply	18
Wastewater Disposal	18
Stormwater Disposal.....	18

Utilities	19
Infrastructure	19
Land Covenant	19
Consent Notices	19
Stage 1 - Subdivision of Lot 1012 (Stage 0)	21
Survey Plan Approval (s223) Conditions	21
Survey Plan.....	21
Amalgamation Condition	21
Auckland Surf Park Community Residents Society (or similar)	21
Section 224(c) Compliance Conditions.....	21
Geotechnical	21
Water Supply	22
Wastewater Disposal	22
Stormwater Disposal	22
Utilities	22
Infrastructure	22
Land Covenant	22
Stage 2 - Subdivision of Lot 1005 (Stage 0)	23
Survey Plan Approval (s223) Conditions	23
Survey Plan.....	23
Memorandum of Easements.....	23
Easements in Gross	23
Auckland Surf Park Community Residents Society (or similar)	23
Private Network Utility Lot	23
Private Drainage Lot.....	23
Land Covenant	24
Section 224(c) Compliance Conditions.....	24
Private Access Lot (Lot 527)	24
Water Supply	24
Wastewater Disposal	25
Stormwater Disposal	25
Utilities	25
Infrastructure	25
Land Covenants.....	25
Consent Notices	25
Stage 3 - Subdivision of Lots 1015 and 1016 (Stage 0)	28
Survey Plan Approval (s223) Conditions	28
Survey Plan.....	28
Memorandum of Easements.....	28

Easements in Gross	28
Auckland Surf Park Community Residents Society (or similar)	28
Section 224(c) Compliance Conditions.....	28
Private Open Space Landscaping (Lots 709 and 712)	29
Private Access Lot (Lot 713)	29
Water Supply	29
Wastewater Disposal	29
Stormwater Disposal	29
Utilities	29
Infrastructure	30
Land Covenant	30
Consent Notices	30
Stage 4 - Subdivision of Lot 1006 (Stage 0)	31
Survey Plan Approval (s223) Conditions	31
Survey Plan.....	31
Memorandum of Easements.....	31
Easements in Gross	31
Auckland Surf Park Community Residents Society (or similar)	31
Amalgamation Conditions.....	31
Section 224(c) Compliance Conditions.....	31
Private Access Lot (Lot 682)	32
Private Pedestrian Access (Lots 683 to 685)	32
Water Supply	32
Wastewater Disposal	33
Stormwater Disposal	33
Utilities	33
Infrastructure	33
Land Covenant	33
Consent Notices	33
Stage 5 - Subdivision of Lot 1013 (Stage 0)	35
Survey Plan Approval (s223) Conditions	35
Survey Plan.....	35
Memorandum of Easements.....	35
Easements to be Surrendered.....	35
Road to Vest.....	35
Section 224(c) Compliance Conditions.....	35
Public Road	35
Engineering Approval - Roads	36
Streetscape Landscaping.....	36

As-built Plans.....	37
Implementation of Streetscape Works	38
Maintenance - Streetscape	38
Monitoring Report - Streetscape (2-year Maintenance Period).....	39
Landscape Maintenance Bond	39
Water Supply	40
Wastewater Disposal	40
Stormwater Disposal.....	40
Utilities	40
Infrastructure.....	41
Land Covenant	41
Stage 5A - Subdivision of Lot 400 (Stage 5).....	42
Survey Plan Approval (s223) Conditions	42
Survey Plan.....	42
Memorandum of Easements.....	42
Amalgamation Conditions	42
Road to Vest.....	42
Auckland Surf Park Community Residents Society (or similar)	42
Section 224(c) Compliance Conditions.....	42
Public Road	43
Engineering Approval - Roads	43
Streetscape Landscaping.....	43
As-built Plans.....	44
Implementation of Streetscape Works	45
Maintenance - Streetscape	46
Monitoring Report - Streetscape (2-year Maintenance Period).....	46
Landscape Maintenance Bond	47
Water Supply	47
Wastewater Disposal	48
Stormwater Disposal.....	48
Utilities	48
Infrastructure.....	48
Land Covenant	48
Consent Notices	48
Stage 6 - Subdivision of Lot 1000 (Stage 0)	50
Survey Plan Approval (s223) Conditions	50
Survey Plan.....	50
Memorandum of Easements.....	50
Easements in Gross	50

Easements to be Surrendered.....	50
Amalgamation Conditions.....	50
Auckland Surf Park Community Residents Society (or similar)	51
Private Drainage Lots	51
Section 224(c) Compliance Conditions.....	51
Private Access Lots (Lots 379 and 380)	52
Private Open Space Landscaping (Lots 383 and 384)	52
Water Supply	52
Wastewater Disposal	52
Stormwater Disposal.....	52
Utilities.....	52
Infrastructure.....	53
Land Covenant	53
Stage 7 - Subdivision of Lot 1001 (Stage 0)	56
Survey Plan Approval (s223) Conditions	56
Survey Plan.....	56
Memorandum of Easements.....	56
Easements in Gross	56
Amalgamation Conditions.....	56
Stage 7 Residents Society (or similar body).....	58
Auckland Surf Park Community Residents Society (or similar)	58
Section 224(c) Compliance Conditions.....	58
Private Access Lot (Lot 206)	59
Water Supply	59
Wastewater Disposal	59
Stormwater Disposal.....	59
Utilities.....	60
Infrastructure.....	60
Land Covenant	60
Stage 7A - Subdivision of Lot 1008 (Stage 0)	62
Survey Plan Approval (s223) Conditions	62
Survey Plan.....	62
Memorandum of Easements.....	62
Auckland Surf Park Community Residents Society (or similar)	62
Section 224(c) Compliance Conditions.....	62
Water Supply	62
Wastewater Disposal	63
Stormwater Disposal.....	63
Utilities.....	63

Infrastructure.....	63
Consent Notices	63

General Subdivision Conditions

General Conditions

These conditions apply to all Stages

Activity in Accordance with Application

1. The subdivision must be in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on [insert date], including the following plans and information detailed below, and all referenced by the council as [insert SUB reference]:
 - (a) Application form and Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled “Auckland Surf Park Community - Stage 2 and s.127 for Stage 1” and dated April 2026;
 - (b) The reports listed at Attachment 1; and
 - (c) The drawings and 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 (FTAA), this consent lapses 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) An application under section 125 of the RMA is made to the council before the consent lapses to extend the period after which the consent lapses and the council grants an extension.

Staging of Subdivision

3. For the purpose of the s223 and s224(c) conditions set out below, subdivision staging is as follows:
 - (a) Stage 0: Creation of Lots 1000 to 1006, 1008, 1010 to 1013, 1015 and 1016 as freehold lots, Lots 385, 390 and 391 as private drainage lots, Lots 1007 and 1009 as private open space lots, Lot 1014 as a balance lot, Lot 2000 as a road to vest, and Lot 2001 as private access lot.
 - (b) Except where otherwise stated, Stages 1 to 7 may occur concurrently or independently and in any order provided that each lot has the legal access and infrastructure servicing (roads, wastewater, water supply, stormwater, electricity and telecommunications) is available for each stage as they are developed:
 - (i) Stage 1 (cannot be undertaken before Stage 3): Creation of Lots 800 and 801 as freehold lots;
 - (ii) Stage 2: Creation of Lots 501 to 525 as freehold lots, Lot 526 as network utility lot, Lot 527 as private access lot, and Lot 528 as private drainage lot;

General Subdivision Conditions

- (iii) Stage 3: Creation of Lots 700 to 708, 710 and 711 as freehold lots, Lots 709 and 712 as private open space lots, and Lot 713 as private access lot;
- (iv) Stage 4: Creation of Lots 601 to 681 as freehold lots, Lot 682 as private access lot, Lots 683 to 685 as private pedestrian access lots, and Lot 686 as commonly owned access lot;
- (v) Stage 5: Creation of Lots 400 and 401 as freehold lots and Lot 2002 as a road to vest;
- (vi) Stage 5A (cannot be undertaken until after Stage 5): Creation of Lots 402 to 411 as freehold lots, Lot 412 as commonly owned access lot, and Lot 2003 as a road to vest;
- (vii) Stage 6: Creation of Lots 301 to 376 as freehold lots, Lots 377 and 378 as commonly owned access lots, Lots 379 and 380 as private access lots, Lots 381 and 382 as private drainage lots, and Lots 383 and 384 as private open space lots;
- (viii) Stage 7: Creation of Lots 1 to 178 as freehold lots, Lots 179 to 205 as parking lots, Lot 206 as private access lot, and Lots 207 to 209 as commonly owned access lots; and
- (ix) Stage 7A (cannot be undertaken until after Stage 7): Creation of Lots 220 to 225 as freehold lots.

The consent holder must provide a letter setting out how each relevant condition has been met at the time an application for a s223 and a s224(c) certificate for each stage is made.

Engineering

- 4. All roads, stormwater, wastewater, and water supply infrastructure must be in general accordance with the Engineering Drawings referenced in Condition 1. Where the consent holder requires that matters of detail within the Engineering Drawings and design are adjusted to meet the needs of the subdivision in compliance with the Auckland Council Code of Practice for Land Development and Subdivision, the consent holder must seek the prior approval of the Council's Regulatory Engineering Team Leader.

Road Naming

- 5. 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 Rodney Local Board prior to the submission of the survey plan pursuant to s.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.

General Subdivision Conditions

Utility Company

6. Evidence that a Utility Company has been legally established must be provided to Council for certification. The Utility Company will be responsible for the provision, operation and maintenance of private wastewater, stormwater and water supply infrastructure serving the Auckland Surf Park Community development.

The Utility Company must retain ownership and responsibility for the private infrastructure assets serving the development and must not be wound up or dissolved unless alternative arrangements for the ongoing provision, operation and maintenance of wastewater, stormwater and water supply services are secured to the satisfaction of Auckland Council.

The evidence provided must include a copy of the Utility Company's constitution, which must include the following requirements:

- (a) Wastewater - The constitution must state that the Utility Company must:
- (i) Make wastewater collection, treatment and disposal available to all lots relevant within the Auckland Surf Park Community development on an equitable and non-discriminatory basis;
 - (ii) Manage and implement the staged development of the wastewater treatment facility;
 - (iii) Operate and maintain the wastewater treatment facility to comply with the discharge requirements of the relevant resource consents [insert LUC/DIS Ref. Nos.]; and
 - (iv) Ensure that any necessary future consents, renewals, or alternative lawful wastewater management arrangements are in place prior to the expiry of the relevant resource consents.
- (b) Stormwater - The constitution must state that the Utility Company must:
- (i) Make stormwater management and disposal available to all relevant lots within the Auckland Surf Park Community development on an equitable and non-discriminatory basis;
 - (ii) Manage and implement the staged development of the stormwater management devices, including the stormwater wetlands (private drainage lots);
 - (iii) Operate and maintain the stormwater wetlands to comply with the discharge requirements of the relevant resource consents [insert LUC/DIS Ref. Nos.]; and
 - (iv) Ensure that any necessary future consents, renewals, or alternative lawful stormwater management arrangements are in place prior to the expiry of the relevant resource consents.
- (c) Potable and Firefighting Water - The constitution must state that the Utility Company must:
- (i) Make potable and firefighting water supply available to all relevant lots within the Auckland Surf Park Community development on an equitable and non-discriminatory basis;

General Subdivision Conditions

- (ii) Manage and implement the staged development of the water supply infrastructure, including the water bores and stream take;
- (iii) Operate and maintain the water supply infrastructure to comply with the requirements of the relevant resource consents insert LUC/WAT Ref. Nos.; and
- (iv) Ensure that any necessary future consents, renewals, or alternative lawful water supply arrangements are in place prior to the expiry of the relevant resource consents.

Land Covenants

- 7. The consent holder must provide a draft land covenant documents to the Council's Legal Team for review. The draft covenant documents must include provision for that:
 - (a) Specifies ownership, operation, and maintenance of any private water, stormwater and wastewater systems;
 - (b) Specify responsibility for, and methods for the management of, those private systems; and
 - (c) Require the operation and maintenance of any private water, stormwater and wastewater systems to be generally in accordance with the relevant Operation and Maintenance Manuals to be provided to Council and any other relevant resource consents.

Auckland Surf Park Community Residents Society

- 8. All freehold lot owners, unit title owners, and/or body corporations within the Auckland Surf Park Community must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets within Lots 1007, 1009 and 2001 (Stage 0), Lot 527 (Stage 2), 709, 712 and 713 (Stage 3), Lots 682 to 685 (Stage 4), Lots 379, 380, 383 and 384 (Stage 6), and Lot 206 (Stage 7).
 - (a) The shared assets must be transferred to the Residents Society before any of the Lots are transferred to new owners. The shared assets are required to remain in the ownership of the Residents Society, except with the prior approval of the Council;
 - (b) The structure, functions and rules of the Residents Society must be to the satisfaction of Council and include provision for the following items:
 - (i) Requirements for all lot owners to automatically be and remain a member of the Residents Society for so long as they are a registered proprietor of a Lot;
 - (ii) Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Residents Society;
 - (iii) Details of how the common asset (e.g. open space and roads) will be insured, managed and maintained, including reference to any operation manuals or management plans;
 - (iv) Ongoing compliance with the relevant resource consent, bylaw, or other requirements of the Auckland Council;

General Subdivision Conditions

- (c) All costs associated with the establishment and maintenance of the Residents Society, must be borne by the consent holder.

Stage 0 Subdivision Conditions

Stage 0 - Subdivision of Lots 3 and 4 DP 607404, Lots 1 and 2 DP 151504, and Lot 4 DP 66181

Creation of Lots 1000 to 1006, 1008, 1010 to 1013, 1015 and 1016 as freehold lots, Lots 385, 390 and 391 as private drainage lots, Lots 1007 and 1009 as private open space lots, Lot 1014 as a balance lot, Lot 2000 as a road to vest, and Lot 2001 as private access lot

Survey Plan Approval (s223) Conditions

Survey Plan

9. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 0 subdivision scheme plan referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

10. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 0 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

11. Easements in gross in favour of Auckland Council for the purpose of pedestrian access must be created over parts of Lots 385, 390, 391, 1007 and 1009 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.
12. Easements in gross in favour of Auckland Council, Chorus, Vector and [insert name of Utility Company] must be created over parts of Lot 2001 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Amalgamation Condition

13. Pursuant to Section 220(1)(b) of the RMA, the appropriate amalgamation condition for Lot 1014 be held in the same record of title as Lot 1012 must be shown on the survey plan.

Private Drainage Lots

14. Lots 385, 390 and 391 on the approved subdivision plans referenced in Condition 1 must be created and shown on the survey plan and labelled "Drainage Lot", for the purpose of accommodating stormwater management infrastructure, including stormwater conveyance, detention, treatment devices, overland flow paths, and access for maintenance. All stormwater infrastructure within the Drainage Lots must be owned, operated, and maintained in perpetuity by [insert name of Utility Company], or its successor in title.

Stage 0 Subdivision Conditions

Advice Note:

The Drainage Lots are to remain in private ownership and not vest in Auckland Council.

Auckland Surf Park Community Residents Society

15. The owners of Lots 1000 to 1006, 1008, 1010 to 1013, 1015 and 1016 must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Road to Vest

16. Lot 2000 on the approved subdivision plans referenced in Condition 1 must vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Section 224(c) Compliance Conditions

17. The application for a certificate under section 224(c) of the RMA for Stage 0 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 18 to 28 and 32 to 43 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Private Open Space Landscaping (Lots 1007 and 1009)

18. The consent holder must implement the landscape within Lots 1007 and 1009 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Access Lot (Lot 2001)

19. The consent holder must implement the landscape within Lot 2001 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
20. The consent holder must construct the new private access within Lot 2001 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 0 Subdivision Conditions

Public Road (Lot 2000)

21. The consent holder must design and construct a new public road within Lot 2000 including lighting in accordance with the requirements of Auckland Transport under Auckland Transport's Transport Design Manual. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under s224(c) of the RMA.

Engineering Approval - Roads

22. Prior to the commencement of any engineering works, the consent holder must submit engineering plans for each separate engineering package (including engineering calculations and specifications) to the Council for certification in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by Stage 0 of this subdivision consent.
23. As part of the application for Engineering Plan Approval, a registered engineer must:
 - (a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.
 - (b) Provide a statement that the proposed infrastructure has been designed for the long term operation and maintenance of the asset.
 - (c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.
24. An engineering completion certificate certifying that the roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with Engineering Approval requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council

Streetscape Landscaping

25. At Engineering Approval stage, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2000. The plan(s) and supporting planting methodology, to be submitted for certification must:
 - (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared by Studio Pacific Architecture referenced in condition 1;
 - (b) Be prepared by suitably qualified person/s;
 - (c) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting;
 - (d) 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;
 - (e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and

Stage 0 Subdivision Conditions

- (f) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.

As-built Plans

- 26. Prior to issue of section 224(c) certification the consent holder must provide to the Parks Planning Team Leader as-built plans for landscape works (hard and soft) within Lot 2000 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 pdf copy of the signed as-built plan(s).
 - (b) The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) 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 in terms of the NZTM 2000 coordinates;
 - (ii) Z coordinates +/-50mm (e.g. lid level) in terms of the New Zealand Vertical Datum 2016 (NZVD2016);
 - (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.

Stage 0 Subdivision Conditions

- (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.

Implementation of Streetscape Works

27. Prior to issue of section 224(c) certification, all landscaping within Lot 2000 must be implemented in accordance with the approved streetscape plans and confirmed to the Parks Planning Team Leader and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape , and in particular the following:
- (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition;
 - (b) Should site factors preclude compliance with the Code of Practice, the Parks Planning Team Leader must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and
 - (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice Note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance - Streetscape

28. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in Lot 2000. The Maintenance Plan must include:
- (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
 - (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth;
 - (c) Vandalism eradication policies; and
 - (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to lot 2000.

Stage 0 Subdivision Conditions

29. The consent holder must undertake maintenance, in accordance with the approved Lot 2000 Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
30. If any damage/theft to the Lot 2000 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of two years following the replacement planting.

Monitoring Report - Streetscape (2-year Maintenance Period)

31. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2000:
 - (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) State of protection barriers where required;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work);
 - (e) Any recommended remediation work must include a start date for replanting; and
 - (f) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Landscape Maintenance Bond

32. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to:
 - (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2000) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.
 - (b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 27 to 30.
 - (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank).

Stage 0 Subdivision Conditions

- (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder.
- (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of two years from the issue of a practical completion certificate.

Advice Note:

The Council may use the bond during (and following) the implementation of the works for the following purposes:

- *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during works.*
- *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for 24 months.*

Water Supply

33. At the time any habitable building is located on Lots [insert], an appropriate potable water system must be provided within the relevant lots in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots [insert] to ensure that it is complied with on a continuing basis.

Wastewater Disposal

34. Development on Lots [insert] must be served by appropriate wastewater disposal. The systems(s) must be designed and constructed to provide for wastewater disposal from on the lots in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots [insert] to ensure that it is complied with on a continuing basis.

Stormwater Disposal

35. Development on Lots [insert] must be served by appropriate stormwater disposal. The systems(s) must be designed and constructed to provide for stormwater runoff and disposal from impervious areas on the lots in accordance with the Stormwater Management Plan, Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots [insert] to ensure that it is complied with on a continuing basis.

Stage 0 Subdivision Conditions

Utilities

36. Development on Lots [insert] must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots [insert] to ensure that it is complied with on a continuing basis.

Infrastructure

37. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 0.
38. A formal agreement must be prepared and executed between the Consent Holder (or nominated entity) and Auckland Transport to document the terms and conditions that provides the basis for [insert name of Utility Company] to reticulate, own and maintain its reticulation pipes that sit within the vested road.

Land Covenant

39. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 0), has been executed and is in registrable form.

Advice Note:

The consent holder must meet all costs for the registration of the covenant on the relevant records of title.

Consent Notices

40. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:
- (a) That Drainage Lots 385, 390 and 391 be owned in perpetuity by a utility company for the purpose of managing stormwater drainage;*
 - (b) The Drainage Lots 385, 390 and 391 are private lots established solely for stormwater purposes;*
 - (c) Auckland Council has no responsibility for the operation, maintenance, renewal, or replacement of stormwater infrastructure within the Drainage Lots 385, 390 and 391;*
 - (d) The Drainage Lots 385, 390 and 391 must not be used for any purpose other than stormwater management and access for maintenance;*

Stage 0 Subdivision Conditions

(e) No buildings, structures, or impermeable surfaces (other than approved stormwater infrastructure) may be constructed on the Drainage Lots 385, 390 and 391 without the prior written approval of Auckland Council.

41. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots [insert] to [insert] a consent notice in accordance with:

(a) Stormwater servicing for the lot is provided via a privately owned Drainage Lots 385, 390 and 391;

(b) Auckland Council has no responsibility for the operation or maintenance of the stormwater infrastructure;

(c) All costs associated with stormwater management are the responsibility of the owner(s) of the benefited lots or the nominated infrastructure company.

42. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lots 1007, 1009 and 2001 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

The consent holder must provide evidence to the satisfaction of the Council that the Auckland Surf Park Community Residents Society (or similar) for the access serving these lots has been established, including a copy of the Residents Society rules.

43. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots [insert] to [insert] a consent notice in accordance with:

Site-Wide Stormwater Management

All stormwater from buildings and impervious surfaces must be collected and disposed of in general accordance with the requirements of the approved Stormwater Management Plan for Auckland Surf Park Community, dated [insert] and Auckland Council's guideline document 'Stormwater Management Devices in the Auckland Region (GD01)'. The collection and disposal system must be installed in conjunction with the erection of any buildings and impervious surfaces and must be maintained to the specified capacity and standard.

Stage 1 Subdivision Condition

Stage 1 - Subdivision of Lot 1012 (Stage 0)

Creation of Lots 800 and 801 as freehold lots

Survey Plan Approval (s223) Conditions

Survey Plan

44. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 1 subdivision scheme plan referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Amalgamation Condition

45. Pursuant to Section 220(1)(b) of the RMA, the appropriate amalgamation condition for Lot 1014 (Stage 0) be held in the same record of title as Lot 801 must be shown on the survey plan.

Auckland Surf Park Community Residents Society (or similar)

46. The owners of Lots 800 and 801 (Stage 1), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Section 224(c) Compliance Conditions

47. The application for a certificate under section 224(c) of the RMA for Stage 1 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 48 to 54 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Geotechnical

48. A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that Lots 800 and 801 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 1 Subdivision Condition

Water Supply

49. At the time any habitable building is located on Lots 800 and 801, an appropriate potable water system must be provided within the relevant lots in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 800 and 801 to ensure that it is complied with on a continuing basis.

Wastewater Disposal

50. Development on Lots 800 and 801 must be served by appropriate wastewater disposal. The systems(s) must be designed and constructed to provide for wastewater disposal from on the lots in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 800 and 801 to ensure that it is complied with on a continuing basis.

Stormwater Disposal

51. Development on Lots 800 and 801 must be served by appropriate stormwater disposal. The systems(s) must be designed and constructed to provide for stormwater runoff and disposal from impervious areas on the lots in accordance with the Stormwater Management Plan, Infrastructure Report and Civil Engineering Plans referenced in Condition 1.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 800 and 801 to ensure that it is complied with on a continuing basis.

Utilities

52. Development on Lots 800 and 801 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 800 and 801 to ensure that it is complied with on a continuing basis.

Infrastructure

53. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utilities Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 1.

Land Covenant

54. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 1), has been executed and is in registrable form.

Stage 2 Subdivision Conditions

Stage 2 - Subdivision of Lot 1005 (Stage 0)

Creation of Lots 501 to 525 as freehold lots, Lot 526 as network utility lot, Lot 527 as private access lot, and Lot 528 as private drainage lot

Survey Plan Approval (s223) Conditions

Survey Plan

55. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 2 subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

56. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 2 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. This must include a right of way over Lot 527 in favour of Lot 526. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

57. Easements in gross in favour of Auckland Council, Chorus, Vector and [insert name of Utility Company] must be created over parts of Lot 527 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Auckland Surf Park Community Residents Society (or similar)

58. The owners of Lots 501 to 525 (Stage 2), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Private Network Utility Lot

59. Lot 526 on the approved subdivision plans referenced in Condition 1 must be created and shown on the survey plan and labelled "Network Utility Lot". All infrastructure within the Network Utility Lot must be owned, operated, and maintained in perpetuity by [insert name of Utility Company], or its successor in title.

Private Drainage Lot

60. Lot 528 on the approved subdivision plans referenced in Condition 1 must be created and shown on the survey plan and labelled "Drainage Lot", for the purpose of accommodating stormwater management infrastructure, including stormwater conveyance, detention, treatment devices, overland flow paths, and access for maintenance. All stormwater infrastructure within the

Stage 2 Subdivision Conditions

Drainage Lot must be owned, operated, and maintained in perpetuity by [insert name of Utility Company], or its successor in title.

Advice Note:

The Drainage Lot is to remain in private ownership and not vest in Auckland Council.

Land Covenant

61. The consent holder must provide a draft land covenant document to the Council's Legal Team for review. The draft covenant document must include provision for that:

- (a) [insert re areas ZA and ZM]; and
- (b) [insert re areas ZA and ZM];

Section 224(c) Compliance Conditions

62. The application for a certificate under section 224(c) of the RMA for Stage 2 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 63 to 75 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:

- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
- (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
- (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Private Access Lot (Lot 527)

63. The consent holder must implement the landscape within Lot 527 in accordance with the approved landscape plans under [insert LUC reference]. Certification from a suitably qualified and experienced landscape architect 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 construct the new private access road within Lot 527 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Water Supply

65. The consent holder must design and construct an appropriate potable water system to serve Lots 501 to 525 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 2 Subdivision Conditions

Wastewater Disposal

66. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 501 to 525 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

67. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 501 to 525 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

68. Development on Lots 501 to 525 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Infrastructure

69. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 2.

Land Covenants

70. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 2), has been executed and is in registrable form.
71. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 61 has been executed and is in registrable form.

Consent Notices

72. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

- (a) That Lot 526 be owned in perpetuity by a utility company for the purpose of network utilities;*
- (b) That Lot 526 must not be used for any purpose other than network utility management and access for maintenance;*

Stage 2 Subdivision Conditions

- (c) No buildings, structures, or impermeable surfaces (other than network utility infrastructure, enclosures and access) may be constructed on the Lot 526 without the prior written approval of Auckland Council.*

73. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lot 527 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of the Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

The consent holder must provide evidence to the satisfaction of the Council that the Auckland Surf Park Community Residents Society (or similar) for the access serving these lots has been established, including a copy of the Residents Society rules.

74. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

- (a) That Drainage Lot 528 be owned in perpetuity by a utility company for the purpose of managing stormwater drainage;*
- (b) That Drainage Lot 528 is a private lot established solely for stormwater purposes;*
- (c) Auckland Council has no responsibility for the operation, maintenance, renewal, or replacement of stormwater infrastructure within the Drainage Lot 528;*
- (d) That Drainage Lot 528 must not be used for any purpose other than stormwater management and access for maintenance;*
- (e) No buildings, structures, or impermeable surfaces (other than approved stormwater infrastructure) may be constructed on the Drainage Lot 528 without the prior written approval of Auckland Council.*

75. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 501 to 526 a consent notice in accordance with:

- (a) This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.*
- (b) Stormwater servicing for the lot is provided via a privately owned Drainage Lot 528;*
- (c) Auckland Council has no responsibility for the operation or maintenance of the stormwater infrastructure;*

Stage 2 Subdivision Conditions

- (d) *All costs associated with stormwater management are the responsibility of the owner(s) of the benefited lots or the nominated infrastructure company.*

Stage 3 Subdivision Conditions

Stage 3 - Subdivision of Lots 1015 and 1016 (Stage 0)

Creation of Lots 700 to 708, 710 and 711 as freehold lots, Lots 709 and 712 as private open space lots, and Lot 713 as private access lot

Survey Plan Approval (s223) Conditions

Survey Plan

76. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 3 subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

77. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 3 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

78. A right of way easement in gross in favour of Auckland Council must be created over parts of Lot 713 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Auckland Surf Park Community Residents Society (or similar)

79. The owners of 700 to 708 and 710 (Stage 3), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Section 224(c) Compliance Conditions

80. The application for a certificate under section 224(c) of the RMA for Stage 3 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 81 to 91 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Stage 3 Subdivision Conditions

Private Open Space Landscaping (Lots 709 and 712)

81. The consent holder must implement the landscape within Lots 709 and 712 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Access Lot (Lot 713)

82. The consent holder must implement the landscape within Lot 713 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
83. The consent holder must construct the new private access within Lot 713 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Water Supply

84. The consent holder must design and construct an appropriate potable water system to serve Lots 700 to 708, 710 and 711 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Wastewater Disposal

85. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 700 to 708, 710 and 711 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

86. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 700 to 708, 710 and 711 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

87. Development on Lots 700 to 708, 710 and 711 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 3 Subdivision Conditions

Infrastructure

88. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 3.

Land Covenant

89. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 3), has been executed and is in registrable form.

Consent Notices

90. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lots 709, 712 and 713 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of the Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

The consent holder must provide evidence to the satisfaction of the Council that the Residents Society (or similar) for the access serving these lots has been established, including a copy of the Auckland Surf Park Community Residents Society rules.

91. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 700 to 708, 710 and 711 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.

Stage 4 Subdivision Conditions

Stage 4 - Subdivision of Lot 1006 (Stage 0)

Creation of Lots 601 to 681 as freehold lots, Lot 682 as private access lot, Lots 683 to 685 as private pedestrian access lots, and Lot 686 as commonly owned access lot

Survey Plan Approval (s223) Conditions

Survey Plan

92. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 4 subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

93. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 4 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

94. Easements in gross in favour of Auckland Council, Chorus, Vector and [insert name of Utility Company] must be created over parts of Lots 682 to 686 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Auckland Surf Park Community Residents Society (or similar)

95. The owners of 601 to 681 (Stage 4), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Amalgamation Conditions

96. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 686 must be held as to twenty-six undivided one twenty-sixth shares by the owners of Lots 653 to 678 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Section 224(c) Compliance Conditions

97. The application for a certificate under section 224(c) of the RMA for Stage 4 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 98 to 111 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:

Stage 4 Subdivision Conditions

- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
- (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
- (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Commonly Owned Access

98. The consent holder must construct the new vehicle access within Lot 686 to serve Lots 653 to 678 and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Access Lot (Lot 682)

99. The consent holder must implement the landscape within Lot 682 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
100. The consent holder must construct the new private access within Lot 682 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Pedestrian Access (Lots 683 to 685)

101. The consent holder must implement the landscape within Lots 683 to 685 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect 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 construct the new private pedestrian accesses within Lots 683 to 685 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Water Supply

103. The consent holder must design and construct an appropriate potable water system to serve Lots 601 to 681 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 4 Subdivision Conditions

Wastewater Disposal

104. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 601 to 681 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

105. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 601 to 681 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

106. Development on Lots 601 to 681 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Infrastructure

107. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 4.

Land Covenant

108. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 4), has been executed and is in registrable form.

Consent Notices

109. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lots 682, 683, 684 and 685 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of the Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

The consent holder must provide evidence to the satisfaction of the Council that the Auckland Surf Park Community Residents Society (or similar) for the access serving these lots has been established, including a copy of the Residents Society rules.

Stage 4 Subdivision Conditions

110. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the Lots 653 to 678 a consent notice in accordance with:

Lots 653 to 678 share a commonly owned access lot (Lot 686). For so long as they are a registered proprietor of that Lot, the owners of Lots 653 to 678 are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 686.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

111. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 601 to 681 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.

112. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 628 to 633 a consent notice in accordance with:

To achieve the safe vehicular sightlines from the public road, any fencing, hedging or planting, excluding the specimen trees, along southern boundary must not exceed 900mm in height above ground level unless otherwise agreed in writing with the Council. Any specimen trees within 2m of the southern boundary must be maintained so that the lowest part of the crown is no less than 2m above ground level.

Stage 5 Subdivision Conditions

Stage 5 - Subdivision of Lot 1013 (Stage 0)

Creation of Lots 400 and 401 as freehold lots and Lot 2002 as a road to vest

Survey Plan Approval (s223) Conditions

Survey Plan

113. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 5 subdivision scheme plan referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

114. The services easements over parts of the Stage 5 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements to be Surrendered

115. The consent holder must arrange for the surrender of Easement Instrument [insert instrument number] registered against Lot 1013 and must provide evidence of the completed surrender to the satisfaction of Council.

Road to Vest

116. Lot 2002 on the approved subdivision plans referenced in Condition 1 must vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Section 224(c) Compliance Conditions

117. The application for a certificate under section 224(c) of the RMA for Stage 5 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 118 to 125 and 129 to 136 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Public Road

118. The consent holder must design and construct a new public road (Lot 2002) including lighting in accordance with the requirements of Auckland Transport under Auckland Transport's Transport

Stage 5 Subdivision Conditions

Design Manual. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under s224(c) of the RMA.

Engineering Approval - Roads

119. Prior to the commencement of any engineering works, the consent holder must submit engineering plans for each separate engineering package (including engineering calculations and specifications) to the Council for certification in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by Stage 5 of this subdivision consent.
120. As part of the application for Engineering Plan Approval, a registered engineer must:
 - (a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.
 - (b) Provide a statement that the proposed infrastructure has been designed for the long term operation and maintenance of the asset.
 - (c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.
121. An engineering completion certificate certifying that the roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with Engineering Approval requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.

Streetscape Landscaping

122. At Engineering Approval stage, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2002. The plan(s) and supporting planting methodology, to be submitted for certification must:
 - (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared by Studio Pacific Architecture referenced in condition 1
 - (b) Be prepared by suitably qualified person/s;
 - (c) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting;
 - (d) 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;
 - (e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and
 - (f) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.

Stage 5 Subdivision Conditions

As-built Plans

123. Prior to issue of section 224(c) certification the consent holder must provide to the Parks Planning Team Leader as-built plans for landscape works (hard and soft) within Lot 2002 in the following format:

- (i) 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 pdf copy of the signed as-built plan(s).
- (ii) The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) 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).
- (iii) All graphical data to be located/plotted to the following accuracy:
 - (i) X & Y coordinates +/-100mm in terms of the NZTM 2000 coordinates;
 - (ii) Z coordinates +/-50mm (e.g. lid level) in terms of the New Zealand Vertical Datum 2016 (NZVD2016);
 - (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.
- (iv) 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.
- (v) 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.
- (vi) 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.
- (vii) 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.
- (viii) Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- (ix) Copies of the following documents are required, where these assets will be maintained by Auckland Council.

Stage 5 Subdivision Conditions

- (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.

Implementation of Streetscape Works

124. Prior to issue of section 224(c) certification, all landscaping within Lot 2002 must be implemented in accordance with the approved streetscape plans and confirmed to the Parks Planning Team Leader and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape , and in particular the following:
- (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition;
 - (b) Should site factors preclude compliance with the Code of Practice, the Parks Planning Team Leader must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and
 - (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice Note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance - Streetscape

125. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in Lot 2002. The Maintenance Plan must include:
- (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
 - (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth;
 - (c) Vandalism eradication policies; and
 - (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to Lot 2002.

Stage 5 Subdivision Conditions

126. The consent holder must undertake maintenance, in accordance with the approved Lot 2002 Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
127. If any damage/theft to the Lot 2002 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of two years following the replacement planting.

Monitoring Report - Streetscape (2-year Maintenance Period)

128. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2002:
 - (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) State of protection barriers where required;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work);
 - (e) Any recommended remediation work must include a start date for replanting; and
 - (f) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Landscape Maintenance Bond

129. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to:
 - (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2002) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.
 - (b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 123 to 127.
 - (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank).

Stage 5 Subdivision Conditions

- (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder.
- (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of two years from the issue of a practical completion certificate.

Advice Note:

The Council may use the bond during (and following) the implementation of the works for the following purposes:

- *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during works.*
- *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for 24 months.*

Water Supply

- 130. The consent holder must design and construct an appropriate potable water system to serve Lots 400 and 401 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Wastewater Disposal

- 131. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 400 and 401 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

- 132. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 400 and 401 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

- 133. Development on Lots 400 and 401 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 5 Subdivision Conditions

Infrastructure

134. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 5.
135. A formal agreement must be prepared and executed between the Consent Holder (or nominated entity) and Auckland Transport to document the terms and conditions that provides the basis for [insert name of Utility Company] to reticulate, own and maintain its reticulation pipes that sit within the vested road.

Land Covenant

136. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 5), has been executed and is in registrable form.

Stage 5A Subdivision Conditions

Stage 5A - Subdivision of Lot 400 (Stage 5)

Creation of Lots 402 to 411 as freehold lots, Lot 412 as commonly owned access lot, and Lot 2003 as a road to vest

Survey Plan Approval (s223) Conditions

Survey Plan

137. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 5A subdivision scheme plan referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

138. The services easements over parts of the Stage 5A Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Amalgamation Conditions

139. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 412 must be held as to ten undivided one-tenth shares by the owners of Lots 402 to 411 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Road to Vest

140. Lot 2003 on the approved subdivision plans referenced in Condition 1 must vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the road.

Auckland Surf Park Community Residents Society (or similar)

141. The owners of Lots 402 to 411 (Stage 5A), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Section 224(c) Compliance Conditions

142. The application for a certificate under section 224(c) of the RMA for Stage 5A must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 143 to 151 and 155 to 164 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and

Stage 5A Subdivision Conditions

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

Commonly Owned Access

- 143. The consent holder must construct the new vehicle access within Lot 412 to serve Lots 402 to 411 and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Public Road

- 144. The consent holder must design and construct a new public road (Lot 2003) including lighting in accordance with the requirements of Auckland Transport under Auckland Transport's Transport Design Manual. Any structures must not exceed the Airport Approach Surface Overlay height restrictions under Standard D23.6.1 of the Auckland Unitary Plan. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under s224(c) of the RMA.

Engineering Approval - Roads

- 145. Prior to the commencement of any engineering works, the consent holder must submit engineering plans for each separate engineering package (including engineering calculations and specifications) to the Council for certification in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by Stage 5A of this subdivision consent.
- 146. As part of the application for Engineering Plan Approval, a registered engineer must:
 - (a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.
 - (b) Provide a statement that the proposed infrastructure has been designed for the long term operation and maintenance of the asset.
 - (c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.
- 147. An engineering completion certificate certifying that the roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with Engineering Approval requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.

Streetscape Landscaping

- 148. At Engineering Approval stage, the consent holder must submit detailed streetscape landscaping plans for any streetscape landscaping (including rain gardens, street trees, etc.) for Lot 2003. The plan(s) and supporting planting methodology, to be submitted for certification must:

Stage 5A Subdivision Conditions

- (a) Be in general accordance with the Street Tree Strategy (Spine Road) within the Open Space Strategy prepared by Studio Pacific Architecture referenced in condition 1;
- (b) Be prepared by suitably qualified person/s;
- (c) Include a weed management plan detailing weed eradication and control methods for the road reserve, prior to and after planting;
- (d) 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;
- (e) Confirm all trees, including at maturity, will not exceed the Airport Approach Surface Overlay height restrictions under Standard D23.6.1 of the Auckland Unitary Plan;
- (f) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; and
- (g) Be in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.

As-built Plans

149. Prior to issue of section 224(c) certification the consent holder must provide to the Parks Planning Team Leader as-built plans for landscape works (hard and soft) within Lot 2003 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 pdf copy of the signed as-built plan(s).
- (b) The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) 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 in terms of the NZTM 2000 coordinates;
 - (ii) Z coordinates +/-50mm (e.g. lid level) in terms of the New Zealand Vertical Datum 2016 (NZVD2016);
 - (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.

Stage 5A Subdivision Conditions

- (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.

Implementation of Streetscape Works

150. Prior to issue of section 224(c) certification, all landscaping within Lot 2003 must be implemented in accordance with the approved streetscape plans and confirmed to the Parks Planning Team Leader and landscaped in general accordance with Auckland Council's Code of Practice for Land Development and Subdivision Chapter 7: Landscape , and in particular the following:
- (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition;
 - (b) Should site factors preclude compliance with the Code of Practice, the Parks Planning Team Leader must be advised in writing prior to planting. Any alternative soil improvement methodology must be approved by the Council; and
 - (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Stage 5A Subdivision Conditions

Advice Note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance - Streetscape

151. Prior to the issue of the section 224(c) certification, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in Lot 2003. The Maintenance Plan must include:
 - (a) Vegetation maintenance specification for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
 - (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth;
 - (c) Vandalism eradication policies; and
 - (d) Design strategy, specification and management plans for the treatment/maintenance issue relating to Lot 2002.
152. The consent holder must undertake maintenance, in accordance with the approved Lot 2003 Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
153. If any damage/theft to the Lot 2003 planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and pb size and must be maintained for a period of two years following the replacement planting.

Monitoring Report - Streetscape (2-year Maintenance Period)

154. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 2003:
 - (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) State of protection barriers where required;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work);
 - (e) Any recommended remediation work must include a start date for replanting; and

Stage 5A Subdivision Conditions

- (f) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Landscape Maintenance Bond

155. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the consent holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to:
- (a) 1.5 times the contracted rate of landscape maintenance works (within Lot 2003) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.
 - (b) The liability of the consent holder must not be limited to the amount of the bond. The bond is to ensure the performance of conditions 149 to 153.
 - (c) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank).
 - (d) The council's solicitor will prepare and execute the bond document. All costs incurred by the council in the preparation execution, variation, administration or release of the bond must be paid by the consent holder.
 - (e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the consent holder has paid all the Council's costs in relation to the bond's administration. In this regard the landscape maintenance bond will be held for a period of two years from the issue of a practical completion certificate.

Advice Note:

The Council may use the bond during (and following) the implementation of the works for the following purposes:

- *Any remedial works (by a qualified arborist engaged by the council) to landscaping as a result of damage during works.*
- *Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for 24 months.*

Water Supply

156. The consent holder must design and construct an appropriate potable water system to serve Lots 402 to 411 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 5A Subdivision Conditions

Wastewater Disposal

157. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 402 to 411 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

158. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 402 to 411 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

159. Development on Lots 402 to 411 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Infrastructure

160. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 5A.
161. A formal agreement must be prepared and executed between the Consent Holder (or nominated entity) and Auckland Transport to document the terms and conditions that provides the basis for [insert name of Utility Company] to reticulate, own and maintain its reticulation pipes that sit within the vested road.

Land Covenant

162. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 5A), has been executed and is in registrable form.

Consent Notices

163. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 402 to 411 a consent notice in accordance with:

Lots 402 to 411 share a commonly owned access lot (Lot 412). For so long as they are a registered proprietor of that Lot, the owners of Lots 402 to 411 are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 412.

Stage 5A Subdivision Conditions

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

164. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 402 to 411 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.

Stage 6 Subdivision Conditions

Stage 6 - Subdivision of Lot 1000 (Stage 0)

Creation of Lots 301 to 376 as freehold lots, Lots 377 and 378 as commonly owned access lots, Lots 379 and 380 as private access lots, Lots 381 and 382 as private drainage lots, and Lots 383 and 384 as a private open space lots

Survey Plan Approval (s223) Conditions

Survey Plan

165. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 6 subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

166. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 6 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

167. Easements in gross in favour of Auckland Council, Chorus, Vector and [insert name of Utility Company] must be created over parts of Lots 301 to 314, 379 to 381, 383 and 384 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements to be Surrendered

168. The consent holder must arrange for the surrender of Easement Instrument [insert instrument number] registered against Lot 1000 and must provide evidence of the completed surrender to the satisfaction of Council.

Amalgamation Conditions

169. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 377 must be held as to fifteen undivided one-fifteenth shares by the owners of Lots 361 to 367 and Lots 369 to 376 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
170. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 378 must be held as to seven undivided one-seventh shares by the owners of Lots 338 to 344 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Stage 6 Subdivision Conditions

Auckland Surf Park Community Residents Society (or similar)

171. The owners of Lots 301 to 376 (Stage 6), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Private Drainage Lots

172. Lots 381 and 382 on the approved subdivision plans referenced in Condition 1 must be created and shown on the survey plan and labelled “Drainage Lot”, for the purpose of accommodating stormwater management infrastructure, including stormwater conveyance, detention, treatment devices, overland flow paths, and access for maintenance. All stormwater infrastructure within the Drainage Lots must be owned, operated, and maintained in perpetuity by [insert name of Utility Company], or its successor in title.

Advice Note:

The Drainage Lots are to remain in private ownership and not vest in Auckland Council.

Section 224(c) Compliance Conditions

173. The application for a certificate under section 224(c) of the RMA for Stage 6 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 174 to 191 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Commonly Owned Accesses

174. The consent holder must construct vehicle access (Lot 377) to serve Lots 361 to 367 and Lots 369 to 376 and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
175. The consent holder must construct vehicle accessway (Lot 378) to serve Lots 338 to 344 and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 6 Subdivision Conditions

Private Access Lots (Lots 379 and 380)

176. The consent holder must implement the landscape within Lots 379 and 380 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
177. The consent holder must construct the new private accesses within Lots 379 and 380 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Open Space Landscaping (Lots 383 and 384)

178. The consent holder must implement the landscape within Lots 383 and 384 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Water Supply

179. The consent holder must design and construct an appropriate potable water system to serve Lots 301 to 376 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Wastewater Disposal

180. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 301 to 376 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

181. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 301 to 376 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

182. Development on Lots 301 to 376 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 6 Subdivision Conditions

Infrastructure

183. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 6.

Land Covenant

184. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 6), has been executed and is in registrable form.

Consent Notices

185. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 301 to 376 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must either:

- (a) Be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity; or*
- (b) Until such time that the lot has been rezoned from Future Urban to a Residential or Business zone, any development and/or activities undertaken on this lot must be in accordance with the Auckland Surf Park Community document titled 'Residential Design Controls - North-West Neighbourhood' (RDC), prepared by Studio Pacific Architecture. A copy of this document can be found under approved resource consent [insert reference] or any subsequent variation. As per the "Approval Process" set out in the RDC, at building consent stage, the consent holder must submit confirmation that the dwelling's design is in accordance with the approved RDC. No construction works may commence until Council is in receipt of this confirmation; or*
- (c) Any proposal not in accordance with either (a) or (b) will require a new resource consent from Auckland Council.*

186. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lots 379, 380, 383 and 384 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of the Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

Stage 6 Subdivision Conditions

The consent holder must provide evidence to the satisfaction of the Council that the Auckland Surf Park Community Residents Society (or similar) for the access serving these lots has been established, including a copy of the Residents Society rules.

187. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the Lots 361 to 367 and Lots 369 to 376 a consent notice in accordance with:

Lots 361 to 367 and Lots 369 to 376 share a commonly owned access lot (Lot 377). For so long as they are a registered proprietor of that Lot, the owners of Lots 361 to 367 and Lots 369 to 376 are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 377.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

188. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the Lots 338 to 344 a consent notice in accordance with:

Lots 338 to 344 share a commonly owned access lot (Lot 378). For so long as they are a registered proprietor of that Lot, the owners of Lots 338 to 344 are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 378.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

189. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

- (a) That Drainage Lots 381 and 382 be owned in perpetuity by a utility company for the purpose of managing stormwater drainage;*
- (b) That Drainage Lots 381 and 382 are private lots established solely for stormwater purposes;*
- (c) Auckland Council has no responsibility for the operation, maintenance, renewal, or replacement of stormwater infrastructure within the Drainage Lots 381 and 382;*
- (d) That Drainage Lots 381 and 382 must not be used for any purpose other than stormwater management and access for maintenance;*
- (e) No buildings, structures, or impermeable surfaces (other than approved stormwater infrastructure) may be constructed on the Drainage Lot 381 and 382 without the prior written approval of Auckland Council.*

Stage 6 Subdivision Conditions

190. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:
- (a) Stormwater servicing for the lot is provided via a privately owned Drainage Lot 381;*
 - (b) Auckland Council has no responsibility for the operation or maintenance of the stormwater infrastructure;*
 - (c) All costs associated with stormwater management are the responsibility of the owner(s) of the benefited lots or the nominated infrastructure company.*
191. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:
- (a) Stormwater servicing for the lot is provided via a privately owned Drainage Lot 382;*
 - (b) Auckland Council has no responsibility for the operation or maintenance of the stormwater infrastructure;*
 - (c) All costs associated with stormwater management are the responsibility of the owner(s) of the benefited lots or the nominated infrastructure company.*

Stage 7 Subdivision Conditions

Stage 7 - Subdivision of Lot 1001 (Stage 0)

Creation of Lots 1 to 178 as freehold lots, Lots 179 to 205 as parking lots, Lot 206 as private access lot, and Lots 207 to 209 as commonly owned access lots

Survey Plan Approval (s223) Conditions

Survey Plan

192. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 7 subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

193. The right(s)-of-way, any services easements and/or easements in gross over parts of the Stage 7 Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Easements in Gross

194. Easements in gross in favour of Auckland Council, Chorus, Vector and [insert name of Utility Company] must be created over parts of Lots 206 to 209 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Amalgamation Conditions

195. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 207 must be held as to one-hundred and seventy eight undivided one one-hundred and seventy eighth shares by the owners of Lots 1 to 178 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
196. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 208 must be held as to one-hundred and seventy eight undivided one one-hundred and seventy eighth shares by the owners of Lots 1 to 178 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
197. Pursuant to section 220(1)(b)(iv) of the RMA, the Commonly Owned Access Lot 209 must be held as to one-hundred and seventy eight undivided one one-hundred and seventy eighth shares by the owners of Lots 1 to 178 as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
198. Pursuant to Section 220(1)(b) of the RMA, the appropriate amalgamation conditions for the following lots and must be shown on the survey plan. The carpark lots may, at the consent holder's discretion, be amalgamated with a different numbered residential lot from that shown. On the basis that no parking lots created shall sit un-amalgamated with a residential lot:

Stage 7 Subdivision Conditions

- That Lots 34 and 179 to be held in the same record of title
- That Lots 35 and 180 to be held in the same record of title
- That Lots 36 and 181 to be held in the same record of title
- That Lots 37 and 182 to be held in the same record of title
- That Lots 38 and 183 to be held in the same record of title
- That Lots 55 and 190 to be held in the same record of title
- That Lots 56 and 185 to be held in the same record of title
- That Lots 57 and 191 to be held in the same record of title
- That Lots 58 and 186 to be held in the same record of title
- That Lots 59 and 192 to be held in the same record of title
- That Lots 60 and 187 to be held in the same record of title
- That Lots 61 and 193 to be held in the same record of title
- That Lots 62 and 188 to be held in the same record of title
- That Lots 63 and 194 to be held in the same record of title
- That Lots 64 and 189 to be held in the same record of title
- That Lots 65 and 195 to be held in the same record of title
- That Lots 66 and 184 to be held in the same record of title
- That Lots 67 and 196 to be held in the same record of title
- That Lots 79 and 200 to be held in the same record of title
- That Lots 80 and 199 to be held in the same record of title
- That Lots 81 and 198 to be held in the same record of title
- That Lots 82 and 197 to be held in the same record of title
- That Lots 101 and 204 to be held in the same record of title
- That Lots 102 and 201 to be held in the same record of title
- That Lots 103 and 202 to be held in the same record of title
- That Lots 104 and 203 to be held in the same record of title
- That Lots 105 and 205 to be held in the same record of title

Stage 7 Subdivision Conditions

Stage 7 Residents Society (or similar body)

199. Lots 1 to 178 share Lot 206, including associated paving, lighting, fencing, retaining walls, landscaping etc., located within this lots. All the owners of Lots 1 to 178 must become and remain members of the Stage 7 Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets.
- (a) The shared assets must be transferred to the Residents Society before any of the Lots are transferred to new owners. The shared assets are required to remain in the ownership of the Residents Society, except with the prior approval of the Council;
 - (b) The structure, functions and rules of the Residents Society must be to the satisfaction of Council and include provision for the following items:
 - (i) Requirements for all lot owners to automatically be and remain a member of the Residents Society for so long as they are a registered proprietor of a Lot;
 - (ii) Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Residents Society;
 - (iii) Details of how the common asset (e.g. open space and roads) will be insured, managed and maintained, including reference to any operation manuals or management plans;
 - (iv) Ongoing compliance with the relevant resource consent, bylaw, or other requirements of the Auckland Council;
 - (c) All costs associated with the establishment and maintenance of the Residents Society, must be borne by the consent holder.

Auckland Surf Park Community Residents Society (or similar)

200. The Stage 7 Residents Society (or similar), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Section 224(c) Compliance Conditions

201. The application for a certificate under section 224(c) of the RMA for Stage 7 must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions 202 to 225 of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and

Stage 7 Subdivision Conditions

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

Commonly Owned Accesses

- 202. The consent holder must construct vehicle accesses (Lots 207 and 208) to serve Lots 1 to 178 and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 203. The consent holder must construct vehicle access (Lot 209) to serve Lots 1 to 178, Lot 1008 (Stage 0) and Auckland Council in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Private Access Lot (Lot 206)

- 204. The consent holder must implement the landscape within Lot 206 in accordance with the approved landscape plans under [\[insert LUC reference\]](#). Certification from a suitably qualified and experienced landscape architect that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 205. The consent holder must construct the new private access within Lot 206 including lighting in accordance with the approved plans noted in Condition 1 and any engineer approval. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Water Supply

- 206. The consent holder must design and construct an appropriate potable water system to serve Lots 1 to 178 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Wastewater Disposal

- 207. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 1 to 178 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

- 208. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 1 to 178 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 7 Subdivision Conditions

Utilities

209. Development on Lots 1 to 178 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Infrastructure

210. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 7.

Land Covenant

211. Prior to the issue of certification under section 224(c) certification, the consent holder must provide written confirmation from a solicitor or lawyer that documentation for the registration of the land covenant required by Condition 7 (where relevant to Stage 7), has been executed and is in registrable form.

Consent Notices

212. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 1 to 178 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.

213. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

That Lot 206 be owned in perpetuity by the Auckland Surf Park Community Residents Society (or similar) for the purpose of managing common areas. The owners of the Auckland Surf Park Community Freehold Lots are to become members of this Residents Society.

The consent holder must provide evidence to the satisfaction of the Council that the Auckland Surf Park Community Residents Society (or similar) for the access serving these lots has been established, including a copy of the Residents Society rules.

214. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

Stage 7 Subdivision Conditions

Lots 1 to 178 share commonly owned access lots (Lot 207 and, 208). For so long as they are a registered proprietor of that Lot, the owners of Lots 1 to 178 are jointly responsible and liable for the ongoing operation, maintenance and repair of Lots 207 and 208.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

215. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

Lots 1 to 178 and Lot 1008 (Stage 0) share commonly owned access lot (Lot 209). For so long as they are a registered proprietor of that Lot, the owners of Lots 1 to 178 and Lot 1008 (Stage 0) are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 209.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Stage 7A Subdivision Conditions

Stage 7A - Subdivision of Lot 1008 (Stage 0)

Creation of Lots 220 to 225 as freehold lots

Survey Plan Approval (s223) Conditions

Survey Plan

216. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Stage 7A subdivision scheme plans referenced in Condition 1. The survey plan must show all lots to vest to Council (including roads and reserves), all easements, amalgamation conditions and any areas subject to covenant required by this subdivision consent.

Memorandum of Easements

217. The services easements over parts of the Stage 7A Lots must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Auckland Surf Park Community Residents Society (or similar)

218. The owners of Lots 220 to 225 (Stage 7A), together with other lots, must become and remain members of the Auckland Surf Park Community Residents Society (or similar) to jointly own, be responsible and liable for the ongoing operation, maintenance, and repair of the shared assets as per Condition 8.

Section 224(c) Compliance Conditions

219. The application for a certificate under section 224(c) of the RMA for Stage 7A must be accompanied by certification from a professionally qualified surveyor or engineer that Conditions [insert] to [insert] of this subdivision consent have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;
 - (b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
 - (c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Water Supply

220. The consent holder must design and construct an appropriate potable water system to serve Lots 220 to 225 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stage 7A Subdivision Conditions

Wastewater Disposal

221. The consent holder must design and construct an appropriate wastewater disposal system to serve Lots 220 to 225 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Stormwater Disposal

222. The consent holder must design and construct an appropriate stormwater disposal system to serve Lots 220 to 225 in accordance with the Infrastructure Report and Civil Engineering Plans referenced in Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Utilities

223. Development on Lots 220 to 225 must be served by appropriate telecommunications and electricity provisions in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Infrastructure

224. Prior to issue of section 224(c) certification, the consent holder must provide evidence to Auckland Council that the Utility Company required by Condition 6 has been legally established and is in place to provide for the ongoing operation and maintenance of the private wastewater, stormwater and water supply infrastructure servicing Stage 7A.

Consent Notices

225. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for Lots 220 to 225 a consent notice in accordance with:

This lot has been created in accordance with approved land use resource consent [insert BUN/LUC reference]. All development on this lot must either:

- (a) Be in accordance with the approved land use resource consent [insert BUN/LUC reference], including all its conditions and any variations. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity; or*
- (b) Until such time that the lot has an urban zone, any development and/or activities undertaken on this lot must be in accordance with the Auckland Surf Park Community document titled 'Residential Design Controls - North-West Neighbourhood' (RDC), prepared by Studio Pacific Architecture. A copy of this document can be found under approved resource consent [insert reference] or any subsequent variation. As per the "Approval Process" set out in the RDC, at building consent stage, the consent holder must submit*

Stage 7A Subdivision Conditions

confirmation that the dwelling's design is in accordance with the approved RDC. No construction works may commence until Council is in receipt of this confirmation; or

(c) Any proposal not in accordance with either (a) or (b) will require a new resource consent from Auckland Council.

226. Pursuant to Section 221 of the Resource Management Act, the consent holder must cause to have registered on the Records of Title to be issued for the relevant lots a consent notice in accordance with:

Lots 200 to 225 share a commonly owned access lot (Lot 209). For so long as they are a registered proprietor of that Lot, the owners of Lots 200 to 225 and Lots 1 to 178 (Stage 7) are jointly responsible and liable for the ongoing operation, maintenance and repair of Lot 209.

A copy of the document(s) describing the responsibilities of the Lot owners recording the functions, powers, duties and liabilities of the registered instrument must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.