## 1.0 APPLICATION DESCRIPTION

**Application and property details**

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| Fast-Track project name: | Auckland Surf Park Community Stage 2 |
| Fast-Track application number: | FTAA-2606-1246 |
| Council reference number: | BUN60467823 |

## 2.0 Technical Specialist Memo – Earthworks & Erosion and Sediment Control

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| To: | Brooke Dales, Consultant Planner<br>Warwick Pascoe – Principal Project Lead |
| From: | Madi Thom, Ecological Advice, Auckland Council |
| Qualifications & Relevant Experience: | I have seven years of full-time experience in ecological survey and conservation management. I have held my current role as a Senior Ecology Specialist at Auckland Council for one year. My experience includes undertaking ecological assessments and providing specialist review under the Resource Management Act 1991 (RMA) and Auckland Unitary Plan (AUP).<br>I hold the qualification of a Master of Conservation Biology from the University of Queensland, which I completed in 2019. I also hold a Bachelor of Science from the University of Auckland. I am a full member of the Environmental Institute of Australia and New Zealand.<br>Within my role, I have provided ecological input and specialist ecological review on a variety of resource consent applications, including large-scale urban developments, rural subdivisions, and proposals with potential adverse effects on Threatened and At-Risk species. I am currently providing ecological reviews on multiple other projects undergoing assessment under the Fast Track Approvals Act (2024) (FTAA). |
| Preparation in Accordance with the Code of Conduct: | I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified. |

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| Signature: |  |
| Date: | 01/10/2026 |

## 3.0 Executive Summary

AW Holdings 2021 Limited is seeking approval for the project under the Fast-Track Approvals Act 2024 (FTAA). The Auckland Surf Park Community - Stage 2 Development has been referred under the FTAA and has been accepted to be of regional and national significance. The proposal is to expand the consented Stage 1 development over a larger site, and to include a hyperscale artificial intelligence data center, additional residential neighborhoods, a live/work area, a vacant lot subdivision, and a solar farm extension.

This memorandum reviews the applicant's proposal to undertake approximately 2.1ha of vegetation clearance and approximately 2.1ha of riparian planting additional to that approved under the Stage 1 consent. It also considers effects on native fauna and the proposed fauna management measures.

To assess the potential ecological effects, the applicant has provided the *'Auckland Surf Park Community – Stage 2 Development: Ecological Impact Assessment'* (EcIA). This assessment only contains high level comments, does not include any site-specific fauna surveys, and defers all management plans to consent conditions.

As such, my assessment concludes that insufficient information has been provided to enable a reliable assessment of the proposal's ecological effects.

## 4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- *Auckland Surf Park Community – Stage 2, 1320 and 1350 Dairy Flat Highway, 89 and 105 Lascelles Drive, 237 and 253 Postman Road, Dairy Flat: Hyperscale Artificial Intelligence Data Centre, Integrated Residential Development, Town Centre, Live – Work Development, Associated Activities, Subdivision and Variation to Stage 1 Decision BUN60429155: Assessment of Environmental Effects and Statutory Analysis*', prepared for AW Holdings 2021 Limited. Prepared by Barker & Associates Limited, dated 8 June 2026. Final Revision C. (AEE)
- *'Auckland Surf Park Community – Stage 2 Development: Ecological Impact Assessment'*, prepared for AW Holdings 2021 Limited. Prepared by Viridis Limited, dated 2 June 2026. Version Final 2. (EcIA)

- *'Auckland Surf Park Community – Stage 2 Development: Wastewater Discharge Assessment',* prepared for AW Holdings 2021 Limited. Prepared by Viridis Limited, dated 27 Januay 2026. Version Final 1.
- *'Auckland Surf Park Community Stage 2 – Draft Resource Consent Conditions',* prepared for AW Holdings 2021 Limited. Prepared by Barker & Associates Limited, dated 5 June 2026. (Draft Conditions).
- *'Auckland Surf Park Community Stage 1 and Stage 2 Comparison Table and Drawings',* prepared for AW Holdings 2021 Limited. Prepared by Barker & Associates Limited, no date.
- *'Auckland Surf Park Community Masterplan: Substantive Fast Track Application Design Report (Part A)',* prepared for AW Holdings 2021 Limited. Prepared by Studio Pacific Architecture, dated 05 June 2026.
- *'Auckland Surf Park Community Masterplan: Substantive Fast Track Application Design Report (Part B)',* prepared for AW Holdings 2021 Limited. Prepared by Studio Pacific Architecture, dated 05 June 2026.
- *'Auckland Surf Park Community Masterplan: Masterplan Drawings Set',* prepared for AW Holdings 2021 Limited. Prepared by Studio Pacific Architecture, dated 05 June 2026.
- *'Rules and Standards Assessment',* prepared for AW Holdings 2021 Limited. Prepared by Barkers & Associated Limited, no date.

## 5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

The applicant has identified the reasons for consent relating to vegetation management and biodiversity under chapter E15 of the Auckland Unitary Plan (AUP). I concur with those reasons for consent.

## 6.0 Specialist Assessment

The potential ecological effects of the proposal are primarily associated with vegetation removal and revegetation planting within the site's riparian margins, and the management of native fauna during development activities.

### 6.1 Assessment of vegetation removal and revegetation planting

The Stage 2 application proposes vegetation clearance throughout 2.1ha of the expanded project area, which includes the following properties located to the north and south of the consented Stage 1 footprint: 1320 Dairy Flat Highway, 89 Lascelles Drive, and 105 Lascelles Drive. It is noted that all vegetation clearance within the Stage 1 footprint was authorized and completed under BUN60429155, so this assessment only considers the new Stage 2 areas.

Most of the 2.1ha of vegetation proposed for clearance consists of pasture grass, exotic shelterbelts and exotic amenity plantings located outside of any riparian or wetland margins. Although removal of this vegetation does not trigger a requirement for consent under the AUP or any National Environmental Standards, associated effects on fauna, particularly Threatened or At-Risk species, still require consideration and management to ensure compliance with the Wildlife Act (1953) and National Policy Statement for Indigenous Biodiversity (NPS: IB). This is discussed further in Section 6.2 below.

Vegetation removal is proposed within 20 metres of a rural stream along the western boundaries of 1320 Dairy Flat Highway and 105 Lascelles Drive. This requires consent as a restricted discretionary activity under Rule E15.4.1(A16) of the AUP. The riparian margins proposed for clearance currently contain a high abundance of pest plant species and are agreed to have a low botanical value. Despite this, these areas most likely support native birds and may also support native lizards and bats, and therefore should not be immediately discounted as having a low or negligible overall ecological value. This is discussed further in Section 6.2 below.

The application proposes to revegetate these riparian margins following the completion of works at the site. A 10-metre width of riparian planting is proposed along both sides of the streams where their riparian margins occur within the site. In total, approximately 1.4ha of new riparian planting is proposed within the Stage 2 site area. The proposed revegetation planting along the site's central stream has also been increased from 2.7ha to 3.4ha within the Stage 1 footprint. At a high level, this approach is supported as mitigation for the proposed vegetation removal and habitat loss, provided that appropriate fauna management is also undertaken during clearance.

However, no further planting details have been provided as part of the substantive application. Instead, the applicants have proposed deferring the provision of any planting information to consent conditions. I do not consider this to be an appropriate approach and have requested that a planting plan be provided under Section 67 of the FTAA (see Section 7.0 below). However, at the time of writing this memo, no further information was provided. This means that I am unable to assess the suitability of the proposed planting mitigation as part of the overall substantive application and in conjunction will all other adverse ecological effects. As such, I cannot be sure that the planting will be effective, nor that adverse ecological effects will be adequately mitigated.

The proposed conditions do specify that any planting plans must be prepared in accordance with the best practice methodologies of *Te Haumanu Taio,* an ecological restoration guide produced by Auckland Council.[1] While *Te Haumanu Taiao* provides useful restoration guidance for the Auckland Region, it is not considered an appropriate replacement for a planting plan developed to appropriately addresses the site's specific ecological needs, including eco-sourcing requirements, restoration goals, fauna habitat provisions, and ongoing maintenance requirements.

### 6.2 Assessment of fauna surveys and fauna management

The applicant has not undertaken adequate fauna surveys within the Stage 2 footprint. As a result, the potential adverse effects on native fauna remain unknown. The EcIA only refers to fauna surveys or fauna

[1] Auckland Council. 2024. Te Haumanu Taio: *Restoring the natural environment in Tamaki Makarau.* Auckland, New Zealand.

management undertaken during the Stage 1 works and inappropriately applies this information to infer low fauna values within the Stage 2 footprint.

Although the site is primarily modified pasture with exotic shelterbelts and pest plant shrubland, the presence of indigenous species, including Threatened and At-Risk species, cannot be discounted without reliable assessment in accordance with best-practice survey methods.

Ornate skink (*Oligosoma ornatum,* Nationally At Risk – Declining, Regionally Declining) have been recorded approximately 3.2km north of the site, and copper skink (*Oligosoma aeneum*, Nationally At Risk – Declining, Regionally Declining) have been recorded approximately 5km north of the site. Both species were recorded in the last seven years in similar habitat to that currently present within the Stage 2 site areas. Therefore, it is possible that these At-Risk species are present within the site and may be disturbed or killed during vegetation clearance works.

Auckland Council's fauna records include records of long-tailed bats (*Chalinolobus tuberculatus*; Threatened – Nationally Critical, Threatened – Regionally Critical) collected in 2022 from locations as close as 1.4km from the site. Bats are highly mobile and can travel long distances (>50km) each night, often using riparian corridors for feeding and exotic trees for roosting. Therefore, the potential for bats to utilise the site, at least intermittently, should not be discounted.

In the absence of suitable fauna surveys, the presence, distribution, and significance of fauna values cannot be determined, and the adverse ecological effects of the proposal cannot be assessed.

Rather than considering fauna management as part of the application, all fauna management plans are proposed to be deferred to conditions of consent. However, without reviewing fauna management plans at the substantive application stage, it is not possible to determine whether adverse effects on native fauna will be adequately managed. Deferring these measures to a condition of consent creates significant uncertainty, as the suitability and effectiveness of the proposed mitigation measures cannot be assessed as part of the application. This is particularly relevant where management measures should influence the development design itself, such as proposed controls relating to noise and lighting effects on bats.

It is also important to note that the adverse effects of vegetation removal and fauna habitat loss cannot be restored immediately following works, and that there will be long lag-time following revegetation until fauna habitat of a commensurate value establishes. Deferring fauna considerations to conditions of consent does not allow for these adverse effects to be appropriately assessed and managed, and may lead to an overall net loss in biodiversity value.

### 6.3 Conclusion

Overall, the ecological assessment provided by the applicants is at a very high level and does not include sufficient field survey or details of proposed management to allow an adequate assessment of the potential ecological effects. As such, the ecological values of the site are unknown, and I cannot determine whether adverse effects will be appropriately managed.

## 7.0 Section 67 Information Gap

Under Section 67, I have identified the following information gaps in the proposal:

1. A planting plan for the proposed native riparian planting within the 10-metre riparian margins to be planted as part of the Stage 2 application. This should include detailed information such as the mix of species to be planted, the number or percentage ratio of each species, planting densities, plant grades, plant eco-sourcing requirements, site preparation activities, and an ongoing maintenance plan for a minimum of five years following planting (including replacement planting and pest plant and animal control).

2. All fauna surveys provided in the lodged Ecological Impact Assessment were undertaken within the Stage 1 footprint only, except for several bat acoustic monitoring locations. The application must include evidence of site-based fauna value assessments that have been undertaken specifically within the Stage 2 works footprint, as the Stage 2 footprint comprises the habitats to be impacted by the proposed development. Fauna assessments should be undertaken in accordance with best-practice field survey methodologies and by suitably qualified personnel holding all relevant authorisations (e.g. DOC bat survey competencies and Wildlife Act permits for lizard surveys).

3. A bird management plan that outlines in an adequate level of detail what management actions will be undertaken to mitigate adverse effects on native bird species.

4. A lizard management plan that outlines in an adequate level of detail what management actions will be undertaken to mitigate adverse effects on native lizard species.

5. A bat management plan that outlines in an adequate level of detail what management actions will be undertaken to mitigate adverse effects on long-tailed bats.

I consider that this information is necessary to enable an adequate assessment of ecological effects. In the absence of suitable fauna surveys, the presence, distribution, and significance of fauna values cannot be determined, and the adverse ecological effects of the proposal cannot be assessed. It is also not possible to adequately assess the ecological effects of the application without adequate information on the proposed ecological mitigation measures (i.e. a planting plan and fauna management plans). Without a detailed planting plan, it is not possible to assess whether the proposed planting species mix, eco-sourcing, planting densities, and maintenance measures will achieve the intended ecological outcomes and will adequately mitigate the adverse ecological effects of the proposal. Similarly, without fauna management plans, it is not possible to determine whether adverse effects on native fauna will be adequately managed.

No response at the time of completing this memo has been received regarding these s67 matters.

## 8.0 Recommendation

Insufficient information has been provided to enable a reliable assessment of the proposal's ecological effects. Accordingly, I am unable to confirm whether the proposal is supported on terrestrial ecological grounds

## 9.0 Proposed Conditions

Table 1 below contains the ecology related conditions proposed by the applicant. I have followed the numbering of the draft conditions document provided with the substantive application.

Table 1 – Applicants' Proposed Consent Conditions.

| Condition | Proposed Conditions | Comment or suggestion |
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| Residential Precinct – North-west | | |
| 58 | <u>Certification of Plans or Further Detail</u><br>(58) Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any above ground works (excluding site preparatory works and earthworks) within the Residential Precinct (North-West), until certification from the Council has been obtained for the following:<br>(a) Relevant management plans referenced in Condition (8)<br>(b) Ecological Management Plan - see Condition (60)<br>(c) Certified retaining walls and building foundation design - see Condition (61)<br>(d) Final Landscaping Plans - see Condition (62)<br>(e) Dwelling Design Details - see Condition (63)<br>(f) Lighting Plans - see Condition (64)<br>(g) Waste Management Plan - see Condition (65)<br>(h) Acoustic Design Report (if required) - see Condition (67) | As discussed in Sections 6.0 and 7.0 of this memorandum, the Ecological Management Plan should have been provided during the substantive application review stage.<br>If consent is granted, then inclusion of the Ecological Management Plan in this condition is agreed with. |
| 59 | <u>Pre-commencement Meeting</u><br>Prior to the commencement of each earthworks construction | I agree with this condition but note that ecological |

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| | season within the Residential Precinct (North-West), the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); and<br><br>(d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(a) Timeframes for key stages of the works authorised under this consent;<br><br>(b) Resource consent conditions;<br><br>(c) The relevant management plans referenced in Conditions (8) and (60) ; and<br><br>(d) Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note:*<br><br>*To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | management activities should already be underway prior to this meeting, and that fauna surveys must be completed during the appropriate fauna seasons prior to the commencement of earthworks. |

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| 60 | <u>Ecological Management Plan</u><br><br>The Consent Holder must submit to the Council for certification, an EcoMP prepared by a suitably qualified and competent ecologist (e.g. Level D competency for long-tailed bats and/or hold all relevant Wildlife Act permit authorities), to manage effects on bats, birds, lizards, and supervise the removal of terrestrial vegetation/habitat. The ecological management plan must include, but is not limited to, the following:<br><br>(a) Bird Management (all bird species), in accordance with best practice methodologies, a description of methods to avoid impacts on birds, including supervised habitat clearance protocols, and working outside of the bird breeding season (species dependent);<br><br>(b) Long-tailed Bat Management (rescue and relocation of), in accordance with best practice methodologies, a description of methods to avoid impacts on bats, including roost feature identification, salvage protocols, relocation protocols, supervised habitat clearance/transfer protocols. The management plan must address the construction and operational design of the development (e.g. adverse effects resulting from noise and lighting);<br><br>(c) Lizard Management (rescue and relocation of), in accordance with best practice methodologies, including but not limited to, a description of methodology for capture and relocation of lizards rescued including but not limited to: the timing of implementation, seasonality restrictions, salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), habitat improvements, landowner approvals (as applicable), supervised habitat clearance/transfer protocols, and opportunistic relocation protocols;<br><br>(d) Revegetation planting, including eco-sourced planting | As discussed in Sections 6.0 and 7.0 of this memorandum the Ecological Management Plan should have been provided during the substantive application review stage.<br><br>Fauna management plans cannot be adequately provided without an understanding of the site's fauna values from site-based fauna surveys. No fauna surveys were undertaken within the Stage 2 works footprint.<br><br>A management plan prepared as a condition of consent cannot reasonably address the construction and operational design of the development to reduce impacts on bats. This must be considered and addressed during the application stage. |

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| | and a maintenance schedule (for no less than 5yrs), for the stream and its riparian / buffer margins affected by the development within the Residential Precinct (North-West) and, if applicable, vegetation that will be retained. The plan must be in accordance with best practice methodologies of Te Haumanu Taiao, or other subsequent Council restoration guide; and<br><br>(e) The process for amending and recertifying any changes to the EcoMP. | |
| 62 | Final Landscape Plans<br><br>(62) The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:<br><br>(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);<br><br>(b) The Northern Neighborhood Park, roads and lanes and any riparian planting must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);<br><br>(c) At least one specimen tree in the front yard of each dwelling that is:<br><br>(i) Selected from the Residential Planting Indicative Planting Palette (Tree Species) from the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);<br><br>(ii) A minimum bag size of PB60;<br><br>(d) A plant schedule which details specific plant species, the | This condition duplicates the planting information requirements already included in Condition 60. It is also unclear whether the ecological mitigation planting is to be designed by a landscape architect or an ecologist. As the planting information is not required to be submitted to the Ecological Advice team for certification under this condition, there is no assurance that the proposed planting will provide adequate ecological mitigation. |

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| | number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;<br><br>(i) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;<br><br>(j) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;<br><br>(k) Location and details of any rainwater tanks and storage units/sheds;<br><br>(l) Any fencing or landscape screening elements; and<br><br>(m) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:<br><br>(i) Weed control;<br><br>(ii) Plant replacement;<br><br>(iii) Inspection timeframes; and<br><br>(iv) Contractor responsibilities. | |
| 69 | The Consent Holder must implement and maintain the relevant certified management plans for the Residential Precinct (North-West), as listed in Condition (8), and the certified EcoMP as referred to in Condition (60), throughout the entire earthworks and construction period. Any proposed changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | This condition is agreed with. |
| 74 | <u>Landscaping</u><br><br>The Consent Holder must implement the certified landscape | This condition is agreed with, though it is still not clear |

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| | design as required by Condition (62) prior to the occupation dwellings unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (62). | whether it is intended to also apply to ecological mitigation planting. |
| Residential Precinct – North-east | | |
| 83 | Certification of Plans or Further Detail<br><br>Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any physical works within the Residential Precinct (North-East) until it has obtained certification from the Council to the following:<br><br>(a) Relevant management plans referenced in Condition (8)<br><br>(b) Ecological Management Plan - see Condition (85)<br><br>(c) Certified retaining walls and building foundation design - see Condition (86)<br><br>(d) Final Landscaping Plans - see Condition (87)<br><br>(e) Dwelling Design Details - see Condition (88)<br><br>(f) Lighting Plans - see Condition (89)<br><br>(g) Waste Management Plan - see Condition (90)<br><br>(h) Acoustic Design Report (if required) - see Condition (92) | See comments for Condition 58 |
| 84 | Pre-commencement Meeting<br><br>Prior to the commencement of each earthworks construction season within the Residential Precinct (North-East), the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, | See comments for Condition 59 |

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| | construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); and<br><br>(d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(e) Timeframes for key stages of the works authorised under this consent;<br><br>(f) Resource consent conditions;<br><br>(g) The relevant management plans referenced in Conditions (8) and (85) ; and<br><br>(h) Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note:*<br><br>*To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | |
| 85 | <u>Ecological Management Plan</u><br><br>The Consent Holder must submit to the Council for certification, an EcoMP prepared by a suitably qualified and competent ecologist (e.g. Level D competency for long-tailed bats and/or hold all relevant Wildlife Act permit authorities), to manage effects on bats, birds, lizards, and supervise the | See comments for Condition 60. |

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| | removal of terrestrial vegetation/habitat. The ecological management plan must include, but is not limited to, the following:<br><br>(f) Bird Management (all bird species), in accordance with best practice methodologies, a description of methods to avoid impacts on birds, including supervised habitat clearance protocols, and working outside of the bird breeding season (species dependent);<br><br>(g) Long-tailed Bat Management (rescue and relocation of), in accordance with best practice methodologies, a description of methods to avoid impacts on bats, including roost feature identification, salvage protocols, relocation protocols, supervised habitat clearance/transfer protocols. The management plan must address the construction and operational design of the development (e.g. adverse effects resulting from noise and lighting);<br><br>(h) Lizard Management (rescue and relocation of), in accordance with best practice methodologies, including but not limited to, a description of methodology for capture and relocation of lizards rescued including but not limited to: the timing of implementation, seasonality restrictions, salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), habitat improvements, landowner approvals (as applicable), supervised habitat clearance/transfer protocols, and opportunistic relocation protocols; and<br><br>(i) The process for amending and recertifying any changes to the EcoMP. | |
| 94 | The Consent Holder must implement and maintain the relevant certified management plans for the Residential Precinct (North-East), as listed in Condition (8), and the certified EcoMP as referred to in Condition(85), throughout the entire earthworks and construction period. Any proposed | This condition is agreed with. |

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| | changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | |
| Live/Work Precinct | | |
| 184 | Certification of Plans or Further Detail<br><br>Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any physical works within the Live/Work Precinct until it has obtained certification from the Council to the following:<br><br>(a) Relevant management plans referenced in Condition (8)<br><br>(b) Ecological Management Plan - see Condition (186)<br><br>(c) Certified retaining walls and building foundation design - see Condition (187)<br><br>(d) Final Landscaping Plans - see Condition (188)<br><br>(e) Design Details - see Condition (189)<br><br>(f) Lighting Plans - see Condition (190)<br><br>(g) Waste Management Plan - see Condition (191)<br><br>(h) Acoustic Design Report (if required) - see Condition (193) | See comments for Condition 58 |
| 185 | Pre-commencement Meeting<br><br>Prior to the commencement of each earthworks construction season within the Live/Work Precinct, the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); | See comments for Condition 59. |

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| | and<br><br>(d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(a) Timeframes for key stages of the works authorised under this consent;<br><br>(b) Resource consent conditions;<br><br>(c) The relevant management plans referenced in Conditions (8) and (186) ; and<br><br>(d) Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note:*<br><br>*To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | |
| 186 | <u>Ecological Management Plan</u><br><br>(186) The Consent Holder must submit to the Council for certification, an EcoMP prepared by a suitably qualified and competent ecologist (e.g. Level D competency for long-tailed bats and/or hold all relevant Wildlife Act permit authorities), to manage effects on bats, birds, lizards, and supervise the removal of terrestrial vegetation/habitat. The ecological management plan must include, but is not limited to, the | See comments for Condition 60. |

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| | following:<br><br>(a) Bird Management (all bird species), in accordance with best practice methodologies, a description of methods to avoid impacts on birds, including supervised habitat clearance protocols, and working outside of the bird breeding season (species dependent);<br><br>(b) Long-tailed Bat Management (rescue and relocation of), in accordance with best practice methodologies, a description of methods to avoid impacts on bats, including roost feature identification, salvage protocols, relocation protocols, supervised habitat clearance/transfer protocols. The management plan must address the construction and operational design of the development (e.g. adverse effects resulting from noise and lighting);<br><br>(c) Lizard Management (rescue and relocation of), in accordance with best practice methodologies, including but not limited to, a description of methodology for capture and relocation of lizards rescued including but not limited to: the timing of implementation, seasonality restrictions, salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), habitat improvements, landowner approvals (as applicable), supervised habitat clearance/transfer protocols, and opportunistic relocation protocols.<br><br>(d) Revegetation planting, including eco-sourced planting and a maintenance schedule (for no less than 5yrs), for the stream and its riparian / buffer margins affected by the development within the Live/Work Precinct and, if applicable, vegetation that will be retained. The plan must be in accordance with best practice methodologies of Te Haumanu Taiao, or other subsequent Council restoration guide; and<br><br>(e) The process for amending and recertifying any changes to | |

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| | the EcoMP. | |
| 188 | Final Landscape Plans<br><br>(188) The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:<br><br>(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);<br><br>(b) The landscaping, roads and lanes must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);<br><br>(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;<br><br>(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;<br><br>(e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;<br><br>(f) Location and details of any rainwater tanks and storage units/sheds;<br><br>(g) Any fencing or landscape screening elements; and<br><br>(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following | See comments for Condition 62. |

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| | requirements:<br>(i) Weed control;<br>(ii) Plant replacement;<br>(iii) Inspection timeframes; and<br>(iv) Contractor responsibilities. | |
| 195 | The Consent Holder must maintain and implement the relevant certified management plans for the Live/Work Precinct, as listed in Condition (8), and the certified EcoMP as referred to in Condition (186), throughout the entire earthworks and construction period. Any proposed changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | This condition is agreed with. |
| 200 | <u>Landscaping</u><br>The Consent Holder must implement the certified landscape design as required by Condition (188) prior to prior to the occupation or operation of buildings within the Live/Work Precinct unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (188). | This condition is agreed with, though it is still not clear whether it is intended to also apply to ecological mitigation planting. |
| Solar Farm Precinct | | |
| 221 | <u>Certification of Plans or Further Detail</u><br>Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any physical works within the Solar Farm Precinct until it has obtained certification from the Council to the following: | See comments for Condition 58 |

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| | (a) Relevant management plans referenced in Condition (8)<br><br>(b) Ecological Management Plan - see Condition (223)<br><br>(c) Native Freshwater Habitat Assessment - see Condition (224)<br><br>(d) Native Freshwater Fish Relocation Plan (if required) - see Condition (225) . | |
| 222 | <u>Pre-commencement Meeting</u><br><br>Prior to the commencement of each earthworks construction season within the Solar Farm Precinct, the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); and<br><br>(d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(a) Timeframes for key stages of the works authorised under this consent;<br><br>(b) Resource consent conditions; | See comments for Condition 59. |

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| | (c) The relevant management plans referenced in Conditions (8) and (223) ; and<br><br>(d Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note:*<br><br>*To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | |
| 223 | <u>Ecological Management Plan</u><br><br>The Consent Holder must submit to the Council for certification, an EcoMP prepared by a suitably qualified and competent ecologist (e.g. Level D competency for long-tailed bats and/or hold all relevant Wildlife Act permit authorities), to manage effects on bats, birds, lizards, and supervise the removal of terrestrial vegetation/habitat. The ecological management plan must include, but is not limited to, the following:<br><br>(a) Bird Management (all bird species), in accordance with best practice methodologies, a description of methods to avoid impacts on birds, including supervised habitat clearance protocols, and working outside of the bird breeding season (species dependent);<br><br>(b) Long-tailed Bat Management (rescue and relocation of), in accordance with best practice methodologies, a description of methods to avoid impacts on bats, including roost feature identification, salvage protocols, relocation protocols, supervised habitat clearance/transfer protocols. The management plan must address the construction and operational design of the development (e.g. adverse effects resulting from noise and lighting);<br><br>(c) Lizard Management (rescue and relocation of), in accordance with best practice methodologies, including but | See comments for Condition 60. |

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| | not limited to, a description of methodology for capture and relocation of lizards rescued including but not limited to: the timing of implementation, seasonality restrictions, salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), habitat improvements, landowner approvals (as applicable), supervised habitat clearance/transfer protocols, and opportunistic relocation protocols; and<br><br>(d) The process for amending and recertifying any changes to the EcoMP. | |
| 228 | The Consent Holder must implement and maintain the relevant certified management plans for the Solar Farm Precinct, as listed in Condition (8), and the certified EcoMP as referred to in Condition (223), throughout the entire earthworks and construction period. Any proposed changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | This condition is agreed with |
| Stream Park Precinct | | |
| 239 | <u>Certification of Plans or Further Detail</u><br><br>Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any above ground works (excluding site preparatory works, earthworks and pest removal) within the Stream Park Precinct until it has obtained certification from the Council to the following:<br><br>(a) Relevant management plans referenced in Condition (8)<br><br>(b) Certified retaining walls and building foundation design - see Condition (241)<br><br>(c) Final Landscaping Plans - see Condition (242)<br><br>(d) Pedestrian Bridge - Detailed Design Certification - see | See comments for Condition 58 |

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| | Condition (243)<br><br>(e) Ecological Management Plan - see Condition (33) of LUC60429156 of BUN60429155<br><br>*Advice Note:*<br><br>*The Stream Park Precinct is also subject to approved streamworks and water take resource consents (Ref. LUS60429185 and WAT60429183) which include requirements for certification of a number of other plans and assessments associated with the streamworks activity as well as conditions that must be complied with during and post construction for both the streamworks and water take activities. When these activities are undertaken, the Consent Holder is reminded that LUS60429185 and WAT60429183 conditions remain applicable.* | |
| 240 | <u>Pre-commencement Meeting</u><br><br>Prior to the commencement of each earthworks construction season within the Stream Park Precinct, the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); and<br><br><u>(d</u>) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this | See comments for Condition 59. |

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| | consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(a) Timeframes for key stages of the works authorised under this consent;<br><br>(b) Resource consent conditions;<br><br>(c) The relevant management plans referenced in Condition (8); and<br><br>(d) Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note: To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | |
| 242 | <u>Final Landscape Plans</u><br><br>The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) as well as the Stream Restoration Plan required by Condition 160 of BUN60429155 and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:<br><br>(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);<br><br>(b) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity; | See comments for Condition 62. |

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| | (c) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;<br><br>(d) Details of pathways, boardwalk and related specifications, detailing proposed site levels;<br><br>(e) Details of pedestrian bridge and boardwalk crossings;<br><br>(f) Lighting details;<br><br>(g) Details of any wayfinding signage; and<br><br>(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:<br><br>(i) Weed control;<br><br>(ii) Plant replacement;<br><br>(iii) Inspection timeframes; and<br><br>(iv) Contractor responsibilities. | |
| 244 | The Consent Holder must implement and maintain the relevant certified management plans for the Stream Park Precinct, as listed in Condition (8) of this consent and the Ecological Management Plan under Condition (33) of BUN60429155, throughout the entire earthworks and construction period. Any proposed changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | This condition is agreed with. |
| 247 | The Consent Holder must implement the certified landscape design as required by Condition (242). Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance | This condition is agreed with, though it is still not clear whether it is intended to also apply to ecological mitigation planting. |

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| | with the maintenance programme/plan/report which has been certified under Condition (242). | |
| 248 | Following establishment of the Stream Park Precinct planting, the Consent Holder must submit a completion report to Council for certification. The completion report must provide evidence that all actions required by the certified landscape plan have been actioned. | This condition is agreed with, though it is still not clear whether it is intended to also apply to ecological mitigation planting. |
| 291 | Certification of Plans or Further Detail<br><br>Unless otherwise agreed in writing by the Council, the Consent Holder must not commence any above ground works (excluding site preparatory works and earthworks) within the Wastewater-Water Treatment Precinct until certification from the Council has been obtained for the following:<br><br>(a) Relevant management plans referenced in Condition (8)<br><br>(b) Final Landscaping Plans - see Condition (293)<br><br>(c) Ecological Management Plan - see Condition (294)<br><br>(d) WWT Plant Environmental Management Plan - see Condition (313) | See comments for Condition 58 |
| 292 | Pre-commencement Meeting<br><br>Prior to the commencement of construction season within the within the Wastewater-Water Treatment Precinct, the Consent Holder must hold a pre-start meeting that:<br><br>(a) Is located on the subject site;<br><br>(b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;<br><br>(c) Includes the relevant Auckland Council representative(s); and<br><br>(d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals | See comments for Condition 59. |

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| | if required by other conditions.<br><br>The purpose of the meeting must be to discuss the erosion and sediment control measures, earthworks methodologies, relevant management plans, timeframes for the work and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.<br><br>The following information must be made available at the pre-start meeting:<br><br>(a) Timeframes for key stages of the works authorised under this consent;<br><br>(b) Resource consent conditions;<br><br>(c) The relevant management plans referenced in Conditions (8) and (291); and<br><br>(d) Any archaeological authority granted for the works or the accidental discovery protocol.<br><br>*Advice Note: To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.* | |
| 293 | <u>Final Landscape Plans</u><br><br>The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) as this relates to the Wastewater-Water Treatment Precinct and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:<br><br>(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, | See comments for Condition 62. |

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| | mitigation planting and natural revegetation (if relevant);<br><br>(b) A 3m deep landscaping strip of screening specimen trees and hedging along the northern Wastewater-Water Treatment Precinct adjacent to Live/Work Building B3;<br><br>(c) Riparian stream planting to be provided along the western boundary adjacent to 1326 Dairy Flat Highway;<br><br>(d) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;<br><br>(e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;<br><br>(f) An annotated plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;<br><br>(g) Any fencing or landscape screening elements;<br><br>(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:<br><br>(i) Weed control;<br><br>(ii) Plant replacement;<br><br>(iii) Inspection timeframes; and<br><br>(iv) Contractor responsibilities. | |
| 294 | <u>Ecological Management Plan</u><br><br>The Consent Holder must submit to the Council for certification, an EcoMP prepared by a suitably qualified and competent ecologist (e.g. Level D competency for long-tailed bats and/or hold all relevant Wildlife Act permit authorities), to manage effects on bats, birds, lizards, and supervise the removal of terrestrial vegetation/habitat. The ecological | See comments for Condition 60. |

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| | management plan must include, but is not limited to, the following:<br><br>(a) Bird Management (all bird species), in accordance with best practice methodologies, a description of methods to avoid impacts on birds, including supervised habitat clearance protocols, and working outside of the bird breeding season (species dependent);<br><br>(b) Long-tailed Bat Management (rescue and relocation of), in accordance with best practice methodologies, a description of methods to avoid impacts on bats, including roost feature identification, salvage protocols, relocation protocols, supervised habitat clearance/transfer protocols. The management plan must address the construction and operational design of the development (e.g. adverse effects resulting from noise and lighting);<br><br>(c) Lizard Management (rescue and relocation of), in accordance with best practice methodologies, including but not limited to, a description of methodology for capture and relocation of lizards rescued including but not limited to: the timing of implementation, seasonality restrictions, salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), habitat improvements, landowner approvals (as applicable), supervised habitat clearance/transfer protocols, and opportunistic relocation protocols;<br><br>(d) Revegetation planting, including eco-sourced planting and a maintenance schedule (for no less than 5yrs), for the stream and its riparian / buffer margins affected by the development within the WWT Precinct and, if applicable, vegetation that will be retained. The plan must be in accordance with best practice methodologies of Te Haumanu Taiao, or other subsequent Council restoration guide; and<br><br>(e) The process for amending and recertifying any changes to | |

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| | the EcoMP. | |
| 296 | The Consent Holder must implement and maintain the relevant certified management plans for the WWT Precinct, as listed in Condition (8) and the certified EcoMP as referred to in Condition (294), throughout the entire earthworks and construction period. Any proposed changes to a certified management plans must be prepared using the process set out in the certified plan and submitted to the Council for certification. Certification must be obtained before the amended management plan is implemented. | This condition is agreed with. |
| 297 | Landscaping<br><br>The Consent Holder must implement the certified landscape design as required by Condition (293) prior to the operation of the WWT Plant unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (293) | This condition is agreed with, though it is still not clear whether it is intended to also apply to ecological mitigation planting. |