

# Milldale Fast-Track

29/07/2025 – Auckland Council Response

## **Annexure 18:**

### **Parks**

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

**Technical Specialist Memo – Parks Planning**

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Cas Hannink – Parks Planning

Date: 16/07/2025

**1.0 APPLICATION DESCRIPTION**

**Application and property details**

Fast-Track project name: Milldale

Fast-Track application number: BUN60446761 & FTAA-2503-1038

Site address: Wainui Road, Milldale, Upper Orewa

**2.0 Executive Summary / Principal Issues**

2.1 The proposed Fast-Track development is generally aligned with the Milldale Precinct Plan and relevant Auckland Council policies, including open space and greenway network integration. Two neighbourhood parks meet the Open Space Provision Policy 2016 in terms of size, location, and service catchment. Drainage reserves and accessways have been designed to enable connectivity and passive recreation.

2.2 Streetscape and accessway landscaping are broadly supported, subject to EPA-stage refinement and compliance with arboricultural and interface recommendations. Bridge connections require further assessment regarding design life, accessibility, and vesting responsibilities. Conditions have been recommended to guide future design, landscaping, and asset integration at detailed design stages.

*Note: At the time the pre-application and memo process commenced, the Manaaki Tāmaki Makaurau Auckland Open Space, Sport and Recreation Strategy had not yet been adopted. This assessment is therefore based on the Open Space Provision Policy Document (2016).*

**3.0 Documents Reviewed – Most relevant to Parks Planning**

#### Stage 10-13

- Volume 2 - Milldale Stages 10 – 13 AEE Final
- Appendix 2N Transportation Assessment
- Appendix 2O Landscape Plans Part 1 to Part 3
- Appendix 2P Offset Planting Plans
- Appendix 2K Engineering Drawings Part 1-Part 7

#### Stage 4C

- Appendix 3D Scheme Plans
- Appendix 3E Landscape Plans
- Appendix 3C Part 1b - Civil Drawings Stage 4C - Overall Roading
- Appendix 3C Part 1c - Civil Drawings Stage 4C - Overall Servicing

#### Conditions

- Volume 6 - Fast-Track Conditions of Consent

### **4.0 Specialist Assessment**

#### **4.1 Precinct requirements and zoning**

- 4.1.1 As part of the wider staging of the Milldale development, the fast track proposal aligns with policy I544.3(2) by providing for the upgrading of open space, including policy I544.3(4), for the provision of pedestrian links and open spaces generally similar to that shown on I544.10.1 Wainui: Precinct plan 1. It is determined that the width and area of the open space provided maintains an equal functional equivalence to that which would have been provided as shown on the I544.10.1 Wainui: Precinct plan 1.

#### **4.2 Neighbourhood Parks and open space configuration**

- 4.2.1 The scheme plan proposes two neighbourhood parks, Lot 7000 (Stage 10 - 3,107m<sup>2</sup>) and Lot 7002 (Stage 12 - 3,852m<sup>2</sup>), to be vested to Auckland Council as 'land in lieu of reserve'. These parks are strategically positioned to serve the broader subdivision stages. Council's Principal Property Provision Specialist, Rahman Bashir, has confirmed that their locations align with the Open Space Provision Policy 2016, applying a 450m pedestrian catchment (ped-shed) suitable for Milldale's low-density context as per Figure 1 below. In addition, the application of a low-density catchment ensures that the open space network is appropriately serviced with each proxy as seen in the re-designed network in figure 1, which includes the future urban zone to the north and east of the Fast Track site boundaries.

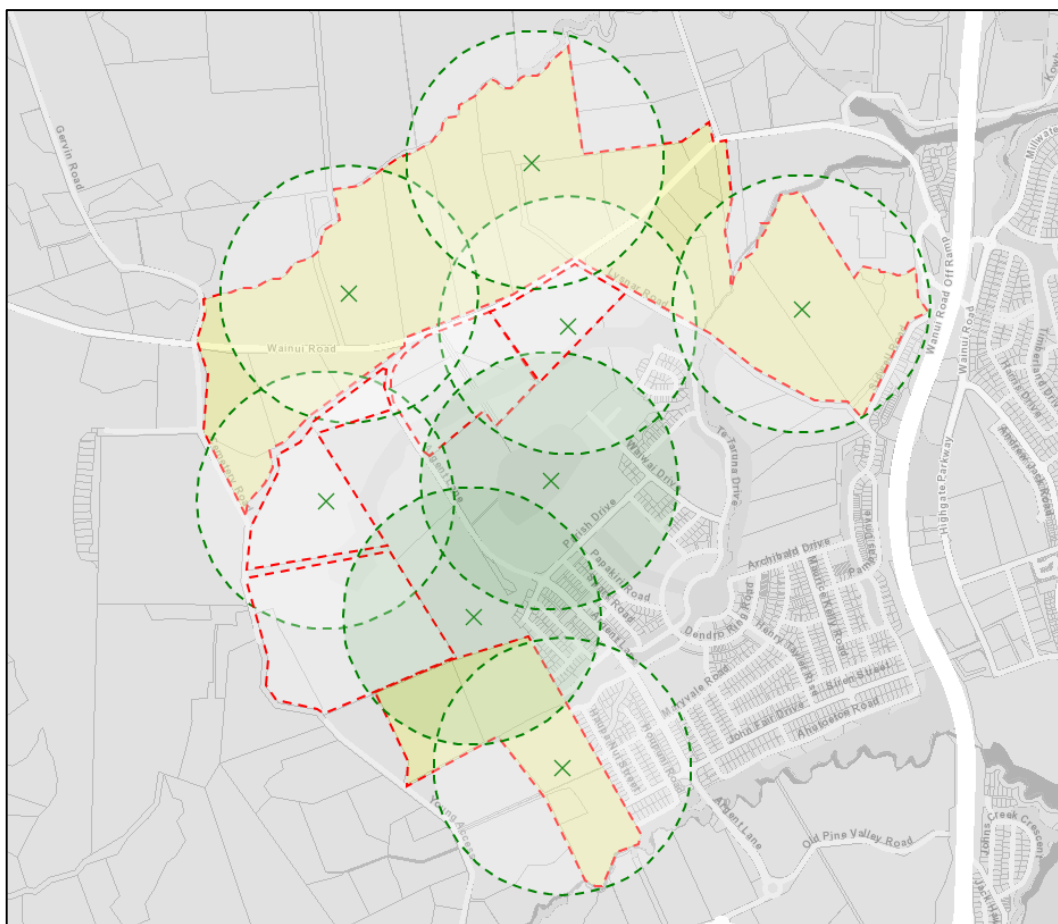


Figure 1: Redesigned distribution applying 450m catchment).

Source: *Open Space Acquisition Assessment – Rahman Bashir.*

- 4.2.2 According to the Open Space Provision Policy 2016, neighbourhood parks should typically range between 0.3 to 0.5 hectares (3,000–5,000m<sup>2</sup>) and be situated within a 400–600m walking distance from residential areas, depending on density. The proposed parks meet these criteria and are co-located with local purpose drainage reserves, enhancing outdoor amenity and connectivity across the development.
- 4.2.3 In addition, key metrics such as the total lot size, kick ball area, and the gradients associated with the Open Space Provision Policy (2016) have been met as confirmed by Mr Bashir. Healthy Waters have confirmed the flood risk to the neighbourhood park locations is low and the 1% AEP is contained within the adjacent stream corridors that does not encroach into the two parks.
- 4.2.4 Relevant conditions have been proposed for the future vesting and negotiation of these park locations through relevant sales and purchase agreements and political approvals required prior to completion. During subsequent engineering plan approval stages and the detailed design phase, the applicant may be required to address additional key metrics.

4.2.5 Overall, the proposal aligns with open space provision requirements and pre-application guidance provided by Parks Planning.

### **4.3 Roads to vest**

4.3.1 For the roads to vest, while these are assets of Auckland Transport (AT), Parks Planning's comments are specifically related to the streetscape landscaping (including appropriate berms and street trees and planting in raingardens) due to the maintenance obligation of this infrastructure as per the Service Level Agreements (SLA) in place with Parks and Community Facilities.

4.3.2 The applicant's Stages 10-13 and Stage 4C stormwater and roading plans (Appendix 2K Engineering Drawings Part 4) indicate an average front berm width for the following road types:

- Collector road front berm width of 3.4m.
- Cemetery Road link with front berm width of 2.6m-3.1m.
- Cemetery Road Upgrade with front berm width of 2.3m
- Local Road types 1 and 2 with front berm width of 2.3m.
- Stream edge road with front berm width of 2.3 - 2.8m.
- Stage 4C Suburban Street front berm width of 2.4m.

4.3.3 As per the above, the berm widths are considered of an appropriate width, while service line and stormwater line locations, despite being located under the front berm, indicate a 1.5m vertical cover. It is considered that these service line locations will not create conflicting points between infrastructure provision and tree growth.

4.3.4 The applicant's landscaping response for the proposed roads to vest has been assessed by Council Senior Specialist Advisor (Arboriculture), Benedict Free. Mr Free noted that the street trees for stages 10-13 including stage 4C feature a diverse mix of proven species. Mr Free further recommends for larger-growing trees along the stream side of the proposed stream edge roads, where there is no conflict with dwellings.

4.3.5 The landscaping as indicatively demonstrated on the landscape plans requires detailed design refinement and approval as part of the future engineering plan approval processes. Conditions are recommended to this effect with detailed landscape and maintenance plans for streetscape planting at future engineering plan approval stages and to meet the intended outcomes sought under the Urban Ngahere (Forest) Strategy (2019).

### **4.4 Accessways**

4.4.1 Within stages 10-13 and stage 4C, public accessways will be created through the proposed subdivision. Accessway lots vary in size and form, proposed to vest as road-to-road with

Auckland Transport (AT), with the exception of Lot 3002 which is considered to be a road-to-reserve connection and vesting to Auckland Council.

4.4.2 It is noted that all accessways will be finished in grass except where steps are located, and the adjoining slopes are too steep to mow. If a batter with planting is located within an accessway and cannot be grassed given the 1:5 maximum gradient, then a 1:3 maximum gradient for planting will be required. For these planted batters, the applicant must reconsider the planting species in place of the *Phormium tenax* as there are ongoing issues with this species and the associated maintenance. Council's Senior Specialist Advisor (Arboriculture), Benedict Free, provided a relevant review of the accessways, raising no further concerns for the relevant species selection proposed.

4.4.3 In relation to Lot 3002, this accessway is considered a road-to-reserve connection, serving the east-west and north-south connections within the Lot 6006 Local Purpose (Drainage) Reserve. Council's Principal Property Provision Specialist, Rahman Bashir, noted that this reserve connection was acceptable given the wider movement network. Within stage 4C, Lot 4200 is the only accessways proposed to vest, while all other accessways referenced in Appendix 3E pertain to private ownership or those which extend from JOALs.

## 4.5 Interfaces

4.5.1 As part of pre-application guidance, the applicant was advised to ensure all fencing and retaining adjacent to parks, reserves, and accessways promotes passive surveillance and aligns with CPTED principles. Open, visually permeable fencing (e.g. black pool-style up to 1.2m high) and landscaped or stepped retaining walls are preferred to reduce visual dominance and ensure integration with the public realm. In addition, retaining must be entirely located (including footings where applicable) within private properties and no part to be in a vested reserve. Where any gates are provided, these should open inward to private properties and not open onto reserves.

4.5.2 The applicant has adopted the Milldale Design Guidelines, proposing keystone block retaining along streets and public spaces, and black timber elsewhere. Retaining walls adjacent to accessways proposed to vest will not exceed 1.0m in height (except Lot 4200), with compliant fencing. Parks Planning generally supports these treatments, subject to relevant conditions.

4.5.3 However, specific concerns remain regarding interface treatments at two locations:

- Neighbourhood Park (Retaining Wall 09): This wall is depicted to be between 1.5m-2.0m in height and, with fencing, may reach a total height of 3.2m. Visual mitigation is not adequately demonstrated in the design or landscape plans. A staggered design with private-lot landscaping is recommended to soften the interface and maintain passive surveillance.

- Drainage Reserve (Retaining Wall 14): This wall also exceeds 2.0m in height and lacks clear mitigation. Similar recommendations apply, including staggered retaining and clear separation of private and public mitigation responsibilities

4.5.4 If the panel is minded to approve these interfaces, detailed plans must first address the specific concerns regarding the interfaces above while confirming that all retaining walls and associated mitigation is located within private property boundaries.

#### **4.6 Drainage Reserves**

4.6.1 The proposal includes 22 open spaces 'drainage reserve' areas proposed to be vested to Council as 'land in lieu' of reserves. Parks Planning provides input from a visual amenity and passive activation perspective, ultimately, Healthy Waters (HW) determines if the size and function of the drainage reserves are appropriate. Parks Planning has therefore reviewed the proposed planting within the drainage reserve, acknowledging that Parks and Community Facilities will only be responsible for its maintenance under the Service Level Agreement (SLA).

4.6.2 The overall scale and appropriateness of the drainage reserve assets remain under the purview of Healthy Waters. Consequently, this assessment does not express any views regarding the suitability or acceptability of the drainage reserve's design or function. Parks Planning's recommended conditions will therefore only be relevant for those drainage reserves found to be acceptable by Healthy Waters.

4.6.3 For all proposed drainage reserve landscaping, Council's Senior Specialist Advisor (Arboriculture), Benedict Free, advised that planting must be appropriately staged to avoid potential issues. Regarding the proposed drainage reserves planting specifications, Mr. Free noted that the planting details are very general, however the species proposed are suitable within the dry basin planting (Appendix 20 – Landscape Plans).

4.6.4 More detail will be required at future EPA stages for approval, including the detailed riparian planting species list for the wider drainage reserve network. This further includes assets such as bollards at entrance points to footpaths, gradients, management plans, species quantities and densities, spacing and pathway widths. Relevant conditions have been recommended for these specifications accordingly.

4.6.5 For the outfalls, no further details have been provided other than outlet locations. The applicant must consider naturalised outfalls to reduce visual effects on the reserve. Outfalls that are cast in situ with inset rocks and designed to enable visual mitigation with surrounding planting are preferred to precast concrete wingwalls.

#### **4.7 Wider connections/greenway linkages and Drainage Reserve Activation**

4.7.1 Parks Planning has identified several drainage reserve areas that offer opportunities for pedestrian activation and informal recreation. While supported in principle, the decision to vest

these areas lies with Healthy Waters. If approved, these reserves could contribute significantly to the local greenway network, aligning with the Rodney Local Board's Greenway Plan.

4.7.2 Although non-statutory, the Greenway Plan supports Auckland Plan outcomes and is relevant under the RMA. Its objectives include:

- Safe, accessible walking and cycling routes;
- Strengthening ecological and biodiversity corridors;
- Expanding local access to recreational opportunities.

4.7.3 Proposed connections link into key public open spaces such as Maunga Park (Stage 9), Waterloo Reserve (Stage 4E), and the Stage 7A neighbourhood park. Stream corridors and stormwater ponds as part of the proposal are considered to further support passive recreation and ecological enhancement.

4.7.4 According to the applicant's assessment, Bridges 4 and 5 are proposed to serve dual functions. Bridge 4 is associated with stormwater infrastructure, while Bridge 5 accommodates wastewater infrastructure. Both bridges are also intended to provide pedestrian and active mode connectivity while screening the necessary pipe connections. In discussion with Council's Principal Urban Designer, Mustafa Demiralp, Bridge 5 is considered a duplication of access already provided via the reserve path that connects to the same collector road. The specific role of Bridge 5 as a pedestrian and/or active mode link also remains unclear.

4.7.5 If, as shown in Figure 3 below, Bridge 5 is intended to function as an active mode and shared path connection (supporting both cycling and pedestrian use), this matter is to be deferred to Auckland Transport. From a Parks Planning perspective, Bridge 5 is considered to be a duplicative structure, particularly where Bridge 4 is provided, whereby Parks and Community Facilities does not seek ownership of Bridge 5. All other bridges are considered road-to-road connections, except for Bridge 1, which is a road-to-reserve connection. Bridge 1 is intended for pedestrian use only, as outlined in Appendix 2N of the Transport Assessment, and will be vested with Parks and Community Facilities.



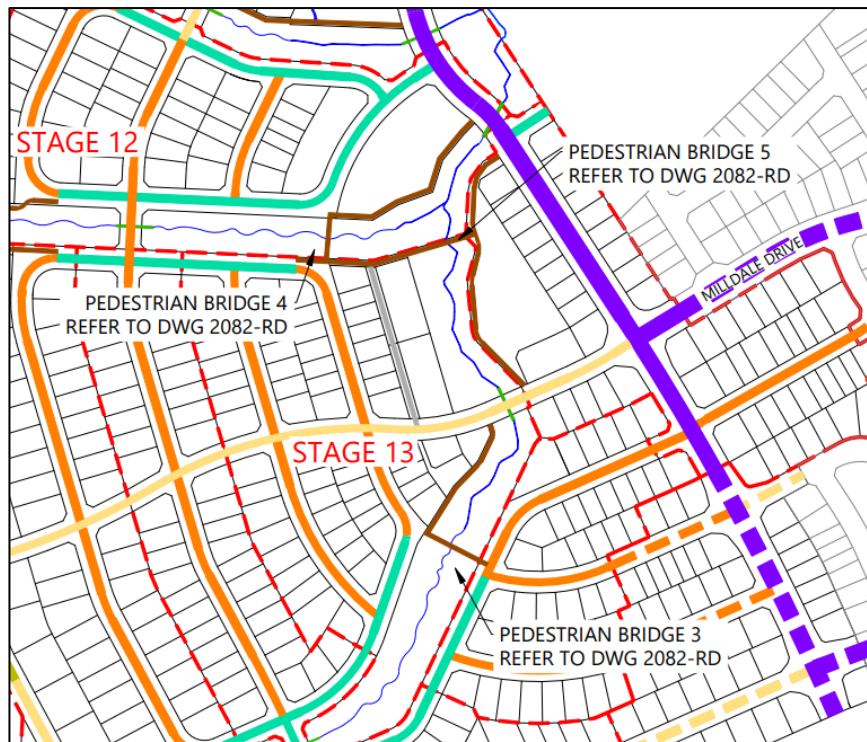


Figure 2: Bridge 3-5 connections.

Source: Appendix 2K Part 4.

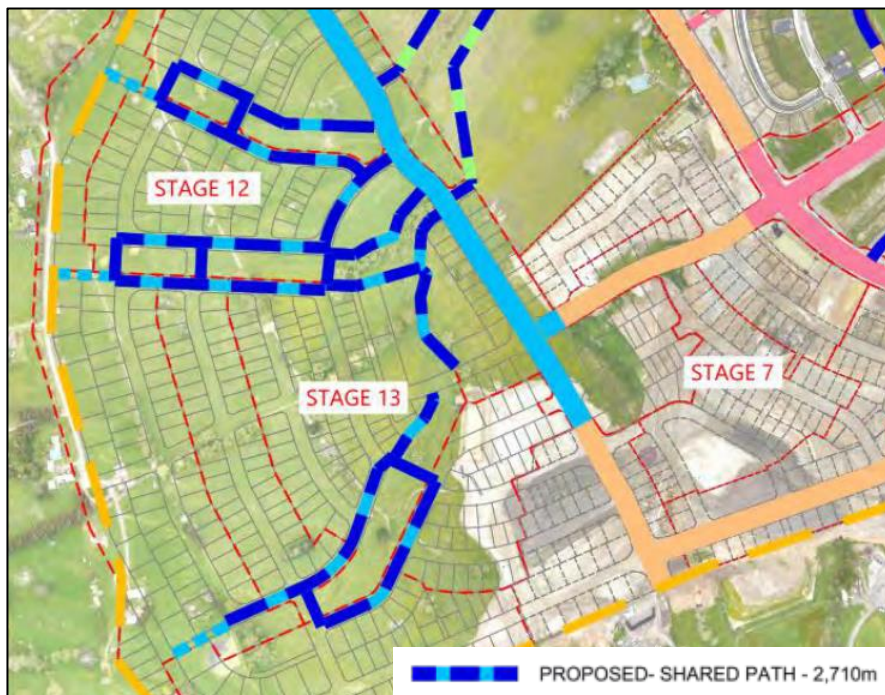


Figure 3: Shared path connections and active mode loop connections.

Source: Appendix 2N Transport Assessment.

## 5.0 Section 67 Information Gap

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created
<p>1. Duplication of bridge structures between bridge 4 and 5.</p> <p>Parks and Community Facilities does not seek ownership or vesting of bridge 4 and 5.</p>	<p>Bridge 5 appears to duplicate access noting the location of bridge 4, which connects to the same collector road through the reserve path.</p> <p>Operational concerns for future maintenance have been raised.</p>	<p>Vesting decision of Bridge 5 is with Auckland Transport based on the Appendix 2N Transport Assessment (Figure 3).</p> <p>Uncertainty around the appropriate vesting process, ownership, and whether local board approval is required.</p>	<p><b>High</b></p> <p>Unclear functional intent and subsequent vesting ownership.</p>
<p>2. The intended function of Bridge 5 is unclear — whether it serves as part of the active mode/shared path network or as a recreational path.</p>	<p>Conflicting documentation - Appendix 2N (Transportation Assessment) identifies Bridge 5 as part of the shared path/active mode network, while Appendix 2K (Engineering Drawings Part 4) describes it as a recreational path.</p>	<p>If part of the active mode connection, AT will be responsible for vesting decisions.</p> <p>The vesting decision of Bridge 5 is with Auckland Transport based on the Appendix 2N Transport Assessment as a network loop.</p> <p>Uncertainty around the appropriate vesting process, ownership, and whether local board approval is required.</p>	<p><b>Medium</b></p> <p>Unclear functional intent. If dual-use (e.g. stormwater or wastewater, active cycling node) is intended, this could result in delays during handover, operational confusion, or need for redesign and local board approval.</p>
<p>3. Large retaining wall structures without clear mitigation for retaining wall 9 (Neighbourhood Park) and Retaining wall 14 (Drainage Reserve).</p>	<p>The landscape plans and Urban Design Statement do not adequately demonstrate how retaining walls exceeding 2.0m (up to 3.2m including fencing) will be visually softened. Previous meetings with the applicant did indicate 1.5m maximum retaining wall heights (Retaining wall 9 &amp; 14).</p>	<p>Limits ability to confirm acceptability of interface treatment between public open space and private lots.</p>	<p><b>Medium</b></p> <p>High retaining may result in poor visual amenity and reduced passive surveillance. Unclear responsibility for mitigation adds uncertainty.</p>

	No clear demonstration of mitigation measures.		
4. Vesting classification of neighbourhood parks	<p>Neighbourhood park lots are detailed as land in lieu of reserves.</p> <p>Applicant is requested to alter the classification to 'Land in Lieu of Reserve (for the purpose of recreation)' to avoid confusion with the drainage reserve vesting classifications.</p>	Intention of park lot references are unclear which may impact acquisition.	<p><b>Medium</b></p> <p>Potential for inaccurate vesting references.</p>
5. Riparian planting species lists have not been provided.	While dry basins include general species lists, the planting lists for the wider drainage reserve network has not been provided.	<p>Inhibits the ability to assess ecological and maintenance suitability of proposed planting species.</p> <p>Offsetting on reserves to vest is not advisable as it would require an encumbrance, in conflict with s239, for its maintenance in perpetuity. This is for Healthy Waters to consider.</p>	<p><b>Low</b></p> <p>Risk of non-compliant or unsuitable species being used, leading to long-term maintenance issues.</p>
6. Planting species changes are required	<p>Specific species in key locations must be reconsidered:</p> <ul style="list-style-type: none"> <li>○ Accessway slope planting selection of Phormium tenax requires an alternative.</li> <li>○ Larger growing trees on the stream side of Stream Road, as there will be no conflict with dwellings</li> <li>○ Dry basin details are very general.</li> <li>○ Planted berms and any reference to planted strips within roads and accessways to vest will</li> </ul>	Prevents a robust assessment of future operational suitability and maintenance.	<p><b>Low</b></p> <p>Species changes can be suitably addressed at future detailed design and engineering plan approval.</p>

	not be accepted by Council.		
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## 6.0 Recommendation

6.1 The assessment in this memorandum identifies deficiencies of high to low risk in the Proposal from a Parks and Community Facilities perspective that create uncertainty regarding the quality and adequacy of open space provision.

6.2 While Parks Planning considers it best practice to defer any decision to grant consent until the deficiencies above are remedied, Parks Planning supports the Fast Track proposal and for the above deficiencies to be suitability addressed at detailed design and engineering plan approval.

## 7.0 Proposed Conditions

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

The applicant's proposed conditions will be depicted with strikethrough lines in the red text (**deletions**) and insertions in blue text (**insertions**)

### Greenfield Stages 10-13 Conditions of Consent

#### 7.1 Land Use Conditions

		Commentary
/	<p>Note: No specific condition</p> <p><u>Advice note:</u></p> <p><u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.</u></p>	General additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.

#### 7.2 Subdivision Conditions

		Commentary
/	<p>Survey Plan Approval (s223) Condition – All Stages</p> <p><u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:</u></p> <p>a) <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 must be shown as Land in Lieu of Reserve (for the purpose of recreation)</u></p> <p>b) <u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the</u></p>	Additional s223 survey condition required for vesting classifications.

	<u>purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u>	
/	<u>Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms</u>	Additional condition so all assets are vested to Council free of encumbrances.
/	<p>Note: No specific condition</p> <p><u>Weed control for Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) and Drainage Reserves (Lots 6000-6006, 6009-6022)</u></p> <ul style="list-style-type: none"> <li>a) <u>The consent holder must submit a Weed Control Programme for certification to the Manager of Parks Planning within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</u></li> <li>b) <u>An inventory of the weed species to be removed;</u></li> <li>c) <u>Removal techniques to be utilised; weed disposal methods;</u></li> <li>d) <u>Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);</u></li> <li>e) <u>Any re-vegetation programme required to prevent re infestation of weeds;</u></li> <li>f) <u>As assessment of any ecological issues around the removal of vegetation;</u></li> <li>g) <u>Methods for addressing stability and erosion and sediment control methods.</u></li> </ul>	Inclusion of weed control for neighbourhood parks and drainage reserves for future maintenance and appropriate handover.
53	<p><u>Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 &amp; 819-820) and Public Accessway (Lots 3001-3009) Landscaping</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval,</u> the Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> <li>(b) Be in general accordance with the relevant landscape plans <u>prepared by LASF Landscape Architects, revision 2, dated 18/03/2025. <del>referenced in Condition 1;</del></u></li> </ul>	Additional condition wording relating to species lots and sequencing.



	<p>(c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;</p> <p>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the AT Code of Practice;</p> <p>(e) Include hard landscaping details for accessways;</p> <p>(f) Include planting methodology;</p> <p>(g) Include all lighting details within the proposed streets and accessways; and</p> <p>(h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</p> <p>(i) Have <i>Phormium tenax</i> replaced in the planting schedule for the proposed accessway batters by more suitable alternative species to better address maintenance of batter areas.</p> <p><b><u>Advice note:</u></b></p> <p><u><i>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></u></p>	
83	<p><del>Parks to Vest as Land in Lieu of Reserve</del></p> <p><del>Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).</del></p> <p><del>Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002</del></p> <p><del>If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant.</del></p> <p>Neighbourhood Parks (<a href="#">Stage 10 Park Lot 7000</a> and <a href="#">Stage 12 Park Lot 7002</a>)</p>	Removal of applicants condition to preserve future open space outcomes.

	<p><u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 shall be transferred to Auckland Council as land in lieu of reserve to vest if by the time of application for the survey plan for Stage 10 and Stage 12 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u></p>	
	<p><u>Lots 7000 and 7002 must vest in accordance with s239 and be free of any easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.</u></p>	<p>Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development. Be in lined with s239.</p>
	<p>If no agreement is in place in accordance with <u>Condition X</u> by the time of application for the survey plan for <u>Stage 10 and 12</u> to be approved under section 223, then <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002</u> will remain as a balance for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</p> <p><u>Advice Note:</u></p> <p><u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in the RFI – Change Plan (referenced A-RFI-1-01, prepared by Terra Studio), will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u></p>	<p>Removal of applicants condition to preserve future open space outcomes if open space lots are not acquired by Council.</p>
	<p><b><u>Balance lots for Neighbourhood Park purposes Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002)</u></b></p> <p><u>Prior to the issue of a s.224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition X.</u></p> <p><u>The following requirements must be met in order to satisfy the condition:</u></p> <p>(a) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u></p> <p>(b) <u>The structure, functions and rules of the Incorporated</u></p>	<p>If no agreement is in place, this condition ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.</p>

	<p><u>Society must include provision for the following:</u></p> <p>(c) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u></p> <p>(d) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u></p> <ul style="list-style-type: none"> <li>i. <u>All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;</u></li> <li>ii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u></li> <li>iii. <u>The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.</u></li> <li>iv. <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u></li> <li>v. <u>An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.</u></li> </ul> <p>(e) <u>All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</u></p> <p>(f) <u>A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained</u></p>	
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	<p><u>over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.</u></p>	
	<p><u>In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.</u></p>	<p>This condition secures the long-term maintenance of shared open spaces and infrastructure by requiring future lot owners to be members of an Incorporated Society. It ensures these areas are managed and funded by residents if not vested in Council.</p>
101	<p><b><u>Parks and Reserve Development (Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002))</u></b></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit a detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/grassing <del>turfing</del>) for all land in lieu of reserves (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) as shown on the approved scheme plans referenced in Condition 1. The plan(s) and supporting planting methodology, to be submitted for certification must:</u></p> <ul style="list-style-type: none"> <li>(a) <u>Be in general accordance with the landscape plans prepared by LASF Landscape Architects, revision 2, dated 18/03/2025.</u></li> <li>(b) <u>Be prepared by suitably qualified person/s</u></li> <li>(c) <u>Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.</u></li> <li>(d) <u>Include a weed and pest management plan detailing weed eradication and control methods for the park, prior to and after planting.</u></li> <li>(e) <u>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.</u></li> </ul>	<p>Split of Condition 101 to be specific in references to land in lieu of reserves (parks) and drainage reserves.</p>

	<p>(f) <u>Include specifications for plant condition and a written specification detailing the planting methodologies to be used.</u></p> <p>(g) <u>Identify the existing species to be retained.</u></p> <p>(h) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u></p> <p>(i) <u>Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve.</u></p> <p>(j) <u>Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose.</u></p> <p>(k) <u>Locate stormwater outfalls and retaining walls outside reserve areas and naturalised to reduce visual effects.</u></p> <p>(l) <u>No transformers are to be located within or on the boundary of the reserve.</u></p> <p>Advice note:</p> <p>i. <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></p> <p>ii. <u>If the consent holder wishes to place any structures or assets on the proposed reserve, approval will be required from the local board.</u></p> <p>iii. <u>If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.</u></p>	
101	<p><b><u>Parks condition only where drainage reserves are acceptable to Healthy Waters:</u></b></p> <p><u>Drainage reserves landscaping (Lots 6000-6006, 6009-6022)</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserves for the certification of the Manager Parks Planning. The plans must:</u></p> <p>a) <u>Be prepared by a suitably qualified landscape architect.</u></p> <p>b) <u>Be in general accordance with the Landscape Plans prepared by LASF Landscape Architects, revision 2, dated 18/03/2025.</u></p> <p>c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights</u></p>	<p>Split of Condition 101 to be specific in references to land in lieu of reserves (parks) and drainage reserves.</p>

	<p><u>on maturity, tree pit specifications, and the overall material palette.</u></p> <ul style="list-style-type: none"> <li>d) <u>Include planting methodology.</u></li> <li>e) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u></li> <li>f) <u>demonstrate a flood overlay identifying flood-prone areas within the reserve.</u></li> <li>g) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u></li> <li>h) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u></li> <li>i) <u>Provide a Safety in Design Register for shared pathway connections within the drainage reserves.</u></li> <li>j) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u></li> <li>k) <u>Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.</u></li> </ul> <p><b><u>Advice note:</u></b></p> <ul style="list-style-type: none"> <li>i. <u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></li> <li>ii. <u>Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.</u></li> <li>iii. <u>Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.</u></li> </ul>	
102	<p><b><u>Implementation of Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 &amp; 819-820)and Public Accessway (Lots 3001-3009) Landscape Works</u></b></p> <p><u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-30092000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u></p> <ul style="list-style-type: none"> <li>a) <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u></li> </ul>	<p>Implementation condition which acts as a ‘proof condition’ at the s224c stage and for appropriate asset handover</p>

	<ul style="list-style-type: none"> <li>b) <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u></li> <li>c) <u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u></li> </ul>	
103	<p><b><u>Implementation of Neighbourhood park (Stage 10 Park Lot 7000) and Stage 12 Park Lot 7002) and drainage reserve (Lots 6000-6006, 6009-6022) Landscape Works</u></b></p> <p><u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:</u></p> <ul style="list-style-type: none"> <li>a) <u>All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.</u></li> <li>b) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u></li> <li>c) <u>Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately.</u></li> <li>d) <u>At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</u></li> </ul>	<p>Implementation condition which acts as a ‘proof condition’ at the s224c stage and for appropriate asset handover</p>

	<p>e) <u>Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.</u></p>	
/	<p><u>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:</u></p> <p>(a) <u>a completion certificate has been issued in relation to any conditions to which section 222 applies;</u></p> <p>(b) <u>a consent notice has been issued in relation to any conditions to which section 221 applies; and</u></p> <p>(c) <u>a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</u></p>	<p>Implementation and certification condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</p>
57	<p><u>Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:</u></p> <p>a) <u>For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).</u></p> <p>b) <u>The following requirements apply to digital formats:</u></p> <p>i. <u>All dimensions are to be in millimetres, and all levels and lengths in metres.</u></p> <p>ii. <u>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).</u></p> <p>c) <u>All graphical data to be located/plotted to the following accuracy:</u></p> <p>i. <u>X &amp; Y coordinates +/-100mm</u></p> <p>ii. <u>Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates</u></p> <p>iii. <u>Invert levels +/- 20mm.</u></p>	<p>Required for councils asset mappers to appropriately detail relevant assets for future maintenance.</p>

	<p>iv. <u>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.</u></p> <p>d) <u>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.</u></p> <p>e) <u>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.</u></p> <p>f) <u>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</u></p> <p>g) <u>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</u></p> <p>h) <u>Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u></p> <p>i) <u>Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u></p> <ol style="list-style-type: none"> <li>i. <u>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.</u></li> <li>ii. <u>Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u></li> </ol>	
/	<p><b><u>POST DEVELOPMENT</u></b></p> <p><b><u>Maintenance – Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u></b></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover.</p>

	<p><u>established in the streetscape and accessways (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009). The Maintenance Plan must include:</u></p> <ul style="list-style-type: none"> <li>a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u></li> <li>b) <u>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.</u></li> <li>c) <u>Vandalism eradication policies.</u></li> </ul>	
/	<p><u>The consent holder must undertake maintenance, in accordance with the certified 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 Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	Relevant maintenance and s224c stage condition which includes maintenance period for appropriate asset handover.
/	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover.
/	<p><b><u>Monitoring Report –(2-year maintenance period) Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u></b></p> <p><u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the 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 Lots 2000-2006, 2008 and 2100-2106:</u></p> <ul style="list-style-type: none"> <li>a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u></li> <li>b) <u>State of protection barriers where required;</u></li> <li>c) <u>Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u></li> </ul>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.



	<p>d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u></p> <p>e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u></p> <p>f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u></p> <p><u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p><b><u>Advice Note:</u></b></p> <p><u><i>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.</i></u></p>	
/	<p><b><u>Monitoring Report – (5-year maintenance period) Neighbourhood Parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u></b></p> <p><u>Following the written confirmation that the landscaping works have been implemented to the satisfaction of the Manager of Parks Planning, the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022):</u></p> <p>a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u></p> <p>b) <u>State of protection barriers where required;</u></p> <p>c) <u>Canopy closure, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u></p> <p>d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>



	<p>e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u></p> <p>f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u>  <u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p><b><u>Advice Note:</u></b></p> <p><u>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u></p>	
/	<p><b><u>Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u></b></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves (neighbourhood Parks being Park Lot X (Stage 1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:</u></p> <p>a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u></p> <p>b) <u>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.</u></p> <p>c) <u>Vandalism eradication policies.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.
/	<p><u>The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.

/	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>
/	<p><b><u>SECTION 224(C) REQUIREMENTS</u></b></p> <p><b><u>Boundary treatments</u></b></p> <p><b><u>Retaining Walls adjacent to lots to vest neighbourhood park Stage 12 (Park Lot 7002) and the drainage reserve (Lot 6020)</u></b></p> <p><u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). The retaining walls must be no higher than 1.5m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>
/	<p><b><u>Fencing to adjacent neighbourhood parks in Stage 12 (Lot 7002)</u></b></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 7002 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1022. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>
/	<p><b><u>Fencing to adjacent drainage reserves (Lots 6000-6006, 6009-6022) and accessways to vest (Lots 3001-3009)</u></b></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of the drainage reserves (Lots 6000-6006, 6009-6022) and accessways to vest (Lots 3001-3009) must be low height (1.2m) and at least 50% visually permeable. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on Lots 1, 19, 25, 30, 36, 45, 53, 61, 124-129, 142-149, 152, 153, 162, 163, 168, 169, 188, 193, 198, 229, 230, 236, 266, 282, 291, 323, 335, 336, 356, 4017, 4018, 468, 472, 474, 482, 483-490, 492, 545, 595, 1001, 1004, 1005, 1022, 1024, 1025, 1026 and 1027. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>

/	<p><u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1, 19, 25, 30, 36, 45, 53, 61, 124-129, 142-149, 152, 153, 162, 163, 168, 169, 188, 193, 198, 229, 230, 236, 266, 282, 291, 323, 335, 336, 356, 4017, 4018, 468, 472, 474, 482, 483-490, 492, 545, 595, 1001, 1004, 1005, 1022, 1024, 1025, 1026 and 1027. The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</u></p> <p>(a) <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). The retaining walls must be no higher than 1.5m above existing ground level.</u></p> <p>(b) <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 7002 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1022. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.
109.	<p><del>Uncompleted Works Bond</del></p> <p><del>An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder shall not be limited to the amount of the bond.</del></p>	Not relevant for Parks Planning given standard condition update which no longer requires bond conditions. S224c stage will require bonding quotes in the discretion of council where required to address matters in accordance with s222.
110.	<p><del>Maintenance Bonds for Landscaping on Public Roads and Accessway</del></p> <p><del>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.</del></p>	Not relevant for Parks Planning given standard condition update no longer requiring bond conditions. S224c stage will require bonding quotes in the discretion of council where required to address matters in accordance with s222.
111.	<p><del>Maintenance Bonds for Landscaping on Drainage Reserves and Parks</del></p>	Not relevant for Parks Planning given standard condition update no

	<p><del>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of three years from the issue of the certificate under s224(c) for drainage reserves and parks. The amount of the bond will be 1.5 x the contracted rate for three years' maintenance.</del></p>	<p>longer requiring bond conditions. S224'c stage will require bonding quotes in the discretion of council where required to address matters in accordance with s222.</p>
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Stage 4C Conditions of Consent		
7.3 Land Use Conditions		Commentary
22.	<p>Landscape Design</p> <p>Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the landscape design from what is shown on the approved plans referenced in condition 1, the Consent Holder must provide the Council with an updated set of landscape design drawings.</p> <p><u><a href="#">Advice note:</a></u></p> <p><u><a href="#">Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.</a></u></p>	<p>Additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.</p>
7.4 Subdivision Conditions		Commentary
53.	<p><u><a href="#">Streetscape and Public Accessway Landscaping (Lots 4200, 8000, 8001 and 8002)</a></u></p> <p><u><a href="#">Prior to the implementation of works and as part of the engineering plan approval,</a></u> the Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> <li>(b) Be in general accordance with the relevant landscape plans <u><a href="#">prepared by Bespoke Landscape Architects, revision A, dated February 2025,</a></u> <del>referenced in Condition 1;</del></li> <li>(c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;</li> <li>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the AT Code of</li> </ul>	<p>Additional condition wording for sequencing and detailed design.</p>

	<p>Practice;</p> <ul style="list-style-type: none"> <li>(e) Include hard landscaping details for accessways;</li> <li>(f) Include planting methodology;</li> <li>(g) Include all lighting details within the proposed streets and accessways; and</li> <li>(h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</li> </ul> <p><b><u>Advice note:</u></b></p> <p><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></p>	
54.	<p><b><u>Implementation of Streetscape and Public Accessway Landscape Works (Lots 4200, 8000, 8001 and 8002)</u></b></p> <p><del>Implementation of Public Roads and Public Accessway Landscape Works</del></p> <p><del>Prior to issue of section 224(e) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</del></p> <p><del>Advice note:</del></p> <p><del>Practical completion will be determined by Council prior to the issue of the certificate required under 224(e) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.</del></p> <p><u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u></p> <ul style="list-style-type: none"> <li>a) <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u></li> <li>b) <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u></li> </ul>	<p>Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover</p>

	<p>c) <u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u></p>	
57	<p><del>As-built Plans</del></p> <p><del>The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads and the public accessway in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:</del></p> <p><del>(a) Asset names;</del></p> <p><del>(b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated</del></p> <p><del>(c) All underground services and drainage; and;</del></p> <p><del>(d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.</del></p> <p><u>Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed streets and accessways in the following format:</u></p> <p>(a) <u>For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).</u></p> <p>(b) <u>The following requirements apply to digital formats:</u></p> <p>a. <u>All dimensions are to be in millimetres, and all levels and lengths in metres.</u></p> <p>b. <u>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).</u></p> <p><u>(c) All graphical data to be located/plotted to the following accuracy:</u></p> <p>c. <u>X &amp; Y coordinates +/-100mm</u></p> <p>d. <u>Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates</u></p> <p>e. <u>Invert levels +/- 20mm.</u></p> <p>f. <u>Digital plans must show all required information, including specific asset information shown in the</u></p>	<p>Required for councils asset mappers to appropriately detail relevant assets for future maintenance.</p>

	<p><u>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.</u></p> <p>(d) <u>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.</u></p> <p>(e) <u>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.</u></p> <p>(f) <u>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</u></p> <p>(g) <u>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</u></p> <p>(h) <u>Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u></p> <p>(i) <u>Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u></p> <p>i. <u>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.</u></p> <p>ii. <u>Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u></p>	
58.	<p><del>Uncompleted Works Bond</del></p> <p><del>An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder shall not be limited to the amount of the bond.</del></p>	<p>Not relevant for Parks Planning given standard condition update no longer requiring bond conditions. S224'c stage will require bonding quotes in the discretion of council where required to address matters in accordance with s222.</p>



59.	<p><del>Maintenance Bonds for Landscaping on Public Roads and Accessway</del></p> <p><del>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.</del></p>	<p>Not relevant for Parks Planning given standard condition update no longer requiring bond conditions. S224'c stage will require bonding quotes in the discretion of council where required to address matters in accordance with s222.</p>
55	<p><del>Landscape Maintenance Plan (Public Roads and Accessway Landscaping)</del></p> <p><del>Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Maintenance Plan for all planting and landscaping to be established in public roads and accessways to the Council. The Maintenance Plan must include:</del></p> <ul style="list-style-type: none"> <li><del>(a) — Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;</del></li> <li><del>(b) — Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and</del></li> </ul> <p><del>Vandalism eradication policies.</del></p> <p><b><u>POST DEVELOPMENT</u></b></p> <p><b><u>Maintenance – Streetscape (Lots 8000, 8001 and 8002)</u></b></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (Lots 2000-2006, 2008 and 2100-2106). The Maintenance Plan must include:</u></p> <ul style="list-style-type: none"> <li>(a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u></li> <li>(b) <u>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.</u></li> <li>(c) <u>Vandalism eradication policies.</u></li> </ul>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>



	<p><u>The consent holder must undertake maintenance, in accordance with the certified 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 Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>
	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>
	<p><b><u>Monitoring Report – Streetscape (2-year maintenance period) (Lots 8000, 8001 and 8002)</u></b></p> <p><u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the 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 Lots 2000-2006, 2008 and 2100-2106:</u></p> <ul style="list-style-type: none"> <li>a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u></li> <li>b) <u>State of protection barriers where required;</u></li> <li>c) <u>Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u></li> <li>d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u></li> <li>e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u></li> <li>f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u></li> </ul> <p><u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p><b><u>Advice Note:</u></b></p> <p><u>This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>

	<u>will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u>	
	<p><b><u>SECTION 224(C) REQUIREMENTS</u></b></p> <p><b><u>Boundary treatments</u></b></p> <p><b><u>Retaining Walls adjacent to accessway (Lot 4200)</u></b></p> <p><u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any accessway (Lots 4200). The retaining walls must be no higher than 1.5m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u></p>	Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.
	<p><b><u>Fencing to adjacent accessway (Lot 4200)</u></b></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of accessway Lot 4200 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lot 4015 (506-512). The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.
	<p><b><u>Consent Notices</u></b></p> <p><u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lot 4015 (506-512). The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</u></p> <ul style="list-style-type: none"> <li>a) <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of the accessway Lot 4200. The retaining walls must be no higher than 1.5m above existing ground level.</u></li> <li>b) <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lot 4200 must be low height (1.2m) and at least 50% visually permeable. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></li> </ul>	Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.