

Fast-track Approvals Act 2024 – Delmore Substantive Application
Technical Addendum

FTAA-2502-1015 / BUN60444768

1.0 Technical Specialist – Parks Planning

From: Cas Hannink – Parks Planning

Date: 21/07/2025

2.0 Executive Summary / Principal Issues

- Parks Planning outlined key concerns in the 19/06/2025 Memo. Following the applicant’s updated information on 07/07:
 - Two neighbourhood parks have been confirmed, with satisfactory detailed plans reviewed and accepted by Council’s Property Provision team (in principle but subject to funding). Cross-sections and flooding commentary for these parks are still requested noting that the previously provided Parks Planning conditions have not been adopted or included within the updated conditions set. The absence of Parks Planning conditions remains a significant concern.
 - Key interface and boundary treatment concerns have been resolved through updated retaining wall and fencing plans, which are now acceptable from a Parks Planning lens subject to conditions. Street tree planting and canopy closure issues have been addressed via acceptable root barrier solutions, structural soil use, and compliance with the Auckland Code of Practice (Chapter 7), subject to Auckland Transport’s approval of the proposed footpath design.
 - The applicant has resolved previous concerns around public access easements. Park locations have been selected with regard to earthworks, multiple road frontages, ecological features, and pedestrian routes. No accessways are vesting in Council.
 - Remaining matters, such as updated landscape species and drainage reserve connections, will be finalised through detailed design and future engineering plan approvals.

3.0 Specialist Assessment – Previous Memo / Comments Overview

Summary of 25/06 Issues identified

- No/inadequate metric confirmations for neighbourhood park locations.
- Unclear interfaces and boundary treatments.

- Encumbered street tree locations.
- Disconnected open space network and fragmented route legibility.

4.0 Specialist Assessment – Material Reviewed and updated assessment

4.1 Material reviewed

- Appendix 44.1 – AC Parks Response Memo.
- Appendix 44.2 – AC Landscape Response Memo.
- Appendix 44.4 Updated Landscape Plans Part 1-4.
- Appendix 44.5 Retaining Wall Memo and Sections.
- Appendix 44.5- Retaining Wall Sections.
- Appendix 47.2 – Connectivity and Accessibility Analysis.
- Appendix 48.3 - Terra Studio Response to AC Parks (A-RFI-1-01 & A-RFI-1-02).
- Appendix 57 – Proposed Conditions.

Review of 07/07 Updates

The following key headings and previously identified deficiencies from the Parks Planning Fast Track Memo (dated 19/06/2025) have been reassessed below, based on the updated information and plans submitted on 07/07/2025.

No/inadequate metric confirmations for neighbourhood park locations:

Previous deficiency (1) identified in Parks Planning Memo dated 19/06/2025 relating to detailed neighbourhood park metrics:

- The required Parks Planning conditions set relating to neighbourhood parks has not been included within the updated appendix set (57). This matter has been identified as an outstanding issue in section 5 below, highlighting the risk that land intended for public access and recreational use may be lost to private development.
- The majority of previously identified neighbourhood park deficiencies plans have been addressed. Detailed plans for both neighbourhood parks were submitted and considered satisfactory by Council's Property Provision Team (in principle but subject to funding). Additional cross sections for both neighbourhood park locations and flooding commentary is requested as part of section 5 below.

Unclear interfaces and boundary treatments:

Previous deficiencies (3 & 4) identified in Parks Planning Memo dated 19/06/2025 relating to retaining walls and interfaces:

- The updated retaining wall plans (Appendix 44.5) show no retaining walls along the boundaries with the relevant drainage reserves or park areas. Retaining appears to only be present adjacent to Lot 1620 (Stage 2A-2) and Lot 1623 (Stage 2B-3). These sections taper from approximately 2.5m-2m to 0-1m in height. The final slope treatments and planting will be confirmed at future EPA stages, subject to operational requirements. It is noted that gradients within drainage reserves must not

exceed a 1:3 slope for planting and a 1:5 slope for mowable grass slopes which has been conditioned accordingly.

- For fencing treatments adjacent to park locations, the landscape plans indicate 1.2m fencing from residential interfaces which is acceptable from a Parks Planning lens.
- For fencing treatments adjacent to drainage reserve locations, the landscape plans indicate 1.8m high open security fences with a stained powder coated finish. 'Open' is interpreted as 50% permeable and this has been conditioned accordingly. These interfaces are acceptable from a Parks Planning lens.

Encumbered street tree locations:

Previous deficiencies relating to canopy closure (5) and service line depths (6):

- The applicant has addressed possible encumbered street tree locations with the provision of root barriers. This response is considered acceptable from a Parks Planning lens and by Council's Senior Landscape Specialist (Arboriculture).
- Noting the above, where pipes are located directly beneath the tree, and at a depth of less than 1 metre, a horizontal barrier placed above the pipe may be required to effectively deflect roots. If the pipes are offset to the side of the tree, a vertical barrier could be suitable to redirect roots away from the infrastructure.
- If root growth is expected to be deeper, around 1.5 to 2 metres, a barrier may not be necessary. However, if used, the root barrier should be installed close to the pipe, not the tree root ball, and only along the section of pipe directly under or adjacent to the tree.
- For the structural soil details, the applicant proposes an alternative tree planting detail, wherein structural soil is used below the footpath to allow the roots of the tree to expand. If providing sufficient soil volume, then purely from this standpoint the requirements of the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape have been met. Provided Auckland Transport (AT) approve the design of the footpath, then Parks Planning supports this design.

Disconnected open space network and fragmented route legibility:

Previous deficiencies relating to public access (7) and overall connectivity.

- Previous deficiencies regarding public access easements and overall connectivity have been addressed.
- The applicant has taken into account several key factors when determining the park locations, including earthworks, access to multiple road frontages, proximity to pedestrian routes, and the presence of existing streams and wetlands.
- Additional informal connections between road reserves and drainage reserves which serves as alternative pedestrian links have also been provided.
- In terms of overall connectivity, the applicant's assessment confirms that 99% of lots are located within an 800m (10-minute) walking catchment of at least one neighbourhood park, with the maximum distance to any lot being approximately 860m. Additionally, several lots will have access

to other open space areas in the north-western portion of the site, as well as to Ara Hills.

Other outstanding deficiencies:

- Deficiency (8) relating to insufficient detail on drainage reserve elements (8) will be subject to future engineering plan approval and detail design. High level connections through drainage reserves have been provided while gradients within drainage reserves have been conditioned and must not exceed a 1:3 slope for planting and a 1:5 slope for mowable grass slopes.
- Deficiency (9) relating to updated Landscape plans has been addressed through specific species removal and suggested changes.

Conditions review:

- The previous recommended conditions from Parks Planning have been significantly altered. This includes the removal of a number of conditions that would affect the outcome for parks and open space amenity required for the community.
- From a Parks Planning perspective, the acquisition of park land (ownership) should not override the outcome to provide in the need for open space. The requested recommended conditions have been crafted to ensure the development addresses these concerns
- The removal of the conditions will result in the potential loss of open space for community infrastructure and increase development without mitigating the effects associated with the intensity of the built environment.
- Parks Planning maintains concerns with the recent changes to its recommended conditions and do not support the proposal for this reason.

5.0 Specialist Assessment – Addendum – Information Gaps

At the time of writing this Memo, and having reviewed the 7 July updates from the Applicant, I have identified the following information gaps:

Information gap (existing / new)	Nature of deficiency	Decision-making impact	Risk / uncertainty created
1. The majority of Parks Planning conditions have not been included within the updated conditions set (appendix 57).	Key conditions relating to pre-implementation, development, and post-development, including maintenance responsibilities, have not been included. Key recommendations ensuring that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space if not vested to Council have not been included and instead,	Lack of clarity on whether open space will be secured, managed, or delivered as part of the subdivision. Prevents informed decision-making regarding long-term outcomes for public amenity and Council involvement.	High Risk that land identified for public access and recreational benefit may be lost to private development. Ongoing uncertainty over maintenance responsibilities


	referenced as being developed into residential lots if no agreement is in place with Council.		and future use, potentially resulting in poor community outcomes
2. A detailed and updated scheme plan with correct lot references	Both neighbourhood parks are requested to be labelled as 'Land in Lieu of Reserve (for the purpose of recreation)'	Intention of park lot references are unclear which may impact acquisition.	High Potential for inaccurate vesting references.
3. Additional cross sections for both neighbourhood park locations and flooding commentary.	<p>For the Stage 1 neighbourhood park, the current grading appears to slope downward into the central functional area. Clarification is required as to whether this presents any flooding or stormwater management implications.</p> <p>Specific flooding commentary and plans for both parks relating to a 1 in 10 and 1 in 100-year flood event is requested.</p> <p>Two cross-sections for both the Stage 1 and Stage 2 parks have not been provided (North-south & East-West). Two cross sections for each park is please requested.</p>	<p>Essential for clearly understanding park layout and functionality, and will be particularly useful during future workshops and engagement with the local board.</p> <p>In addition, and considering the concerns raised by information gap 1 above, these confirmations are considered critical.</p>	High Potential for inadequate provision of open space and acquisition at a capital cost.
4. The Stage 2 neighbourhood park includes access points that must be fully contained within the development footprint.	<p>There is a lack of clarity around how park access from surrounding private lots will be managed, as all identified access points in Figure 1 below must be contained within the private development boundaries.</p> 	<p>While this issue does not pose an immediate barrier to decision-making, it should be flagged for attention during the detailed design phase to ensure this is appropriately resolved.</p> <p>Access points must be contained within private property and access doors/gates must open inward into the private</p>	Low This could lead to suboptimal operational and maintenance burdens for Council as well as confusion regarding owner responsibilities

	Figure 1: Access points Source: Appendix 44.4 – Updated Landscape Plans Part 3.	development (not the park).	
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6.0 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.

It has been observed that a number of Parks Planning's previously recommended conditions have either been changed or removed.

To obtain Parks Planning's support for the proposal, the recommended conditions outlined in sections 6.1 and 6.2 below must be included. Where a specific condition number has not been identified, a 'X#' has been used to indicate its inclusion accordingly.

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

6.1 Land Use Conditions		Commentary
41.	<p><u>Include 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. It is advisable that any landscaping as part of the land use be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape</u></p>	General additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.
80.	<p><u>Fencing to adjacent Neighbourhood Parks</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) must be low height (1.2m) and at least 50% visually permeable.</u></p>	Included within updated conditions set and considered satisfactory.
81.	<p><u>Fencing to adjacent Drainage Reserves</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence</u></p>	Included within updated conditions set and considered satisfactory.

	with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.	
83.	<p>Prior to occupation of the respective dwelling, the consent holder must implement the landscape design</p> <p>in general accordance with the landscape plans approved under Condition 1.</p> <p>Include Advice note:</p> <p>The implementation of the landscaping to be vested in Council would need to be as per the certified landscaping plans required under conditions X2, X3 & X4.</p>	<p>Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose.</p> <p>Remove this condition noting conditions X2, X3 and X4 below or include the relevant advice note.</p>
6.2 Subdivision Conditions		
87.	<p>The subdivision shall be undertaken in general accordance with the staging plans referenced in Condition 1. Details relating to the stages are as follows:</p> <p>Stage 1A</p> <p>...</p> <p>Stage 1B</p> <ul style="list-style-type: none"> ... Stage 1B-2: Lot 2005-2006 (road to vest), Lot 1510-1513 (JOAL), Lot 1607-1608 (drainage reserve), Lot 1800 (land in lieu of reserve for the purpose of recreation) (recreation reserve), Lot 5008 (balance allotment), Lot 300 – 358, 371 – 409 (residential allotments); <p>Stage 2</p> <ul style="list-style-type: none"> ... Stage 2B-3: Lot 2104 (road to vest), Lot 1622-1624 (drainage reserve), Lot 1536-1542 (JOAL), Lot 1922 (balance lot containing protected vegetation), Lot 5016- 5018 and 5020 (balance allotments), 5020 (land in lieu of reserve for the purpose of recreation) Lot 1024-1238 (residential allotments); ... 	<p>Required updates to classification and vesting classification of neighbourhood park locations.</p>

X1.	<p><u>Weed control for Neighbourhood Parks (Stage 1 Park 1800 and Stage 2 Park Lot 5020) and Drainage Reserves (Lots 1601-1609, 1616, 1621-1627)</u></p> <p><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></p> <ul style="list-style-type: none"> a) <u>An inventory of the weed species to be removed;</u> b) <u>Removal techniques to be utilised; weed disposal methods;</u> c) <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> d) <u>Any re-vegetation programme required to prevent re infestation of weeds;</u> e) <u>As assessment of any ecological issues around the removal of vegetation;</u> f) <u>Methods for addressing stability and erosion and sediment control methods.</u> 	<p>Standard Parks Planning weed control condition to ensure re-vegetation efforts and prevents reinfestation. Also critical for handover and acquisition.</p> <p>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Conditions.</p>
X2.	<p><u>Streetscape landscaping (Lots 2000-2006, 2008 and 2100-2106)</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 streetscape landscaping plan(s) for rain gardens/ street trees/ street gardens to the certification of the Manager Parks Planning. In particular, the plans must:</u></p> <ul style="list-style-type: none"> a) <u>Be prepared by a suitably qualified landscape architect.</u> b) <u>Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 03/07/2025 (Appendix 44.4).</u> c) <u>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 streetlights and other service access points.</u> d) <u>Include a weed and pest management plan detailing weed eradication and control methods for the streetscape planting.</u> e) <u>Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.</u> f) <u>Include planting methodology.</u> g) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> h) <u>Species must be selected that are suitable for use in a public street environment to avoid ongoing maintenance.</u> <u><i>Corynocarpus laevigatus</i>, <i>Cordyline australis</i> and <i>Rhopalostylis</i></u> 	<p>Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP.</p> <p>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Conditions.</p>

	<p><u>sapida in particular will require replacement with an alternative species.</u></p> <p><u>Advice note:</u></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>	
X3.	<p><u>Park and Reserve Development (Stage 1 Park Lot 1800 and Stage 2 Park Lot 5020)</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit to the certification of the Manager Parks Planning detailed engineering and landscaping plans for all hard assets/ fixtures /planting/grassing to enable reserve development to be undertaken within Stage 1 Park Lot 1800 and Stage 2 Park Lot 5020. The plan(s) and supporting planting methodology, to be submitted for certification must;</u></p> <ul style="list-style-type: none"> a) <u>Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 03/07/2025 (Appendix 44.4).</u> b) <u>Be prepared by suitably qualified person/s</u> 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> d) <u>Include a weed and pest management plan detailing weed eradication and control methods for the park, prior to and after planting.</u> 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> f) <u>Include specifications for plant condition and a written specification detailing the planting methodologies to be used.</u> g) <u>Identify the existing species to be retained.</u> h) <u>Replace <i>tītoki</i> species with a larger suitable deciduous tree species in accordance with available tree stock.</u> i) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> j) <u>Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve.</u> k) <u>Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose.</u> l) <u>Locate stormwater outfalls and retaining walls outside reserve areas.</u> 	<p>Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP.</p> <p>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Conditions.</p>

	<p>m) <u>No transformers are to be located within or on the boundary of the reserve.</u></p> <p><u>Advice note:</u></p> <ul style="list-style-type: none"> 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> 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> 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> 	
X4.	<p><u>Parks condition only where drainage reserves are acceptable to Healthy Waters:</u></p> <p><u>Drainage reserves landscaping (Lots 1601-1609, 1616, 1621-1627)</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 to the certification of the Manager of Parks Planning. The plans must:</u></p> <ul style="list-style-type: none"> a) <u>Be prepared by a suitably qualified landscape architect.</u> b) <u>Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 03/07/2025 (Appendix 44.4).</u> c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.</u> d) <u>Include planting methodology.</u> e) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u> f) <u>Demonstrate a flood overlay identifying flood-prone areas within the reserve.</u> g) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> h) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u> i) <u>Provide a Safety in Design Register for shared pathway connections within the drainage reserves.</u> j) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> 	<p>Standard Parks Planning condition for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP.</p> <p>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Conditions.</p>

	<p>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></p> <p><u>Advice note:</u></p> <p>l) <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> <p>m) <u>Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.</u></p> <p>n) <u>Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.</u></p>	
156.	<p>Lot 1800 shall be transferred to Auckland Council as recreation reserve if by the time of application for the survey plan for Stage 1B to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for the sale and purchase of Lot 1800.</p> <p><u>Neighbourhood Park (Stage 1 Park Lot 1800)</u></p> <p><u>Stage 1 Park Lot 1800 shall be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) to vest if by the time of application for the survey plan for Stage 1 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u></p>	Required for appropriate vesting classification trigger for political approvals.
X5.	<p><u>Lot 1800 must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.</u></p>	<p>Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development.</p> <p>Include this condition under condition 157.</p>
157.	<p>If no agreement is in place in accordance with Condition 156 by the time of application for the survey plan for Stage 1B 2 to be approved under section 223, then Lot 1800 shall be developed into residential lots in accordance with the following plans:</p> <ul style="list-style-type: none"> • Scheme plan titled “Alternative Plan for Lots 359 – 370, 1801 Being Subdivision of Lot 1800 DP XXXXXX Stage 1A 5”, dated 3 July 2025 	<p>Delete condition 157 and replace with the new condition accordingly.</p>

	<p>• Architectural plans prepared by Terra Studio titled “A S 1-03, A S 1-05 & A S 1-06”.</p>	
157.	<p>If no agreement is in place in accordance with Condition 156 by the time of application for the survey plan for Stage 1 to be approved under section 223 then Stage 1 Park 1800 will remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose. lot held by the consent holder.</p> <p><i>Advice Note</i></p> <p><i>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.</i></p>	<p>Ensures that if no agreement is in place, the intended outcomes for park and open green space is still enabled even if not acquired by Council.</p> <p>Delete condition 157 and replace with the new and edited condition accordingly. Condition X6-X9 below must be included.</p>
X6.	<p><u>Balance lots for Neighbourhood Park purposes (Stage 1 Park Lot 1800)</u></p> <p><u>Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.</u></p> <p><u>The following requirements must be met in order to satisfy the condition:</u></p> <ul style="list-style-type: none"> 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> b) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <ul style="list-style-type: none"> i. <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> ii. <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> iii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> 	<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>iv. <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></p> <p>v. <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u></p> <p>vi. <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></p> <p>c) <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>d) <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 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>	
X7.	<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>
X8.	<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 1 Park Lot 1800 must be shown as land in lieu of reserve (for the purpose of recreation).</u></p>	<p>Required for appropriate vesting classification and maintenance access</p>

	b) <u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u>	
X9.	<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>	Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development.
174	Lot 5020 shall be transferred to Auckland Council as recreation reserve if by the time of application for the survey plan for Stage 2B-3 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase of Lot 5020. <u>Neighbourhood Park (Stage 2 Park Lot 5020)</u> <u>Stage 2 Park Lot 5020 shall be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) to vest if by the time of application for the survey plan for Stage 2 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u>	Required for appropriate vesting classification trigger for political approvals.
X5.	<u>Lot 5020 must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.</u>	Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development. Include this condition under condition 175
175.	If no agreement is in place in accordance with Condition 174 by the time of application for the survey plan for Stage 2B-3 to be approved under section 223, then Lot 5020 will remain as a balance lot held by the consent holder.	Delete condition 175 and replace with the new condition accordingly.
175.	If no agreement is in place in accordance with Condition 174 by the time of application for the survey plan for Stage 2 to be approved under section 223 then Stage 2 Park Lot 5020 will remain as a balance <u>Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose. lot held by the consent holder.</u> <u>Advice Note</u> <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</u>	Ensures that if no agreement is in place, the intended outcomes for park and open green space is still enabled even if not acquired by Council. Delete condition 175 and replace with the new and edited condition accordingly.

	<p><u>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>	Condition X6-X9 below must be included.
X6.	<p><u>Balance lots for Neighbourhood Park purposes (Stage 2 Park Lot 5020)</u></p> <p><u>Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.</u></p> <p><u>The following requirements must be met in order to satisfy the condition:</u></p> <ul style="list-style-type: none"> 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> b) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <ul style="list-style-type: none"> i. <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> ii. <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> iii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> iv. <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> v. <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> vi. <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> 	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>c) <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>d) <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 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>	
X7.	<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>
X8.	<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 2 Park Lot 5020 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 purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u></p>	<p>Required for appropriate vesting classification and maintenance access</p>
X9.	<p><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></p>	<p>Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development.</p>
X10.	<p><u>DURING DEVELOPMENT</u></p> <p><u>Implementation of streetscape works (Lots 2000-2006, 2008 and 2100-2106)</u></p> <p><u>Prior to issue of section 224(c) certification, all street landscaping</u></p>	<p>Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose.</p>

	<p><u>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 including in particular the following:</u></p> <ul style="list-style-type: none"> 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> 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> 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 prevent areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u> 	<p>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Condition.</p>
X11.	<p><u>POST DEVELOPMENT</u></p> <p><u>Maintenance – Streetscape (Lots 2000-2006, 2008 and 2100-2106)</u></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"> a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u> 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> c) <u>Vandalism eradication policies.</u> 	<p>Ensures plant establishment and survival while aligning with maintenance standards and provides accountability for plant losses.</p> <p>Include this condition under section 3.4.4 (Section 224(c) Compliance Conditions before condition 129</p>
X11.	<p><u>Implementation of neighbourhood park (Stage 1 Park Lot 1800 and Stage 2 Park Lot 5020) and drainage reserve landscape works (Lots 1601-1609, 1616, 1621-1627)</u></p>	<p>Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose during implementation.</p>

	<p><u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 1 (Park Lot 1800) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) 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 including in particular:</u></p> <ul style="list-style-type: none"> 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> b) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u> 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 staff title] immediately.</u> 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> 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>Include this condition under section 3.1.14 (Landscaping) before condition 129 of the Appendix 57 Proposed Conditions.</p>
X11+	<p><u>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 1 (Park Lot 1800) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) 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> <ul style="list-style-type: none"> (a) <u>a completion certificate has been issued in relation to any conditions to which section 222 applies;</u> (b) <u>a consent notice has been issued in relation to any conditions to which section 221 applies; and</u> 	<p>Standard parks Planning conditions which provides confirmation for conditions and relevant consent notices.</p> <p>Inclusion of Section 108(2)(b) will allow for future bonding requirements.</p> <p>Include after condition 150</p>

	<p>(c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</p>	
X11+	<p>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 1 (Park Lot 1800) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) 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:</p> <p>(a) a completion certificate has been issued in relation to any conditions to which section 222 applies;</p> <p>(b) a consent notice has been issued in relation to any conditions to which section 221 applies; and</p> <p>(c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</p>	<p>Standard parks Planning conditions which provides confirmation for conditions and relevant consent notices.</p> <p>Inclusion of Section 108(2)(b) will allow for future bonding requirements.</p> <p>Include after condition 169</p>
X11+	<p>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 2 (Park Lot 5020) 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:</p> <p>(a) a completion certificate has been issued in relation to any conditions to which section 222 applies;</p> <p>(b) a consent notice has been issued in relation to any conditions to which section 221 applies; and</p> <p>(c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</p>	<p>Standard parks Planning conditions which provides confirmation for conditions and relevant consent notices.</p> <p>Inclusion of Section 108(2)(b) will allow for future bonding requirements.</p> <p>Include after condition 187</p>
X12.	<p><u>As-built plans</u></p> <p>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:</p> <p>a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on</p>	<p>Standard parks Planning conditions which provides records of assets for registration and future maintenance. Critical for Council asset handover.</p> <p>Include this condition under section 3.1.14</p>

	<p><u>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> <ul style="list-style-type: none"> i. <u>All dimensions are to be in millimetres, and all levels and lengths in metres.</u> 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>c) <u>All graphical data to be located/plotted to the following accuracy:</u></p> <ul style="list-style-type: none"> i. <u>X & Y coordinates +/-100mm</u> ii. <u>Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates</u> iii. <u>Invert levels +/- 20mm.</u> 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>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> <ul style="list-style-type: none"> 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> ii. <u>Additional documentation will be required for project records. These will be specified in project contract</u> 	<p>(Section 224(c) Compliance Conditions after condition 130.</p>
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	documents or Auckland Council project management manuals.	
X14.	<p>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.</p>	<p>Ensures that all streetscape planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 131.</p>
X15.	<p>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.</p>	<p>Ensures consistency with the certified landscape design.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 131.</p>
X16.	<p>Monitoring Report – Streetscape (2-year maintenance period) (Lots 2000-2006, 2008 and 2100-2106)</p> <p>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:</p> <ul style="list-style-type: none"> a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses); b) State of protection barriers where required; c) Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc; d) A running record of fertilisation, animal and weed pest control and replacement of dead plants; 	<p>Tracks plant establishment, health, and replacement needs. Allows for early issue detection. Supports final signoff.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</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><u>Advice Note:</u></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>	
X17.	<p><u>Monitoring Report (5-year maintenance period) neighbourhood parks in Stage 1 (Park Lot 1800) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627)</u></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 Park Lot 1800 (Stage 1), Park Lot 5020 (Stage 2), 1601-1609, 1616 and 1621-1627:</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>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>Provided detail on establishment, canopy development, erosion, pest control, and replanting needs over time. Supports operational readiness and final sign-off.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</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><u>Advice Note:</u> <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>	
X18.	<p><u>Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 1 (Park Lot 1800) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627)</u></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 1800 (Stage 1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:</u></p> <ul style="list-style-type: none"> a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u> 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> c) <u>Vandalism eradication policies.</u> 	<p>Ensures compliance with AT CoP and prevents premature handover of incomplete works. Encourages plant survival and proper establishment.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</p>
X19.	<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>	<p>Ensures that all reserve planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</p>

X20.	<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>Ensures consistency with the certified landscape design.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</p>
X21.	<p><u>SECTION 224(C) REQUIREMENTS</u></p> <p><u>Boundary treatments</u></p> <p><u>Retaining Walls adjacent to lots to vest neighbourhood parks in Stage 1 (Park Lot 1800) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627)</u></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 reserve(s) (Lots 5020, 1800, 1601-1609, 1616, 1621-1627). The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u></p>	<p>Ensures all retaining structures are private and do not encroach on public land. Protects usability and safety of reserves.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</p>
X22.	<p><u>Fencing to adjacent neighbourhood parks in Stage 1 (Park Lot 1800) and Stage 2 (Park Lot 5020)</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 5020 and Park Lot 1800 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1113-1127 and 358. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	<p>Maintains visual connection and safety while enabling passive surveillance. Supports CPTED and landscape integration.</p> <p>Include this condition under section 3.1.14 (Section 224(c) Compliance Conditions before condition 132.</p>
X23.	<p><u>Fencing to adjacent drainage reserves to vest (Lots 1601-1609, 1616, 1621-1627)</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 1601-1609, 1616, 1621-1627) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on Lots 210, 211, 204, 1507, 225, 226,</u></p>	<p>Ensures interface transparency and passive surveillance while managing height and privacy. Protects open space amenity.</p> <p>Include this condition under section 3.1.14 (Section 224(c)</p>

	<p>229, 230, 5009, 461-467, 1535, 969, 1622 and 981. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</p>	<p>Compliance Conditions before condition 132.</p>
X24.	<p><u>CONSENT NOTICES</u></p> <p>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 210, 211, 204, 1507, 225, 226, 229,230, 5009, 461-467, 1535, 969, 1622, 981. The consent notice/s must record that condition/s X21-X23 are to be complied with on a continuing basis.</p> <ul style="list-style-type: none"> • 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 reserve(s) (Stage 2 Park Lot 5020, Stage 1 Park Lot 1800 and Lots 1601-1609, 1616, 1621-1627). The retaining walls must be no higher than 1m above existing ground level. • Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lot 5020 and Lot 1800 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 113-1127 and Lots X-X. The consent notices will be prepared by the Council's solicitor at the consent holder's cost. • Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 1601-1609, 1616, 1621-1627) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. • Stage 2 Park Lot 5020 and Stage 1 Park Lot 1800 must be held as land-in-lieu of reserve by the consent holder for the purpose of a neighbourhood park. The Council is exempt from sharing costs. 	<p>Provides ongoing legal mechanism to secure interface and boundary treatment obligations into future.</p> <p>Include this condition under section 3.4.14.</p>

7.0 Recommendation

Based on the updated information provided, Parks Planning still do not support the proposal given key information gaps and concerns that remain unresolved, especially as it relates to the removal of specific recommended conditions that would result in an undesirable parks and open space outcome for the community. It is recommended that these gaps be addressed prior to the Panel being minded to approve the Fast Track proposal, unless the recommended conditions as per this addendum are included in any approval.

Memo prepared by:
Cas Hannink – Parks Planner



Hester Gerber – Parks Agency Lead
Manager Parks Planning, Parks and
Community Facilities



Date:

21/07 2025