

# Response to Council's Recommended Conditions

## Drury Metropolitan Centre – Stage 1 and 2

Auckland Transport		
	Recommended Condition	Response
1.	<p>85. <i>No dwellings, retail, commercial and/or community floorspace shall be occupied, and no section 224(c) certificate shall be issued and no subdivision survey plan shall be deposited until</i> <del><i>Prior to the occupation of dwellings, retail, commercial and/or commercial floor space, or the release of section 224(c) certificates for the vacant lots approved in the Stage 1 area,</i></del> the following transport infrastructure upgrades listed in Column 2 <del>are must be</del> constructed and operational relative to the specified levels of subdivision or development for the activities listed in Column 1. The consent holder must provide appropriate evidence to the Council confirming the infrastructure upgrades listed in Column 2 below are constructed and operational. <i>This condition is imposed on an Augier basis and in terms of section 108AA(1)(a) of the Resource Management Act 1991.</i></p>	<p>Kiwi Property <b>does not support</b> the amendments to this condition however a new condition is included in the Stage 1 subdivision conditions to restrict the release of 224c for the Stage 1 superlots until the transport upgrades relative to the specified level of subdivision are constructed and operational (see proposed Condition 141A).</p>
2.	<p>86. In addition to the transport upgrades in Condition 85 and prior to the occupation of dwellings, or commencement of any activity retail, commercial and/or commercial floor space approved in this consent, the following intersection upgrades must be constructed and operational if they are required to connect the operational activity to the external road network. The consent holder must provide appropriate evidence to the Council confirming the intersection upgrades in (a) – <del>(d)</del> (m) below are constructed and operational:</p> <ul style="list-style-type: none"> <li>a) Signalised intersection between Road 25 and Road 1;</li> <li>b) Signalised intersection between Road 3 and Road 1;</li> <li>c) Signalised intersection between Road 2 and Road 1;</li> <li>d) Signalised intersection between Road 13 and Road 2;</li> <li><i>e) Signalised intersection between Road 13 and 25;</i></li> <li><i>f) Signalised intersection between Road 11 and 25;</i></li> </ul>	<p>Kiwi Property <b>does not support</b> the amendments to this condition. This condition already requires construction of the key intersection. Those intersections have been identified as necessary to provide access to parts of the site at an early stage, reflecting the fact development is intended to occur from the south and those roads will be the key traffic routes initially. All other upgrades will be constructed in accordance with the relevant plans and staging plan.</p>

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	<p><i>g) A four-legged signalised intersection between Road 6, Lot K access and Road 25;</i></p> <p><i>h) Intersection between Road 3 and Flanagan Road;</i></p> <p><i>i) Upgrade of Flanagan Road (including frontage) to an urban standard from the Flanagan Road / Road 3 intersection to the Designation 6309 boundary;</i></p> <p><i>j) Upgrade of Flanagan Road frontage along the extent of the Lot F boundary;</i></p> <p><i>k) Upgrade of Flanagan Road to an urban standard along the extent of the Lot F boundary;</i></p> <p><i>l) Signalised active modes crossing facility along Lot C vehicle crossing that adjoins Road 25;</i></p> <p><i>m) Signalised active modes crossing facility along Lot K vehicle crossing that adjoins Road 25 and Road 6.</i></p> <p>The transport upgrades specified in (a) to <del>(d)</del> (m) above must be in general accordance with the design details as shown on the approved drawings prepared by Woods and referenced in Condition 1.</p>	
3.	<p><b><i>New Condition X. Traffic Monitoring and Adaptive Management (Drury Centre Precinct)</i></b></p> <p><i>a) Prior to the commencement of any development stage that generates vehicle movements within the Drury Centre Precinct, the consent holder shall prepare and submit a Traffic Monitoring and Adaptive Management Plan (TMAMP) to the Team Leader–Resource Consents at Auckland Council for certification.</i></p> <p><i>b) The TMAMP shall be prepared by a Suitably Qualified and Experienced Person (SQEP) and shall include the following:</i></p> <p><i>i. Baseline traffic data for the precinct and surrounding transport network, including key intersections and corridors.</i></p> <p><i>ii. Methodology for ongoing traffic monitoring, including:</i></p>	<p>Kiwi Property <b>does not support</b> this condition, noting Auckland Transport has not provided any detail or rationale for it. The condition as drafted is considered to be overly general and complex.</p>

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<ul style="list-style-type: none"> <li>• <i>Frequency and timing of traffic counts.</i></li> <li>• <i>Locations for data collection.</i></li> <li>• <i>Types of data to be collected (e.g., traffic volumes, intersection performance, mode share).</i></li> <li>• <i>Defined thresholds for acceptable traffic effects, including Level of Service (LoS) criteria and safety performance indicators.</i></li> <li>• <i>Integration with Auckland Transport's Designation 1840 and any other relevant infrastructure upgrades, including the Jesmond to Waihoehoe West FTN corridor.</i></li> <li>• <i>Reporting requirements, including submission of monitoring results to Auckland Council and Auckland Transport at six-monthly intervals.</i></li> <li>• <i>Engagement with relevant stakeholders, including a summary of feedback received and how it has been incorporated.</i></li> <li>• <i>Determining if infrastructure upgrades such as SH1 off ramp, Drury South interchange and Mill Road southern connection are required as a result of the monitoring results.</i></li> </ul> <p><i>c) If monitoring identifies that traffic effects exceed the defined thresholds, the consent holder shall:</i></p> <p><i>i. Prepare a Traffic Effects Mitigation Plan (TEMP) within 20 working days of the exceedance being identified.</i></p> <p><i>ii. The TEMP shall outline proposed mitigation measures, which may include staging adjustments, infrastructure upgrades, or travel demand management strategies.</i></p> <p><i>iii. The TEMP shall be submitted to Auckland Council and Auckland Transport for certification prior to the commencement of any further development stages.</i></p>	

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	<i>d) No further development stages shall commence until the TEMP has been certified and the mitigation measures implemented to the satisfaction of Auckland Council.</i>	
4.	<p><b><i>New condition X. Road closure notification</i></b></p> <p><i>a) The consent holder shall notify Auckland Transport in writing of any proposed temporary road closures or restrictions within or adjacent to the Drury Centre Precinct at least 20 working days prior to the intended closure date. The notification shall include:</i></p> <ul style="list-style-type: none"> <li><i>i. The location and extent of the proposed closure or restriction.</i></li> <li><i>ii. The proposed duration and timing of the closure.</i></li> <li><i>iii. The reason for the closure.</i></li> <li><i>iv. A copy of the proposed Traffic Management Plan (TMP) prepared by a Suitably Qualified and Experienced Person (SQEP) in accordance with the Code of Practice for Temporary Traffic Management (CoPTTM) or any replacement standard.</i></li> </ul> <p><i>b) The consent holder shall ensure that:</i></p> <ul style="list-style-type: none"> <li><i>i. The TMP is implemented in full for the duration of the closure.</i></li> <li><i>ii. Safe and efficient access is maintained for all road users, including pedestrians, cyclists, public transport, and emergency services.</i></li> <li><i>iii. Any changes to the TMP are communicated to Auckland Transport immediately.</i></li> </ul> <p><i>c) No road closure shall commence until Auckland Transport has acknowledged receipt of the notification and TMP.</i></p>	<p>Kiwi Property <b>does not support</b> the imposition of this condition on private roads.</p> <p>Kiwi Property confirms that closures on private roads is a rare and unlikely event, not least because such closures would compromise the operation of the centre and hence the commercial interests of both tenants and Kiwi Property. In the unlikely event of private road closures Kiwi Property will implement appropriate traffic management measures to ensure traffic is appropriately diverted and the traffic network will continue to function safely and efficiently.</p>
5.	<b><i>New Condition X. Transport Infrastructure Upgrades</i></b>	Kiwi Property <b>does not support</b> this condition. This is a repeat of condition 86. Refer to comments in Row

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	<p><i>x. The consent holder must provide the following transport infrastructure prior to occupation of the dwellings/units and at the expense of the consent holder:</i></p> <p><i>a) Signalised intersection between Road 25 and Road 1;</i></p> <p><i>b) Signalised intersection between Road 3 and Road 1;</i></p> <p><i>c) Signalised intersection between Road 2 and Road 1;</i></p> <p><i>d) Signalised intersection between Road 13 and Road 2;</i></p> <p><i>e) Signalised intersection between Road 13 and 25;</i></p> <p><i>f) Signalised intersection between Road 11 and 25;</i></p> <p><i>g) A four-legged signalised intersection between Road 6, Lot K access and Road 25;</i></p> <p><i>h) Intersection between Road 3/Flanagan Road;</i></p> <p><i>i) Upgrade of Flanagan Road (including frontage) to an urban standard from the Flanagan Road / Road 3 intersection to the Designation 6309 boundary;</i></p> <p><i>j) Upgrade of Flanagan Road frontage along the extent of the Lot F boundary;</i></p> <p><i>k) Upgrade of Flanagan Road to an urban standard along the extent of the Lot F boundary;</i></p> <p><i>l) Signalised active modes crossing facility along Lot C vehicle crossing that adjoins Road 25.</i></p> <p><i>m) Signalised active modes crossing facility along Lot K vehicle crossing that adjoins Road 25 and Road 6.</i></p>	<p>2 above as it relates to the amendments to condition 86.</p>
6.	<p><b><i>New Condition x. Delivery Hours and Ongoing Management</i></b></p> <p><i>a) To minimise potential adverse effects on traffic, amenity, and safety within the Drury Centre Precinct, the consent holder shall ensure that all deliveries to commercial and mixed-use activities occur outside of typical operating hours, defined as:</i></p>	<p>Kiwi Property <b>does not support</b> this condition as they will remain owners for the centre and therefore will manage deliveries and servicing with their tenants outside of the resource consent process. As previously noted, it is assessed by Kiwi Property's traffic consultant that all proposed buildings are</p>

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	<p><i>i. Weekdays: 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM,</i></p> <p><i>ii. Weekends and public holidays: 9:00 AM to 5:00 PM.</i></p> <p><i>b) The consent holder shall include delivery timing restrictions in all lease agreements or operational plans associated with the development.</i></p> <p><i>c) Ongoing delivery operations, including scheduling, access control, and compliance with delivery hour restrictions, shall be managed by the Body Corporate or equivalent management entity for each lot or development stage.</i></p> <p><i>d) The Body Corporate shall maintain a record of delivery schedules and any complaints or incidents related to delivery operations and shall make this information available to Auckland Council upon request.</i></p>	adequately provided for and no expected onflow parking effects are expected and therefore imposing this condition is unnecessary.
7.	<p><b><i>New Condition X. Safe System Audits</i></b></p> <p><i>x. The consent holder must carry out a Stage 3 (Detailed Design) Road Safety Audit of the following proposed intersection upgrades:</i></p> <p><i>a) Signalised intersection between Road 25 and Road 1;</i></p> <p><i>b) Signalised intersection between Road 3 and Road 1;</i></p> <p><i>c) Signalised intersection between Road 2 and Road 1;</i></p> <p><i>d) Signalised intersection between Road 13 and Road 2;</i></p> <p><i>e) Signalised intersection between Road 13 and 25;</i></p> <p><i>f) Signalised intersection between Road 11 and 25;</i></p> <p><i>g) Signalised intersection between Road 6, Lot K and Road 25; and</i></p> <p><i>h) Intersection between Road 3 and Flanagan Road</i></p>	Kiwi Property <b>accepts</b> this condition, with one change so that the Road Safety Audit Report is provided to Council prior to construction of the relevant intersection, rather than prior to the “commencement of the activity”. See new condition 93.

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	<p><i>These are to be carried out in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audits Report shall be provided to Council prior to the commencement of the activity construction of the relevant intersection. Any recommendations raised in the audit report shall be implemented to the satisfaction of Auckland Council and can be submitted as part of the Engineering Plan Approval application.</i></p>	
8.	<p><b><i>New Condition X. Pedestrian Visibility Splays</i></b></p> <p><i>x. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on <del>both sides</del> the exiting driver side of the proposed retail / commercial vehicle crossings located on Road 13 serving Lot D. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 900mm in height. If fencing is provided above 900mm height stipulation it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained in perpetuity to comply with the stipulated height by the consent holder.</i></p> <p><i>x. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on <del>both sides</del> the exiting driver side of the proposed retail / commercial vehicle crossing located on Road 1 serving Lot A. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 900mm in height. If fencing is provided above 900mm height stipulation it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained in perpetuity to comply with the stipulated height by the consent holder.</i></p>	<p>Kiwi Property <b>accepts</b> the conditions relating to the pedestrian visibility splays with minor tweaks to the wording. Refer to new conditions 89C and 89D.</p>
9.	<p><b><i>New Condition X. Crossings and Footpaths</i></b></p> <p><i>x. All new vehicle crossings must be designed and formed to Auckland Transport's design standards. This must be undertaken at the consent holder's expense and in consultation with Auckland Transport.</i></p> <p><i>Advice note:</i></p>	<p>Kiwi Property notes that this condition is already included as part of the proposed conditions set. Refer to condition 89.</p>

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	<i>The consent holder must locate all existing services (water, wastewater, stormwater, power, gas and telecommunications) proposed to be reinstated on the subdivision site that may be affected by the proposed construction work and notify the owners of the services of the construction work prior to the commencement of work on site. Any work necessary for the protection or relocation of services shall be undertaken at the consent holder's expense and in accordance with the requirements of the Auckland Council (water and wastewater – Waste and Wastewater Code of Practice for Land Development and Subdivision, stormwater – Auckland Council Code of Practice for Land Development and Subdivision and the relevant utility operator responsible for the power, gas and telecommunication services).</i>	
10.	<p><b><i>New Condition X. Avoid Damaging Assets</i></b></p> <p><i>x. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.</i></p>	Kiwi Property <b>accepts</b> the addition of this condition. Refer to condition 68A.
11.	<p><b><i>New Condition X. Raised Vehicle Accessways Lot A</i></b></p> <p><i>x. The consent holder must raise designated sections of the pavement within the eastern and western commercial vehicle crossings adjoining Road 1. This is required to encourage passenger vehicle to track along the centre of these vehicle crossings. The raised pavement must effectively deter passenger vehicles from tracking over this section of vehicle crossing, which is designed for truck manoeuvring. All raised sections must be painted with yellow cross hatched lines to the satisfaction of Council. The painting, height and steepness of the raised pavement must also be to the satisfaction of Council.</i></p>	Kiwi Property <b>does not support</b> the conditions relating to raised vehicle accessways. Kiwi Property's traffic consultant does not consider this necessary as the design speeds within the centre are 30km/h, achieved through narrow lanes and geometry, raised intersections and raised pedestrian crossings. Signage will be provided in support of that speed limit (as occurs at Sylvia Park).
12.	<b><i>New Condition X. Raised Vehicle Accessways Lot D</i></b>	Similar to comment above.



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	<p><i>x. The consent holder must raise designated sections of the pavement within the eastern and western commercial vehicle crossings adjoining Road 13. This is required to encourage passenger vehicle to track along the centre of these vehicle crossings. The raised pavement must effectively deter passenger vehicles from tracking over this section of vehicle crossing, which is designed for truck manoeuvring. All raised sections must be painted with yellow cross hatched lines to the satisfaction of Council. The painting, height and steepness of the raised pavement must also be to the satisfaction of Council.</i></p>	
13.	<p><del>39. At Engineering Plan Approval stage, the consent holder must submit detailed roading plans for approval by the Council. In particular, the plans and accompanying documentation must: Incorporate the following features and alterations:</del> Prior to the commencement of any engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval. In particular, the detailed design of the following should be provided:</p> <ul style="list-style-type: none"> <li>i. Intersections which comply with the TDM's Urban and Rural Urban and Rural Roadway Design V1 part of the Engineering Code, Table 2/3, except where Auckland Transport has approved any departures; <del>and</del></li> <li>ii. Further traffic calming measures for Roads 3, 11 and 13, which may include raised table crossings where mid-block sections between the intersections are too long and where pedestrian links shown in the Integrated Transportation Assessment meet the local roads; <del>and</del></li> <li>iii. All new roads and upgrades to existing roads;</li> <li>iv. Flanagan Road frontage upgrades;</li> <li>v. All shared user paths through the Stage 2 development;</li> <li>vi. All new bus stop infrastructure;</li> <li>vii. All new active modes crossings facilities;</li> </ul>	<p>Auckland Transport's proposed changes to Condition 39 do not reflect those sought by Auckland Council (set out above). For the reasons outlined in row 24 below in response to Auckland Council's changes, Kiwi Property <b>does not support</b> the changes sought and considers the differing approaches by AT and AC reinforces why the current wording should be retained.</p>

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<p><i>viii. All new turning heads must be designed and formed to Auckland Transport's standards;</i></p> <p><i>ix. All new vehicle crossings; and</i></p> <p><i>x. All new on-street car parking bays.</i></p> <p><i>x. As part of the application for Engineering Plan Approval, a registered engineer must:</i></p> <p><i>a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.</i></p> <p><i>b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.</i></p> <p><i>c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.</i></p> <p><i>Advice Notes:</i></p> <p><i>If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced.</i></p> <p><i>The resolution process required external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.</i></p> <p><i>The engineering plan application forms including fees can be found at the following Auckland Council website:</i></p>	

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	<a href="https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx">https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx</a>	
14.	<p><b>Advice Notes:</b></p> <p><i>Vehicle Crossing Approval</i></p> <p><i>x. The consent holder must obtain vehicle crossing approval from Auckland Transport for the proposed vehicle crossings <u>on public roads</u>. Please visit <a href="https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application">https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application</a> for more information.</i></p>	Kiwi Property <b>accepts</b> this advice note with minor tweaks specifying these apply to vehicle crossings on public roads only. See Advice Note 13 to the subdivision consent.
15.	<p><b>Corridor Access Requests</b></p> <p><i>x. The consent holder will need to obtain a Corridor Access Request approval from Auckland Transport for the proposed works in or occupation of the road reserve.</i></p> <p><i>It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the consent holders work in the road reserve. Should any services exist, the consent holder must contact the owners of those and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from</i></p> <p><i><a href="https://www.beforeudig.co.nz/">https://www.beforeudig.co.nz/</a>.</i></p> <p><i>All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors <a href="https://nzuaq.org.nz/wp-content/uploads/2018/11/National-Code-amended-version-29-Nov-2018.pdf">https://nzuaq.org.nz/wp-content/uploads/2018/11/National-Code-amended-version-29-Nov-2018.pdf</a> and Auckland Transport Design Manual <a href="https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/">https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/</a></i></p> <p><i>Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary Traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the consent</i></p>	Kiwi Property <b>does not support</b> this advice note. There is already an advice note included relating to corridor access requests.

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	holder has approval in the form of a Works Access Permit (WAP). The application may be made at <a href="https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests">https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests</a> and 15 working days should be allowed for approval.	
16.	<p><b><i>New Advice note x. Works that require a Resolution</i></b></p> <p><i>x. The following requires resolution approval from Auckland Transport:</i></p> <p><i>i. Proposed No Stopping At All Times line markings (NSAAT) <u>on public roads</u>; and</i></p> <p><i>ii. Proposed bus stop markings <u>on public roads</u>.</i></p> <p><i>Advice Note:</i></p> <p><i>Permanent traffic and parking controls as per condition (x) above are subject to a Resolution approval from Auckland Transport. Changes to traffic/parking controls on the road reserve will require Auckland Transport Traffic Control Committee resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee. All costs must be borne by the consent holder. Application details can be found from the following Auckland Transport website link:</i></p> <p><i><a href="https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls">https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls</a></i></p> <p><i>x. A copy of the Resolution from the Traffic Control Committee must be submitted to the Council prior to the commencement of the activity provided for by this consent approval.</i></p>	Kiwi Property <b>accepts</b> the inclusion of this advice note with minor tweaks specifying these apply to public roads only.

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17.	<p>24. At the time of building consent lodgement for the buildings approved in this consent, the consent holder must prepare a finalised set of architectural detail drawings which must include the following:</p> <p><del>±</del> (d) final locations of bike parking, and electric vehicle charging facilities <i>(in compliance with the Auckland Unitary Plan Chapter E27), and safe pedestrian access and circulation within the site</i> <del>pedestrian paths and trolley bays;</del></p>	Kiwi Property <b>does not support</b> the changes to 24(d) as they are unclear.
18.	<p>30. Prior to the installation of any signage, the consent holder must provide detailed information to illustrate the finalised design details of the proposed signage, as shown on the Ignite drawings and referenced in Condition 1, to the Council for certification. This must include the proposed locations, dimensions, colours, materials and surface finishes, <i>and any digital signage shall include an assessment of lighting, traffic, and pedestrian safety effects and any required mitigations.</i> The finalised design details certified by the Council must thereafter be retained and maintained to the satisfaction of the Council for the duration of consent.</p>	Kiwi Property <b>does not support</b> the amendments to condition 30. An assessment on lighting, traffic and pedestrian safety effect as it relates to digital signage has already been provided as part of the response to the s67 memo prepared by Auckland Council.
19.	<p>89. All new vehicle crossings must be designed and formed in general accordance with the Auckland Transport's Transport Design Manual. The new crossings must maintain an at- grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. <i>Any vehicle crossing that exceeds the permitted width specified in Table E27.6.4.3.2 shall include provisions for pedestrian and cyclist safety and priority over the vehicle crossing.</i></p>	<p>This condition is <b>accepted in part</b>.</p> <p>Kiwi Property does not support "Any vehicle crossing that exceeds the permitted width specified in Table E27.6.4.3.2 shall include provisions for pedestrian and cyclist safety and priority over the vehicle crossing" as the plans accompanying the application already address provision for pedestrian and cyclist safety as it relates to over width vehicle crossings. However, Kiwi Property propose to amend this condition as lodged to make reference the plans referred to in Condition 1.</p>

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20.	<p>xx. At the time of building consent lodgement for the buildings approved in this consent, the consent holder must prepare a finalised set of architectural detail drawings which must include the following:</p> <p>a) Vehicle access ramp design, including gradient, surfacing, signage and markings, and vehicle tracking assessment demonstrating safe and efficient vehicle access.</p> <p>b) Lot B vehicle crossing onto Road 1 shall be a left in / left out only arrangement.</p>	Kiwi Property <b>accepts</b> this additional condition (condition 89B).
21.	<p><i><b>New Condition X.</b> A Loading Management Plan for the retail, commercial, community, visitor accommodation and residential buildings approved in this consent must be submitted to the Council for certification that the servicing requirements of the overall site or individual buildings are adequately provided for without adversely affecting the safety or efficiency of the site, or the private or public transport network. The consent holder must then implement the certified Loading Management Plan for the duration of the activities approved in this consent.</i></p>	Kiwi Property <b>does not support</b> this condition requiring a Loading Management Plan. While the proposal has an overall shortfall of two loading spaces, Kiwi Property's traffic consultant has assessed that shortfall and concluded that all proposed buildings are adequately provided for and no expected onflow parking effects are expected. See section 11 of Traffic Report.
22.	<p>39. At Engineering Plan Approval stage, the consent holder must submit detailed roading plans <i>for all public and private roads</i> for approval by the Council. In particular, the plans and accompanying documentation must:</p> <ul style="list-style-type: none"> <li>• Incorporate the following features and alterations:</li> </ul> <p>(i) Intersections which comply with the TDM's Urban and Rural Urban and Rural Roadway Design V1 part of the Engineering Code, Table 2/3, except where Auckland Transport (<i>public roads only</i>) or <i>Auckland Council (private roads only)</i> has approved any departures; and....</p> <p>(ii) ...</p> <p><i>(iii) vehicle tracking at bus stops, loading bays, and parking bays, to demonstrate that sufficient space is provided for the appropriate design vehicle.</i></p>	Kiwi Property <b>does not support</b> the changes to this condition and considers Condition 39 as currently drafted contains the relevant detail and does not preclude Council requesting information that would be required as part of any EPA but which is not listed in the condition as being required. Kiwi Property also notes EPA is only required for public roads.

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	<i>(iv) Signals Layout Plans including details of how the private traffic signals will be appropriately managed and integrate with the wider network management, including monitoring and control by Auckland Transport Operations Centre (ATOC)</i>	

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23.	<p><i><b>New condition DE.1.</b> The construction of permanent earth bunds, retaining walls and building foundations and the placement and compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance Drury Centre Stage 2 Addendum Geotechnical Investigation Report prepared by CMW Geosciences reference no. AKS2023-0072 V3 dated 21 March 2025.</i></p> <p><i><b>New condition DE.2</b> Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with above condition, within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.</i></p>	Kiwi Property <b>accepts</b> these conditions. Refer to condition 41A and condition 42.

Watercare		
	Recommended Condition	Response
24.	<i><b>New Condition X.</b> Staging of development such that total DUEs do not exceed 950 until written confirmation is received from Watercare that upgraded wastewater infrastructure has sufficient capacity to service additional development.</i>	Kiwi Property <b>accepts</b> this condition <b>in part</b> and a new condition is proposed to restrict occupation of buildings beyond 950 DUE if future network

<p><i>(i) The construction of the local reticulated water supply network to service the development area shall be progressively developed into a fully networked distribution system with ring mains and multiple interconnections to ensure resilience, and is to be fully designed, funded and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).</i></p> <p><i>(ii) The construction of the local wastewater network to service the development must be designed, fully funded, and constructed by the developer in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice).</i></p> <p><i>c. To assist Watercare with planning and timing of infrastructure upgrades, an advice note recording that the applicant is encouraged to provide information regarding the potential future staging of the development up to full build out when submitting any future resource consent applications. This information will help Watercare co-ordinate infrastructure upgrade timing with development sequencing.</i></p> <p><i>Such a condition will need to tie into specific upgrades being completed prior to the progressing of the development. This would also require an infrastructure capacity assessment that demonstrates at each building or stage (until the upgrades come online) remains within this limit.</i></p>	<p>upgrades have not been completed. Refer condition 36A.</p>
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Healthy Waters		
	Recommended Condition	Response
25.	<p>Land Use</p> <p><del>80. The consent holder must ensure the finished floor levels (FFLs) for the buildings approved in this consent are based on modelling using the 1% AEP rainfall with climate change temperature increase of 3.8°C. The consent holder must ensure that the finished floor levels (FFLs) for all development enabled under this consent are established based on flood modelling using the 1% Annual Exceedance Probability (AEP) rainfall event, incorporating a climate change temperature increase of 3.8°C. All FFLs must include</del></p>	<p>Kiwi Property <b>accepts</b> this amendment. Refer to condition 80.</p>



Healthy Waters		
	Recommended Condition	Response
	<i>freeboard in accordance with the requirements set out in the Auckland Council Stormwater Code of Practice (Version 4).</i>	
26.	SW Discharge Permit 4. The consent holder must design and construct the piped stormwater network in accordance with the Council's Stormwater Code of Practice – Version <del>3 dated January 2022.</del> <i>4 dated 1 July 2025.</i>	Kiwi Property <b>accepts</b> this amendment. Conditions set updated to reflect latest SW code of practice.
27.	<del>5. The consent holder must provide developed design details, calculations and documentation of all impervious surface sub-catchments and their respective receiving treatment devices must be approved by the Council prior to submission for Engineering Plan Approval.</del> <i>The consent holder must provide final design details, calculations, and documentation of all impervious surface sub-catchments and their respective receiving treatment devices, for approval by the Council prior to submission for Engineering Plan Approval.</i>	Kiwi Property <b>accepts</b> this amendment.
28.	8. The consent holder must prepare and submit a Stormwater Implementation Management Plan (SIMP) for the public stormwater management system (including water quality and hydrology mitigation devices) to the Council for certification and prior to submission for Engineering Plan Approval. The SIMP must:  a) address how the public Stormwater Management Works achieve the design requirements in Condition 7 with a description of the extent and provision of the hydrological mitigation and water quality treatment provided by the bioretention treatment devices described in Condition 9;  b) describe all the proposed public devices water quality and hydrological SMAF-1 mitigation. This must include a description of the type of device, dimensions (including detention volume), number and location of devices, and the proposed function of the device including hydrological mitigation and/or water quality mitigation and catchment attenuation where applicable;	Kiwi Property <b>accepts</b> this advice note.

Healthy Waters		
	Recommended Condition	Response
	<p>c) demonstrate design (i.e., detailed design) is completed in accordance with climate change provisions for 3.8°C; and</p> <p>d) provide hydraulic modelling and assessment of flood hazard risk using proposed known landforms within the Plan Change 48 and 49 areas including the consented Drury Central train station and associated transport interchange, proposed public stormwater networks and proposed temporary attenuation where relevant.</p> <p><i>Advice Note:</i></p> <p><i>The Stormwater Implementation Management Plan (SIMP) should address the public stormwater management system for the entire development area (including all stages), rather than being submitted in multiple separate SIMPs for individual stages or sites.</i></p>	
29.	<p>10.</p> <p>...Private Aggregated rain gardens</p>	Kiwi Property <b>accepts</b> this amendment
30.	<p>Subdivision</p> <p>Conditions 3, 5, 24, 36 not supported. Areas proposed for vesting must be offered as 'Land in Lieu of Reserve – for Drainage Purposes'.</p>	The scheme plans have been update to reflect Healthy Water comments.
31.	<p>40.</p> <p>...</p> <p>(a) Individual private stormwater management devices (e.g., catchpits with a sump volume and submerged outlet, raingardens, rainwater harvesting and storage tanks, or other suitable stormwater management device) must be established to serve each Lot in accordance with the approved Stormwater Implementation Management Plan [Condition 8]. The owner must operate, monitor and maintain private stormwater management systems in accordance with the conditions below, and must not modify or remove the stormwater mitigation system without express written permission of the Auckland Council.</p> <p>...</p>	Kiwi Property <b>accepts</b> this amendment.

Healthy Waters		
	Recommended Condition	Response
32.	<b>HW Note: Conditions 43, 49, 61, 68, 75, 82, 88, 99, 102, 108, 114, 125, 136, 156 are not supported if the proposed wetlands are to remain private assets.</b>	Kiwi Property <b>generally accepts</b> the position from Healthy Waters however a condition is added to retain flexibility should the upstream stormwater network be accepted by Healthy Waters for vesting. Refer to new condition under heading “Stormwater Asset Acceptance” in the SUB conditions set for Stage 2.
33.	<b><i>X. Operation and Maintenance Plan – Public Stormwater Assets</i></b>  <i>An Operation and Maintenance Plan (OMP) for all stormwater management devices proposed to be vested in Council shall be submitted to Auckland Council Healthy Waters Operations Team for approval at the time of Engineering Plan Approval. The OMP must comply with Healthy Waters Operation and Maintenance Plan Template.</i>	Kiwi Property <b>accepts</b> the amendments to the OMP. Refer to condition 14 of the DIS consent.
34.	<b><i>X. Maintenance of Communal Stormwater Management Devices</i></b>  <i>The consent holder must maintain the communal stormwater management devices serving the subdivision in accordance with the following requirements:</i>  <i>(a) The consent holder must maintain the communal devices until the earlier of:</i>  <i>(i.) 80% of the building sites discharging to the devices have been developed, or</i>  <i>(ii.) A period of five (5) years has passed from the date of issue of the final section 224(c) certificate under the Resource Management Act 1991 for the subdivision,</i>  <i>(b) The consent holder must remove any sediment from the communal device that has resulted from development activities within the subdivision, if required by the Council, prior to acceptance of the device(s) by Council for ongoing maintenance.</i>	Kiwi Property notes that the maintenance is already addressed by condition 18-20 of the DIS consent and therefore this condition is <b>not accepted</b> on the basis it is unnecessary.

Healthy Waters		
	Recommended Condition	Response
	<p><i>(c) At the time of transfer of any stormwater management devices to Council for ongoing maintenance, all planted areas associated with the stormwater management devices must achieve a minimum plant survival rate of 95%.</i></p> <p><i>(d) Updated Operation and Maintenance Manuals for all communal stormwater management devices must be provided to the Council at the time of transfer of any stormwater management devices to Council for ongoing maintenance.</i></p> <p><i>(e) A bond must be provided at the time of application for the section 224(c) certificate to ensure the ongoing maintenance of the communal stormwater management devices until transfer of any stormwater management devices to Council for ongoing maintenance.</i></p>	
35.	<p><b><i>Requirement for Bond</i></b></p> <p><i>Prior to the issue of the section 224(c) certificate under the RMA, the consent holder must provide a bond to the Council in accordance with Section 222 of the RMA to ensure the performance of the proposed stormwater management devices.</i></p> <p><i>The bond must:</i></p> <p><i>(a) Be calculated at a rate of communal device area;</i></p> <p><i>(b) Be provided in the form of a cash deposit, a bank bond guaranteed by a New Zealand-registered bank, or another form of security (e.g., an encumbrance) as agreed with the Council.</i></p> <p><i>(c) Be documented and executed by the Council's solicitor. All legal and administrative costs associated with preparation, execution, variation, administration, or release of the bond must be met by the consent holder.</i></p> <p><i>(d) Be released once the relevant condition(s) have been satisfied and all associated Council costs have been paid.</i></p>	<p>Kiwi Property <b>does not support</b> the requirement for bond. There are detailed set of conditions regarding operation of the device (e.g.: conditions 14 – 16 of the Stormwater Discharge Permit) and maintenance (e.g.: conditions 18 – 23 of the Permit). This issue should only arise in respect of assets that are intended to be vested in council. Otherwise, the appropriateness of a bond is considered to be something that can be discussed between the parties at the time of vesting.</p>

Healthy Waters		
	Recommended Condition	Response
	<p><b>Advice Notes:</b></p> <p><i>The Council may use the bond to restore the communal stormwater device(s) to comply with Auckland Council's GD01 standards if the consent holder fails to meet the condition requirements.</i></p> <p><i>The final bond amount will be confirmed and agreed by Council prior to Engineering Plan Approval. It will be calculated based on a per-square-metre rate of communal raingarden area, with the rate to be determined at that time. The bond value will be adjusted for inflation using the Reserve Bank inflation calculator or another method agreed with Council.</i></p>	
36.	<p><b>X. Exclusion of Retaining Walls from Vesting</b></p> <p><i>No retaining walls shall be vested in Auckland Council's Healthy Waters department. All retaining structures shall remain in private ownership and maintenance responsibility unless otherwise agreed in writing by Auckland Council (Healthy Waters).</i></p>	Kiwi Property <b>does not support</b> this condition. It notes that all retaining walls (where proposed) will remain in private ownership and therefore this condition is not required.
37.	<p><b>X. Flood Risk and Nuisance</b></p> <p><i>The consent holder must ensure that the development does not result in any increase in flood <del>hazard</del> <del>risk</del> or flood nuisance to upstream or downstream properties, measured against the existing rainfall and land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events.</i></p>	Kiwi Property <b>generally accepts</b> this condition however minor tweaks (shown in <del>strikethrough</del> ) are suggested to the wording being flood hazard as opposed to risk or nuisance. 'Nuisance' is subjective and we have already demonstrated that there are no increase in flood hazard as a result of the development.
38.	<p><b>X. Stormwater Asset Acceptance</b></p> <p><i>Prior to the submission of any Engineering Plan Approval and prior to Auckland Council approving a survey plan pursuant to s223 of RMA for any stage, the consent holder must confirm and agree with Auckland Council Healthy Waters, acceptance in respect of all stormwater devices proposed to vest to Healthy Waters.</i></p>	Kiwi Property <b>generally accepts</b> this condition but suggest minor tweaks shown as <del>strikethrough</del> as the stormwater devices will be owned by Kiwi Property in the event that Healthy Waters does not accept these devices for vesting.

Healthy Waters		
	Recommended Condition	Response
	<i>Should any stormwater devices not been accepted by Healthy Waters for vesting, the relevant plan must be updated, and it must show was a separate allotment on the survey plan <del>and must be owned by a common entity</del> as outlined in the conditions.</i>	
39.	<p><b><i>X. Erosion Risk Assessment</i></b></p> <p><i>The consent holder must demonstrate, to the satisfaction of the Healthy Water's, Waterway's Planning Team Leader, that all permanent structures associated with the development including buildings, stormwater outfalls, retaining walls, and other infrastructure are not at risk of being undermined by erosion over their intended design life (50 to 100 years). This must be confirmed through a geotechnical and/or hydraulic assessment prepared by a suitably qualified and experienced professional, taking into account site-specific erosion potential, hydrological conditions, and the effects of climate change.</i></p>	Kiwi Property <b>does not support</b> this condition but notes that an erosion assessment has already been undertaken and identified hotspots adjacent Wetland 2-2. A condition of consent is therefore proposed to undertake an updated assessment for Wetland 2-2 at EPA stage to identify any erosion mitigation measures necessary to ensure the protection of the embankment of Wetland 2-2 from erosion. Refer to condition 80E.
40.	<p><b><i>X. Downstream Flood Hazard Management</i></b></p> <p><i>Prior to the commencement of earthworks, the Consent Holder shall submit a finalised proposed surface design to Council for certification. <del>The plan must demonstrate that there is no loss of flood storage within the Fitzgerald Stream floodplain as a result of the proposed works.</del></i></p>	Kiwi Property <b>supports</b> this condition <b>in part</b> as per the amendments shown as <del>strikethrough</del> . As assessed by Kiwi Property's stormwater specialist, the proposed works will result in displacement of floodplain storage but this displacement does not generate any adverse effects within the Fitzgerald Stream 1% AEP floodplain. As such, it is not considered necessary that the finalised proposed surface design demonstrate no loss of flood storage.
41.	<p><b><i>X. Hydraulic Model Verification</i></b></p> <p><i>Prior to the lodgement of Engineering Plan Approval (EPA) and before any impervious areas are established on the site, the Consent Holder shall submit the final hydraulic model to the Council for review and verification.</i></p>	Kiwi Property <b>accepts</b> this condition but amended to tie it back to requirements of condition 80B relating to flood hazard of upstream or downstream properties.
42.	<b><i>X. Large Format Retail – SMAF-1 Retention</i></b>	Kiwi Property <b>does not support</b> this condition requiring a consent notice on the Large Format Retail

Healthy Waters		
	Recommended Condition	Response
	<p><i>The Consent Holder shall ensure that hydrology mitigation of runoff from roof areas of large-format retail buildings is achieved in accordance with the approved stormwater management plan and SMAF-1 requirements, specifically in relation to retention volumes. Where retention is proposed to be achieved via reuse of roof runoff, the following must be maintained in perpetuity:</i></p> <p><i>(a) A functional and appropriately sized reuse system capable of drawing down the required retention volume between storm events;</i></p> <p><i>(b) Ongoing operational demand sufficient to ensure regular draw-down of retained water; and</i></p> <p><i>(c) Maintenance of reuse infrastructure in accordance with the manufacturer's specifications.</i></p> <p><i>If reuse demand proves insufficient to achieve the required retention volumes, the Consent Holder shall implement alternative mitigation measures to achieve compliance with SMAF-1 retention requirements to the satisfaction of the Council. This condition shall be secured via a consent notice registered on the title(s) of all relevant lots.</i></p>	<p>Lots. This is to be done at detail design stage when further information is available pertaining the design of the LFR tenancies. Any retention volume that cannot be drawn down within 72 hours is to be offset to detention volume either at-source or at the communal wetland.</p>
43.	<p><b><i>X. Stage 1 Superlot – Hydrology Mitigation</i></b></p> <p><i>The Consent Holder shall ensure that the required hydrological mitigation and water quality for stormwater runoff from residential development within the Stage-1 Superlots is provided at-source, in accordance with the conditions of the existing diversion and discharge consent for Stage 1.</i></p> <p><i>This condition shall be secured via a consent notice registered on the title of each individual residential lot within Stage 1.</i></p>	<p>Kiwi Property <b>accepts</b> this condition.</p>

Ecology		
	Recommended Condition	Response
44.	<p>Land Use</p> <p><b>Ecological Management Plan</b></p> <p>23. The EMP must include but not be limited to the following:</p> <p>(a) A Native Fish Relocation Plan, an Avifauna Plan, a Lizard Management Plan, a Bat Management Plan and a Riparian Restoration Plan.</p> <p>(b) State the timing for implementation of the programme that will be undertaken in suitable seasonal and climatic conditions;</p> <p>(c) Describe the measures to reduce the effect on bats, <i>fish</i>, birds and lizards (and a copy of the relevant permits, if required);</p> <p>(d) Outline the responsibilities of who will be implementing the EMP;</p> <p>(e) Monitoring and reporting requirements.</p>	Kiwi Property <b>accepts</b> this change to condition 23.
45.	<p><b><i>Fish passage</i></b></p> <p>26. All structures (including new culvert structures) located within, on, or over the bed of a stream must provide for fish passage in accordance with NIWA <b>2024</b> <i>New Zealand Fish Passage Guidelines</i>, and the permitted activity standards for that structure in the National Environmental Standards for Freshwater 2020 regulations relating to fish passage (Part 3 – Subpart 3).</p>	Kiwi Property <b>accepts</b> this amendment.
46.	<p><b>Fish Passage</b></p> <p>27. Fish passage must not be provided for structures between Stream A and Wetland 2-1.</p>	Kiwi Property <b>accepts</b> this amendment.
47.	<b>Completion Report</b>	Kiwi Property <b>accepts</b> this amendment.



Ecology		
	Recommended Condition	Response
	31. Within 30 days of all the stream enhancement works (stream creation, daylighting, enhancement and riparian planting) being implemented and completed, written confirmation must be provided to the Council, confirming whether the works have been completed in accordance with the approved Stream Enhancement Plan referred to in Condition 5.	
48.	<p>Streamworks</p> <p><i><b>New Condition X1.</b> Before commencing any streamworks authorised by the granting of this resource consent, the consent holder shall provide for the certification Council a final Streamworks Environmental Effects Management Plan (SEEMP). The purpose of the SEEMP is to provide for the residual adverse effects arising from the approved development on streams and wetlands that are not adequately addressed on site.</i></p> <p><i>This report must include finalised details of the works to be carried out, including but not limited to the following:</i></p> <p><i>a. Plans showing any riparian planting to be carried out, including a list of species, numbers to be planted, their common and botanical names, method of planting, planting locations and densities (plans in A3 format);</i></p> <p><i>b. Riparian planting shall be undertaken in accordance with the Auckland Unitary Plan Appendix 16 guidance, as well as, Auckland Council publication Te Haumanu Taiao;</i></p> <p><i>c. Details of any works to be undertaken within the stream(s)/wetlands to improve habitat;</i></p> <p><i>d. Calculations, in an appropriately recognised methodology, to confirm that the proposed actions are sufficient to address all of the residual adverse effects;</i></p> <p><i>e. An assessment against the relevant policy provisions in the Auckland Unitary Plan (Policy E3.3.4 and Appendix 8), as well as the National Policy Statement for Freshwater Management (Appendix 7 and 8).</i></p>	<p>Kiwi Property <b>does not support</b> the recommended conditions requiring offset/compensation to address remaining residual adverse effects. The level of residual effects are not significant and are considered appropriate in the context of the FTAA having regard to the significant regional benefits of the project.</p>

Ecology		
	Recommended Condition	Response
	<p><i>f. Details regarding timing of works and techniques of weed and plant management measures for a period of no less than 5 years or until canopy closure within the mitigation site(s);</i></p> <p><i>g. Details of the timing with regard to staging relative to the works undertaken at the impact site;</i></p> <p><i>h. Confirmation the works will be protected in perpetuity and/or vested to Auckland Council; and</i></p>	
49.	<p><b><i>New Condition X2.</i></b> All works required by the certified final Streamworks Environmental Effects Management Plan (SEEMP) must undertaken and maintained in accordance with the approved SEEMP.</p> <p><i>Any riparian planting required by the streamworks environmental compensation plan, shall be undertaken by the first planting season (generally April until September).</i></p>	Kiwi Property <b>does not support</b> the recommended condition for the reason outlined in row 48 above.
50.	<p><b><i>New Condition X3.</i></b> Written confirmation shall be provided to Auckland Council, within 20 days of the practical completion of the works required by the certified final Streamworks Environmental Effects Management Plan (SEEMP) confirming that all works have been completed in accordance with the SEEMP.</p>	Kiwi Property <b>does not support</b> the recommended condition for the reason outlined in row 48 above.

Contaminated Land		
	Recommended Condition	Response
51.	<p><b><i>Contamination Specialist suggest changes to conditions:</i></b></p> <p><i>Conditions 1 and 3–11 should apply to both the NES:CS land use consent (Council reference LUC60447511) and the contaminant discharge consent (Council reference DIS60447515).</i></p> <p><i>Conditions 2 and 13 applies only to the discharge consent (Council reference DIS60447515).</i></p>	Kiwi Property <b>accepts</b> these amendments.

Noise and Vibration		
	Recommended Condition	Response

52.	<i><b>New Condition X.</b> At the time a building consent application for any building containing an activity sensitive to noise is lodged with the Council, the consent holder must provide an Acoustic Certificate prepared by a suitably qualified and experienced acoustic specialist to the Council confirming that the noise sensitive spaces are designed to comply with Standards <del>E25.6.9</del> and E25.6.10 of the Auckland Unitary Plan (Operative in part).</i>	Kiwi Property <b>accepts</b> this condition with minor changes shown as <del>striketrough</del> . It is not necessary to reference Standard E25.6.9 as this standard is essentially an operational noise limit that building occupants must comply with. It would not be possible for an acoustics specialist to certify compliance with this requirement at the time of building consent, as the tenants of the commercial spaces and the nature and level of noise they might make would likely be unknown.
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Urban Design		
	Recommended Condition	Response
53.	<p>24. At the time of building consent lodgement for the buildings approved in this consent, the consent holder must prepare a finalised set of architectural detail drawings which must include the following:</p> <p><i>(a) detailed colour elevations with annotated material schedule and specifications;</i></p> <p><i>(b) details of the location of all building entrances accessible by the public);</i></p> <p><i>(c) details of all building verandah along street frontages where any are proposed;</i></p> <p>(e) sample palette of materials, surface finishes, and colour schemes (including colour swatches); and</p> <p>(f) any external rooftop services/plant, lift/stairwell structures and visual/ aural screening elements.</p> <p><i>Advice note: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to provide confirmation of design compliance in relation to architectural drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance. A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. We recommend that you seek appropriate specialist advice to</i></p>	<p>Kiwi Property <b>accepts</b> the recommended changes to this condition.</p> <p>Kiwi Property <b>accepts</b> the addition of the advice note to condition 24.</p>

Urban Design		
	Recommended Condition	Response
	<i>ensure coordination between compliance with design requirements and Building Act and Building Code compliance.</i>	
54.	<p><i><b>New Condition X.</b> Prior to construction commencing, the consent holder must submit drawings to the Council which detail the extension and construction of a fully formed public road at the following locations and as indicated in Figure 1 of this memo:</i></p> <ul style="list-style-type: none"> <li><i>- Eastern side of Road 6 and Road 25 intersection directly to the eastern site boundary that continues the alignment of Road 6.</i></li> <li><i>- A public road connection to the eastern site boundary within Lot K.</i></li> </ul> <p><i>The above roading must be constructed at the above locations prior to the construction of any dwellings on lot k.</i></p>	<p>Kiwi Property <b>does not support</b> the condition requiring an additional public road connection further south within Lot K between Road 11 and 13. Lot K already incorporates a 24m wide area of open space which includes provision for a pedestrian connection.</p> <p>In terms of the formation of the eastern side of Road 6, Kiwi Property propose a condition to construct this section of Road 6 prior to the occupation of dwellings within Blocks 1, 2, 3 and 4 within Lot K. Refer to condition 85A.</p>
55.	<p><i><b>New Condition X.</b> Prior to construction commencing, the consent holder must submit evidence that building access for pedestrians to the store front on the dual fronting lots identified in Figure 2 of the urban design memo, will be prioritised from the adjoining street during store opening hours.</i></p>	<p>Kiwi Property <b>does not support</b> the condition however a condition is proposed to address ground floor commercial tenancies that have dual active frontages, which is considered to address the issue that this condition seeks to address. Refer to condition 24A.</p>
56.	<p><i><b>New Condition X.</b> The consent holder must ensure that all ground floor commercial tenancies that have dual active frontages as identified in Figure 3 of the urban design memo on lots A, B, D, E and G2 must have prioritised pedestrian and customer access from the adjoining private roads during the entirety of the tenancy's opening hours.</i></p>	<p>Kiwi Property <b>accepts</b> this condition in part however limits the affected lots to Lots A and B only. Lots D, E and G2 have not been designed to open out onto an internal parking building and therefore it is unnecessary to impose this condition on these lots.</p>
57.	<p><i>It is recommended that a design manual is prepared and placed on the titles as consent notices.</i></p>	<p>Kiwi Property <b>does not support</b> the preparation and implementation (via consent notice) of a Design Manual as any new building within the vacant lots</p>

Urban Design		
	Recommended Condition	Response
		require resource consent and design based assessment.

Landscape		
	Recommended Condition	Response
58.	<p>26. At the time of building consent lodgement for buildings approved in this consent, the consent holder must provide to the Council for certification, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a <i>NZILA Registered Landscape Architect, or NZILA Registered Landscape Architecture Firm</i> <del>suitably qualified and experienced professional</del>. The information must be consistent with the Landscape Design Report prepared by Boffa Miskell, dated March 2025. At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:</p> <p>(a) Annotated planting plans which communicate the proposed location and extent of all areas of planting;</p> <p>(b) Annotated planting plans which communicate the proposed location and extent of all areas of riparian planting in accordance with Appendix 16 Guideline for native revegetation plantings in the AUP;</p> <p>(c) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for any planter boxes and garden beds;</p> <p>(d) A plant schedule based on the submitted planting plan(s) which detail specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/ canopy spread at maturity;</p> <p>(e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;</p>	Kiwi Property <b>accepts</b> this change to condition 26.

Landscape		
	Recommended Condition	Response
	<p>(f) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;</p> <p>(g) An annotated furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements; and</p> <p>(h) A landscape maintenance plan and/or report for a minimum period of five years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:</p> <p>(i) Irrigation and fertilisation;</p> <p>(ii) Weed control;</p> <p>(iii) Plant replacement;</p> <p>(iv) Inspection timeframes; and</p> <p>(v) Contractor responsibilities.</p>	
59.	<p><b><i>New Condition X. For each building approved in this consent, the consent holder must prepare a developed design set of architectural drawings and submit to Council for review and approval. The developed design must be provided to the Council 20 working days prior to the submission of any detailed architectural drawings as required under condition XXX, and must include the following:</i></b></p> <p><i>(a) plans, elevations, materials schedule and preliminary specification;</i></p> <p><i>(b) sample palette of materials, surface finishes, and colour schemes (including colour swatches); and</i></p> <p><i>(c) any external rooftop services/plant, lift/stairwell structures and visual/ aural screening elements including 'green' infrastructure.</i></p> <p><i>(d) Architectural Design Statement</i></p>	<p>Kiwi Property <b>does not support</b> this condition and consider that there is adequate information with the material submitted to determine any effects. This additional review and approval by Council will add unnecessary step to the consenting process. It is further noted that there is already a requirement to submit finalised set of architectural detail drawings at the time of building consent that generally includes the matters identified in the Council's proposed condition.</p>

Landscape		
	Recommended Condition	Response
	<p><i>(e) details of the location of all building and tenancy entrances accessible by the public</i></p> <p><b>Advice Note:</b></p> <p><i>The purpose of this condition is to establish a process where design review comments and recommendations are captured to ensure the desired outcomes are sought and secured. This is intended to be a collaboration between Council and consent holder.</i></p>	
60.	<p><b><i>New Condition X.</i></b> <i>For each landscape design area, podium landscape (integrated with the building), feature, plaza, promenade, streetscape, access lots within stage 1, and/or areas outside buildings approved in this consent, the consent holder must prepare a developed design set of landscape drawings and submit to Council for review and approval. The developed design must be provided to the Council 20 working days prior to the submission of any detailed landscaping details as required under condition XXX, and must include the following:</i></p> <p><i>(a) planting plan/s and summary plant schedule identifying species, grade, and species ratio mix (for planting mixes)</i></p> <p><i>(b) hardscape/pavement plan/s, material schedule and preliminary specification for all hardscape elements and areas</i></p> <p><i>(c) furniture and landscape element plan/s and details.</i></p> <p><b>Advice Note:</b></p> <p><i>The purpose of this condition is to establish a process where design review comments and recommendations are captured to ensure the desired outcomes are sought and secured. This is intended to be a collaboration between Council and consent holder.</i></p>	<p>Kiwi Property <b>does not support</b> this condition and considers that there is adequate information with the material submitted to determine any effects. This additional review and approval by Council will add unnecessary step to the consenting process. It is further noted that there is already a requirement to submit finalised set of landscape drawings at the time of building consent (see Condition 26).</p>

AC Planner		
	Recommended Condition	Response
61.	<i>a. Interface controls: Noting the extent of dual frontages proposed within the development, conditions have been recommended to require the street frontage (private road or public road) is prioritized in terms of public and customer access.</i>	Kiwi Property <b>accepts</b> this condition in part. Refer to response to urban design recommended conditions above.
62.	<i>b. Design Controls: To secure the intended design outcomes as stated within the application material, conditions are also required in relation to:</i>  <i>i. A 'developed design' review stage for all architecture and landscape plans. This is in addition to the requirement of detailed design certification in the recommended conditions prepared by the Applicant.</i>  <i>ii. The preparation and implementation (via a consent notice) of a comprehensive Design Manual or guideline as it specifically relates to Stage 1 residential superlots, to ensure coordinated and high-quality outcomes.</i>	<p>Kiwi Property <b>does not support</b> the requirement for a developed design review condition. Refer to response to urban design recommended conditions above.</p> <p>Kiwi Property <b>does not support</b> the preparation and implementation (via consent notice) of a Design Manual. This is unnecessary as any new building within the vacant lots require resource consent and design based assessment.</p>
63.	<i>c. Detailed Transport Design Review: I recommend that aspects internal to the development that require detailed review, refinement and provision are secured through a detailed transport design review condition. This condition can canvass more detailed matters as highlighted by Mr Collins (Transport – Annexure 4) and Mr Butler (Urban Design – Annexure 14).</i>	Kiwi Property <b>does not support</b> this recommendation, noting it is recommended to canvas detailed matters identified by Mr Collins and Mr Butler for Council. The detailed issues identified by Mr Collins and Mr Butler have been addressed in response to comments and in these conditions. If a recommendation is accepted as appropriate the conditions and/or plans have been updated to reflect that. No further process is considered necessary.
64.	<i>d. Stormwater and Flooding Pre-requisites: Conditions requiring the completion of a Geomorphic Risk Assessment and a verified flood model and Overland Flow Path (OFP) assessment to the satisfaction of Council prior to detailed engineering design approval.</i>	Kiwi Property <b>accepts</b> these conditions <b>in part</b> - refer to comments in response to Healthy Waters (rows 25 to 43 above) for further reasoning.



AC Planner		
	Recommended Condition	Response
65.	<i>e. Private Stormwater Asset Management: A condition requiring that if key stormwater assets are not vested in Council, the conditions relating to their ongoing operation and maintenance are transferred to the Land Use Consent to ensure long-term accountability rests with the landowner.</i>	Kiwi Property <b>accepts</b> this condition. The conditions relating to private stormwater devices ongoing operation and maintenance are transferred to the Land Use Consent.

Parks		
	Recommended Condition	Response
66.	<p>3. For the purposes of the following conditions, the subdivision of Lot 200 (created by SUB60414913), Lot 1 Deposited Plan 56120, Lot 7 Deposited Plan 102224, Lot 8 Deposited Plan 165262, Lot 1 Deposited Plan 80559 Part Lot 1 Deposited Plan 62094 and Lot 1 Deposited Plan 580346 and involves the following subdivision staging.</p> <p>The following subsequent subdivisions are not restricted to any particular order in their implementation provided legal access and infrastructure servicing are available for each sub-stage as they are developed.</p> <ul style="list-style-type: none"> <li>• Stage 2.1: Lot 38; Lot 510 as a road to vest; and Lot 1010 (balance lot);</li> <li>• Stage 2.2: Lot 32; Lot 502 and Lot 514 (<del>access lots</del> <i>road</i>); and Lot 1020 (balance lot);</li> <li>• Stage 2.3: Lot 31; Lot 503 (access lot); Lot 600 and Lot 609 (private open space); Lot 506 as road to vest; Lot 610 as local purpose reserve (esplanade); and Lot 1030 (balance lot);</li> <li>• Stage 2.4.1: Lot 41; Lot 511 as a road to vest; and Lot 1041 (balance lot);</li> <li>• Stage 2.4.2: Lot 42; Lot 508 (access lot); Lot 512 as a road to vest; and Lot 1042 (balance lot);</li> <li>• Stage 2.4.3: Lot 43; Lot 517 as a road to vest; and Lot 1043 (balance lot);</li> <li>• Stage 2.5: Lot 34; Lot 501 and Lot 515 (access lots); and Lot 1050 (balance lot);</li> </ul>	<p>Kiwi Property <b>does not support</b> the conditions recommended by Parks for the following reasons:</p> <ul style="list-style-type: none"> <li>• There are no drainage reserves to vest and the wetlands will remain in private ownership therefore and there is no requirement for land in lieu of reserve for purpose of stormwater and associated conditions.</li> <li>• There are no open space reserves to vest. The only reserve to vest is the esplanade reserve as shown on the scheme plans.</li> <li>• There is no need for the creation of an incorporated society as Kiwi Property will own and maintain the private open space and wetlands.</li> <li>• Kiwi Property already propose conditions relating to streetscape planting maintenance including maintenance bond.</li> <li>• Kiwi Property already propose conditions relating to esplanade landscaping, implementation, maintenance, weed control.</li> </ul>

- Stage 2.6.1: Lot 603 (private stormwater detention pond); Lot 604 as ~~local purpose reserve (drainage)~~ *Land in lieu of reserve for the purpose of stormwater*; and Lot 1060 (balance lot);
- Stage 2.6.2: Lot 36; Lot 500 and Lot 516 (access lots); and Lot 1061 and 1062 (balance lots); *3000m<sup>2</sup> of Lot 36 must vest as land in lieu of reserve for the purpose of recreation.*
- Stage 2.7 & Stage 2.8: Lot 33 and Lot 35
- Stage 2.9: Lot 37; Lot 518 (access lot); and Lot 1090 (balance lot);
- Lot 2.10.1: Lot 39; Lot 602 as ~~local purpose reserve (drainage)~~ *Land in lieu of reserve for the purpose of stormwater*; and Lot 1011 (balance lot); and
- Lot 2.10.2: Lot 40 and Lot 601 as ~~local purpose reserve (drainage)~~ *Land in lieu of reserve for the purpose of stormwater.*

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

X. Prior to the issue of a s.224(c) certificate, the Applicant must establish a residents' incorporated society ("Incorporated Society") to own, manage, and maintain all privately owned open space and civic areas within the development. This includes, but is not limited to, plazas, promenades, privately owned reserves, pedestrian linkages, landscaped communal areas, stormwater-integrated open spaces, shared civic areas, and all associated communal infrastructure. The Incorporated Society must also be responsible for the upkeep and replacement of any associated infrastructure within these areas, including car parks, pavement surfaces, lighting, signage, and wayfinding elements.

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

- All owners of lots within the development must become members of the Incorporated Society and must transfer their membership upon sale. This requirement is to be secured through a registered covenant or equivalent mechanism on each Certificate of Title.
- The Incorporated Society shall be responsible for the maintenance and renewal of all privately held open space and civic infrastructure, as well as the preparation and implementation of asset management plans to ensure ongoing functionality and safety.
- The Applicant must transfer ownership of all relevant land and assets forming the privately owned open space and civic areas to the Incorporated Society to enable fulfilment of these obligations.
- In the event that the Incorporated Society fails to meet its obligations or becomes insolvent, Auckland Council may enforce these obligations directly against lot owners, with associated costs recoverable from those owners.

- There are no retaining walls or fences proposed adjacent the esplanade reserve.

Overall, these conditions recommended by Parks are irrelevant to the Proposal. As such, individual responses to the Parks conditions contained in the remaining pages of this document (pages 33 – 8) are not addressed further.

- e) Should the Incorporated Society become insolvent or otherwise cease to function, ownership and maintenance responsibilities for all privately owned open space and civic areas will default to the owners (as tenants in common in shares), who will be directly responsible for their upkeep and operation.
- f) The rules of the Incorporated Society must require the adoption and implementation of asset management plans for all relevant open space and civic infrastructure, including operation, maintenance, repair, renewal, and short- and long-term funding strategies. The engagement of qualified contractors must be included as part of these plans.
- g) The Applicant must prepare the initial asset management plans at its cost. These plans must address, at a minimum:
- i. All privately owned open space areas, including landscaped areas, promenades, and passive recreation areas;
  - ii. Privately held civic spaces, including plazas and event areas;
  - iii. Footpaths, cycleways, and any shared accessways not vested in Council;
  - iv. Car parks, lighting, signage, and wayfinding elements;
  - v. Stormwater infrastructure integrated within private open space;
  - vi. Waste management facilities;
  - vii. Recreational infrastructure (e.g. play equipment, bike racks, communal storage facilities);
  - viii. Any other assets located within privately owned open space or civic areas that fall under the Incorporated Society's responsibility.
- h) The Incorporated Society must keep all assets, infrastructure, and facilities in good working order and safe for public use.
- i) The Applicant must ensure sufficient base funding is provided to the Incorporated Society through an initial capital contribution and/or a levy on purchasers. This funding must be sufficient to meet the Society's operational obligations under this condition for a minimum of 12 months from the issue of the s.224(c) certificate.
- Advice Notes:**
- (i) Only one Incorporated Society shall be established to manage the entire development area across all stages. If a Society has been established in a prior stage, that same entity shall fulfil all obligations under this consent and no additional societies shall be created.

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

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

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

### **Stage 2.1**

#### **Road to Vest**

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

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

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

h) Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

**POST DEVELOPMENT**

**Maintenance Plan – Streetscape Landscaping for roads to be vested**

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

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- e) Vandalism eradication and replacement policies.

**Maintenance General – Streetscape Landscaping for roads to be vested**

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

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

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

2.1D Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning for streetscape landscaping for certification every 3 months for the duration of the 3-year maintenance period. The Monitoring Report must include but is

not to be limited to the following information in respect of relevant roads vested under each respective stage:

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- i) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

2.1E The application for a certificate under section 224(c) of the RMA for the streetscape landscaping, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

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

**Reserve to Vest**

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

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

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

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

**Esplanade - landscaping – Lot 610**

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

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

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

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

**Implementation of landscaping for esplanade reserve - Lot 610:**

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

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) 2.3C1. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

**Weed control for esplanade reserve to be vested Lots 610**

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

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



<p>e) As assessment of any ecological issues around the removal of vegetation; Methods for addressing stability and erosion and sediment control methods.</p> <p><b>Maintenance Plan – esplanade reserve planting - Lot 610</b></p> <p>2.3F Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in esplanade reserve Lot 610. The Maintenance Plan must include:</p> <p>a) Surface litter removal methodology.</p> <p>b) Mowing methodology and frequency.</p> <p>c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.</p> <p>d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.</p> <p>e) Vandalism eradication policies.</p> <p><b>Reserve maintenance obligation Lots 610</b></p> <p>2.3G The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan, for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</p> <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 five years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</p> <p><b>Monitoring Report (5-year maintenance period), esplanade reserve - Lots 610</b></p> <p>2.3H Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of esplanade Lot 610:</p> <p>a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</p> <p>b) State of protection barriers where required;</p>	
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- c) Canopy closure, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

#### **Completion of Streetscape and esplanade reserve Landscaping**

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

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

#### **Boundary Treatments**

Retaining walls adjacent to esplanade reserve to vest - Lot 610

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

#### **Fencing adjacent to esplanade reserve to vest (Lot 610)**

#### **Barker & Associates**

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

#### **Consent Notices**

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

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of Lot 610. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of esplanade reserve Lot 610 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

#### **STAGE 2.4.1**

##### **Road to Vest**

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

##### **Amalgamation Condition**

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

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

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

<p>a) Be prepared by a suitably qualified landscape person;</p> <p>b) Only show street trees and grass berm planting;</p> <p>c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;</p> <p>d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;</p> <p>e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.</p> <p>f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.</p> <p>g) Include planting methodology, full written specifications, and draft maintenance plans.</p> <p>h) Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.</p> <p>Advice note:</p> <p>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.</p> <p><b>POST DEVELOPMENT</b></p> <p><b>Maintenance Plan – Streetscape Landscaping for roads to be vested</b></p> <p>2.4.1B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:</p> <p>a) Mowing methodology and frequency</p> <p>b) Surface Litter management and maintenance plans</p> <p>c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</p>	
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d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

e) Vandalism eradication and replacement policies.

**Maintenance General – Streetscape Landscaping for roads to be vested**

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

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- ii) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

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

#### **STAGE 2.4.2**

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

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

- a) Be prepared by a suitably qualified landscape person;
- b) Only show street trees and grass berm planting;
- c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;
- d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;
- e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.

f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.

g) Include planting methodology, full written specifications, and draft maintenance plans.

h) Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

**POST DEVELOPMENT**

**Maintenance Plan – Streetscape Landscaping for roads to be vested**

2.4.2B Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape for roads to be vested. The Maintenance Plan must include:

a) Mowing methodology and frequency

b) Surface Litter management and maintenance plans

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

d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

e) Vandalism eradication and replacement policies.

**Maintenance General – Streetscape Landscaping for roads to be vested**

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

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

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

**STAGE 2.4.3**

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### Streetscape landscaping

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

- a) Be prepared by a suitably qualified landscape person;
- b) Only show street trees and grass berm planting;
- c) Be in general accordance with the certified landscape plans prepared by Boffa Miskell, Stage 2, dated March 2025;
- d) Show all planting including details of intended species, location, plant sizes, soil volumes at time of planting and likely heights on maturity, tree canopy closure at maturity level, tree pit specifications, the overall material palette, location of streetlights and other service access points via cross sections;
- e) Ensure that selected species are suitable for the ground conditions to support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- f) Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.
- g) Include planting methodology, full written specifications, and draft maintenance plans.
- h) Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.

#### Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

#### POST DEVELOPMENT

#### Maintenance Plan – Streetscape Landscaping for roads to be vested

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

- a) Mowing methodology and frequency
- b) Surface Litter management and maintenance plans

- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- e) Vandalism eradication and replacement policies.

**Maintenance General – Streetscape Landscaping for roads to be vested**

2.4.3C The consent holder must undertake maintenance for all streetscape landscaping, in accordance with the certified Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.

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

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

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

24. Lot 604 must be vested to the Council as ~~Land in Lieu of Reserve – for Drainage Purposes~~ ~~local purpose reserve (drainage)~~. The consent holder must meet all costs associated with the vesting of the reserve.

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

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

**Drainage reserves for stormwater purposes - landscaping – Lot 604**

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

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.

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

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

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

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

**Implementation of landscaping for drainage reserve landscape works Lot 604:**

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

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

c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.

d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – 2.6.1B. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.

e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

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

**Weed control for drainage reserve to be vested - Lots 604**

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

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

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

**Maintenance Plan – drainage reserve planting - Lot 604**

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

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- e) Vandalism eradication policies.

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

**Drainage reserve maintenance obligation - Lot 604**

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

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

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;

- c) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

**Completion drainage reserves landscaping**

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

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

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

**Boundary Treatments**

**Retaining walls adjacent to drainage reserve to vest - Lot 604**

2.6.1I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage reserve to vest (Lot 604) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 604. The retaining walls must be no higher than 1m above existing ground level. A

certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.6.1I have been met at the time it applies for section 224(c) RMA certificate.

**Fencing adjacent to esplanade reserve to vest (Lot 604)**

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

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

**Consent Notices**

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

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

**STAGE 2.6.2**

**Amalgamation Condition**

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



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

**Recreation Reserve - Mitigation**

2.6.2A The 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) to vest if by the time of application for the survey plan for Stage 2.6.2 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.

2.6.2B The 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.

2.6.2C If no agreement is in place in accordance with Condition 2.6.2A by the time of application for the survey plan for Stage 2.6.2 to be approved under section 223 then the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.

**Advice Note**

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

**Balance lots for Neighbourhood Park purposes (Stage 2.6.2 , 3000m<sup>2</sup> of Lot 36)**

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

- a) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- b) The structure, functions and rules of the Incorporated Society must include provision for the following:
- c) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- d) The structure, functions and rules of the Incorporated Society must include provision for the following:

- i. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
  - ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - iii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.
  - iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and
  - v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.
- e) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.
- f) A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.
- 2.6.2E The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:
- a) The 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must be shown as land in lieu of reserve (for the purpose of recreation).
  - b) That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors
- Stage 2.6.2 Recreation Reserves - landscaping – 3000m<sup>2</sup> of Lot 36**
- 2.6.2F Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for recreation reserve, the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation, for the certification of the Manager of Parks Planning. The plans must:
- a) Be prepared by a suitably qualified landscape architect.
  - b) Be in general accordance with the Landscape Plans prepared by xx).

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

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

**Implementation of landscaping for recreation reserve landscape works 3000m<sup>2</sup> of Lot 36**

2.6.2G Prior to the issue of section 224(c) certification, all hard and soft landscape works within the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation reserve, must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
- b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.
- d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks

construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – 2.6.2F. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.

e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

**Weed control for recreation reserve to be vested - 3000m<sup>2</sup> of Lot 36**

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

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

**Maintenance Plan – recreation reserve planting – 3000m<sup>2</sup> of Lot 36**

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

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- e) Vandalism eradication policies.

**Recreation reserve maintenance obligation - 3000m<sup>2</sup> of Lot 36**

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

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

**Monitoring Report (5-year maintenance period), recreation reserves 3000m<sup>2</sup> of Lot 36**

2.6.2K Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation:

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

**Completion recreation reserves landscaping**

2.6.2L The application for a certificate under section 224(c) of the RMA for the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

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

**Boundary Treatments**

**Retaining walls adjacent to recreation reserve to vest - the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation**

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

**Fencing adjacent to recreation reserve to vest (3000m<sup>2</sup> of Lot 36)**

2.6.2N Any combined fencing, hedging or planting along boundaries of the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on the lots adjoining Lot 36 for the purpose of the fencing required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

**Consent Notices**

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

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of the 3000m<sup>2</sup> portion of Lot 36 to be set aside for recreation must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.
33. Lot 602 must be vested to the Council as Land in Lieu of Reserve – for Drainage Purposes ~~local purpose reserve (drainage)~~. The consent holder must meet all costs associated with the vesting of the reserve.
- 2.10.1A Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.
- Include this condition only for the drainage reserves acceptable to Healthy Waters:**
- Drainage reserves for stormwater purposes - landscaping – Lot 602**
- 2.10.1B Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserve Lot 602 to vest, for the certification of the Manager of Parks Planning. The plans must:
- Be prepared by a suitably qualified landscape architect.
  - Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.
  - 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.
  - Include planting methodology.
  - Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
  - Demonstrate a flood overlay identifying flood-prone areas within the reserve.
  - Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
  - An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
  - Provide a Safety in Design Register for shared pathway connections within the drainage reserves.

j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.

k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.

l) No transformers are to be located within or on the boundary of the reserve.

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

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

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

**Implementation of landscaping for drainage reserve landscape works Lot 602:**

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

a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.

b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.

c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.

d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) 2.10.1B. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.



e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

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

**Weed control for drainage reserve to be vested - Lots 602**

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

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

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

**Maintenance Plan – drainage reserve planting - Lot 602**

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

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

e) Vandalism eradication policies.

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

**Drainage reserve maintenance obligation - Lot 602**

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

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

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

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This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

**Completion drainage reserves landscaping**

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

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

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

**Boundary Treatments**

**Retaining walls adjacent to drainage reserve to vest - Lot 602**

2.10.1I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage reserve to vest (Lot 602) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 602. The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.10.1I have been met at the time it applies for section 224(c) RMA certificate.

**Fencing adjacent to esplanade reserve to vest (Lot 602)**

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

required by this condition. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

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

**Consent Notices**

2.10.1K The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (record of title) for Lots 37 and Lot 39. The consent notice/s must record that condition/s 2.10.1I and 2.10.1J are to be complied with on a continuing basis:

- a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and/or JOALs and must be clear of the boundary of Lot 602. The retaining walls must be no higher than 1m above existing ground level.
- b. Any combined fencing, retaining, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lot 602 must be either low height (1.2m) or at least 50% visually permeable (max combined height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

36. Lot 601 must be vested to the Council as ~~Land in Lieu of Reserve – for Drainage Purposes~~ ~~local purpose reserve (drainage)~~. The consent holder must meet all costs associated with the vesting of the reserve.

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

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

**Drainage reserves for stormwater purposes - landscaping – Lot 601**

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

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by prepared by Boffa Miskell, Stage 2, dated March 2025.

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

**Advice note:**

Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

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

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

**Implementation of landscaping for drainage reserve landscape works Lot 601:**

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

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

c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.

d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) 2.10.2B). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.

e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

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

**Weed control for drainage reserve to be vested - Lots 601**

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

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

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

**Maintenance Plan – drainage reserve planting - Lot 601**

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

- a) Surface litter removal methodology.
- b) Mowing methodology and frequency.
- c) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
- d) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- e) Vandalism eradication policies.

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

**Drainage reserve maintenance obligation - Lot 601**

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

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

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

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

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

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;

- c) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- g) Any recommended remediation work must include a start date for replanting.
- h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

**Advice Note:**

This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

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

**Completion drainage reserves landscaping**

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

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

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

**Boundary Treatments**

**Retaining walls adjacent to drainage reserve to vest - Lot 601**

2.10.2I Any retaining wall(s) and ancillary and supporting structures adjacent to the drainage reserve to vest (Lot 601) must be entirely located within the residential lots and JOALs and must be clear of the boundary of Lot 601. The retaining walls must be no higher than 1m above existing ground level. A



certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval. The consent holder must demonstrate that Conditions 2.10.2I have been met at the time it applies for section 224(c) RMA certificate.

**Fencing adjacent to esplanade reserve to vest (Lot 602)**

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

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

**Consent Notices**

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

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

**Streetscape Planting Plan**

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

~~(a) Clearly differentiate between street trees provided for amenity planting or any other function;~~

~~(b) Include final species and planting sizes;~~

~~(c) Include details of tree pits;~~

~~(d) Including planting methodology; and~~

~~(e) Include the maintenance programmes of the street planting.~~

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

## STAGE 2.1

### Streetscape Planting - Maintenance Bond

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

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

## Stage 2.3

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## Streetscape Planting - Maintenance Bond

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

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

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

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

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

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

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

### ***Esplanade Reserve***

### ***Esplanade Reserve – Weed Control Programme***

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

- ~~a. Removal of all organic and inorganic rubbish from the Lot 610~~
  - ~~b. Lot 610 to be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.~~
  - ~~c. An inventory of the weed species to be removed;~~
  - ~~d. Removal techniques to be utilised; weed disposal methods;~~
  - ~~e. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);~~
  - ~~f. Any re-vegetation programme required to prevent re-infestation of weeds;~~
  - ~~g. As assessment of any ecological issues around the removal of vegetation; and~~
  - ~~h. Methods for addressing stability and erosion and sediment control methods. Esplanade Reserve—Planting and Landscape Plan~~
- ~~59. Prior to the implementation of works and as part of the engineering plan approval, Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 610 to the certification of the Manager Parks Planning the satisfaction of the Parks Planning Team Leader. The Plan must include:~~
- ~~i. Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~
  - ~~j. Be prepared by suitably qualified and experienced landscape architects;~~
  - ~~k. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;~~
  - ~~l. Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.~~
  - ~~m. Demonstrate a flood overlay identifying flood-prone areas within the reserve.~~

~~n. Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.~~

~~o. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.~~

~~p. Provide a Safety in Design Register for shared pathway connections within the drainage reserves.~~

~~q. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~

~~r. Identify the existing species to be retained;~~

~~s. Include the location and specifications for a shared pathway (pedestrian and cycle) at a minimum of 3-3.5-4 metres in width;~~

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

**Advice Note:**

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

~~Esplanade Reserve Maintenance Plan~~

~~60. Prior to the issue of the section 224(c) RMA certificate, the consent holder must provide for the approval of the Parks Planning Team Leader the certification of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping within the esplanade reserve (Lot 610) to vest. The Maintenance Plan must include:~~

~~a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;~~

*b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and*

*c. Vandalism eradication policies.*

*61. The consent holder must undertake maintenance of the Esplanade Reserve (Lot 610) in accordance with the approved Maintenance Plan for a five year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Manager Parks Planning Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.*

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

#### STAGE 2.4.1

##### ***Streetscape Planting – Maintenance Bond***

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

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

#### STAGE 2.4.2

##### ***Streetscape Planting – Maintenance Bond***

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

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

#### STAGE 2.4.3

##### ***Streetscape Planting – Maintenance Bond***

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

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

#### STAGE 2.6.1

## Drainage Reserve

### ***Drainage Reserve – Weed Control Programme***

*95. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 604 to the satisfaction of the Parks Planning Team Leader. The programme must include:*

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

*96. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 604 to the satisfaction of the Parks Planning Team Leader. The Plan must include:*

- a. Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;*
- b. Be prepared by suitably qualified and experienced landscape architects;*
- c. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;*



~~d. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~

~~e. Identify the existing species to be retained;~~

~~f. Comply with the Auckland Code of Practice for Land Development and~~

~~Subdivision: Chapter 7: Green Assets and Landscaping; and~~

***Advice Note:***

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

***Drainage Reserve – Maintenance Plan***

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

~~g. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;~~

~~h. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and~~

~~i. Vandalism eradication policies.~~

~~e. The consent holder must undertake maintenance of the Drainage Reserve (Lot 604) in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance issued deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~

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

#### **STAGE 2.10.1**

*119. Drainage Reserve—Weed Control Programme*

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

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

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

- a. Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;*
- b. Be prepared by suitably qualified and experienced landscape architects;*

~~c. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;~~

~~d. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~

~~e. Identify the existing species to be retained;~~

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

**~~Advice Note:~~**

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

**~~Drainage Reserve – Maintenance Plan~~**

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

~~a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;~~

~~b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and~~

~~c. Vandalism eradication policies.~~

~~123. The consent holder must undertake maintenance of the Drainage Reserve (Lot 602) in accordance with the approved Maintenance Plan for a five year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any~~

~~maintenance issued deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.~~

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

## STAGE 2.10.2

### ~~Drainage Reserve~~

#### ~~Drainage Reserve – Weed Control Programme~~

~~131. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Weed Control Programme for Lot 601 to the satisfaction of the Parks Planning Team Leader. The programme must include:~~

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

~~132. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the consent holder must submit a Planting and Landscape Plan for Lot 601 to the satisfaction of the Parks Planning Team Leader. The Plan must include:~~

~~(a) Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;~~

~~(b) Be prepared by suitably qualified and experienced landscape architects;~~

~~(c) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;~~

~~(d) Include specifications for plant condition and a written specification detailing the planting methodologies to be used;~~

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

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

***Advice Note:***

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

***Drainage Reserve – Maintenance Plan***

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

~~a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;~~

~~b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and~~

~~c. Vandalism eradication policies.~~

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

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

**POST DEVELOPMENT – All Stages**

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

143. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:

a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).

b) The following requirements apply to digital formats:

a. All dimensions are to be in millimetres, and all levels and lengths in metres.

b. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).

c. All graphical data to be located/plotted to the following accuracy:

i. X & Y coordinates +/-100mm

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

**Barker & Associates**

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