

Delmore Fast Track Application

Appendix 8: A29 (Parks) to Response to Comments letter

From: Chris Campbell – Senior Associate (Landscape Architect) – Greenwood Associates; Charlotte MacDonald – Planner (Barker & Associates)

Date: 4 June 2026

Re: Parks Response Memorandum

1.1 Introduction

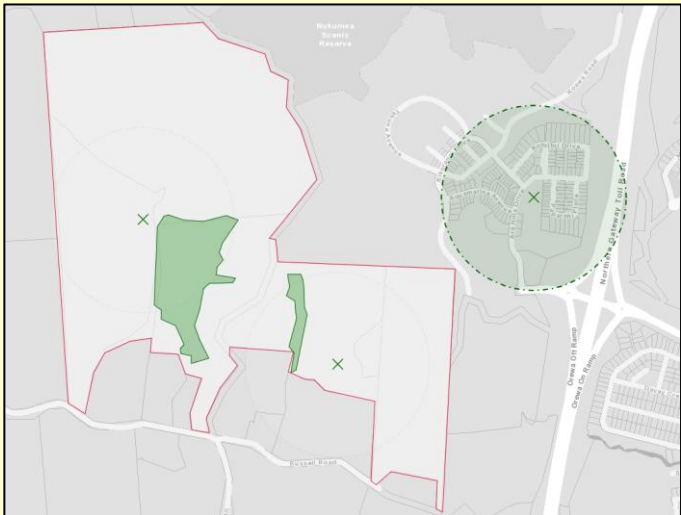
This memorandum responds to the Technical Specialist Memo prepared by Auckland Council (Parks) in relation to the above fast-track application (as lodged). This response addresses:

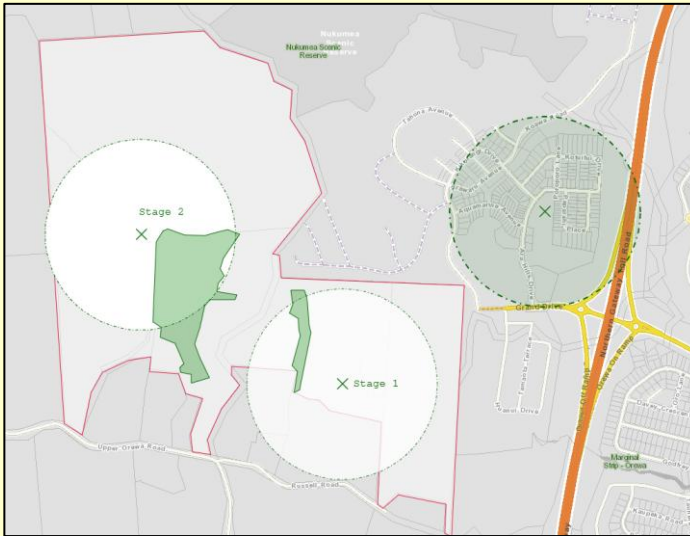
- Further information requests / technical queries; and
- Recommended amendments to consent conditions.

Comments that are now considered resolved are identified in green in the table below. Comments where further information has been provided are identified in blue. Comments which are noted as a point of disagreement between the Applicant and Council are included within yellow. Items that can be addressed at EPA stage are highlighted grey.

1.2 Response to Further Information Requests / Technical Comments

Information Request from Council on the lodged material	Applicant Response	Information Request / Technical Comment from Council under section 53 FTAA	Applicant Response under Section 55 FTAA
1. Open Space outcome for Lot 5020 is not protected	The applicant is willing to provide a neighbourhood park within Stage 1 where Council confirms its intention to acquire	Outstanding – The applicant has considered the residential society outcome for 5020 but not considered this for Lot 1800. Park provision is therefore not protected.	B&A: Acknowledged as a point of disagreement between the applicant and Council. The applicant has

The residential society mechanism applied to Lot 1800 has not been extended to Lot 5020. Unclear long-term ownership, management, and public access arrangements.	and vest the land, noting the proposed park meets the relevant size, accessibility, and design requirements. It is also our understanding that reserve acquisition is funded through development contributions, and therefore there is an appropriate mechanism available to enable Council to secure this land. However, if Council does not wish to acquire the land, it is appropriate that the area be developed for residential purposes. This is justified on the basis that the adjoining Ara Hills development is required to deliver a neighbourhood park which would adequately service future residents of the Delmore site. In contrast, the retention of	It is positive that the applicant intends to retain a degree of open space provision regardless of whether acquisition proceeds. The proposal to maintain the Stage 2 park in perpetuity through a residents' society acknowledges existing gaps within the open space network in this greenfield context. Figure 1 presents a gap analysis which indicates that the level of service for both Stage 1 and Stage 2 parks is largely contained within the scope of the fast-track development. The Stage 1 catchment, modelled under a medium to high-density scenario, does not extend sufficiently to service other parts of the Ara Hills development (Figure 2). On this basis, the rationale used to secure the Stage 2 park through a residents' society due to a perceived network gap could equally be applied to the Stage 1 park, supporting its retention in perpetuity. 	demonstrated that the Stage 1 park meets the required Council metrics, is free from any structures and easements, and is free from overland flow paths and flooding. Therefore, there should be no reason for Council not to acquire the park if Council considers it necessary for this stage of the development, as it is in accordance with Parks Policy. It is unclear why Council is requesting that this may need to sit within the responsibility of a Resident's Society. It is also our understanding that reserve acquisition is funded through development contributions, and therefore there is an appropriate mechanism available to enable Council to secure this land.
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	a neighbourhood park within Stage 2 is supported, as this location is more removed from adjoining neighbourhood parks and is necessary to ensure an appropriate distribution of parks across the wider catchment.	<i>Figure 1: Existing provision within wider catchment.</i>  <i>Figure 2: Updated catchment of Delmore park locations.</i>	
2. Access pathways into park space (Lot 5020) Drawing 2535/36 (Stage 2 Lot Design Part 10) depicts walkway connections from the private lots into the adjacent park lot (5020). This is not supported from a Parks Planning lens.	These paths will be removed from the landscape plans. A full set of updated landscape plans will be provided on 20 April, however some preliminary updates are attached.	Resolved - Considered to be addressed in depictions from high level landscape plans provided on 20/04/2026. Detailed plans of staging of landscape plans have not been provided.	Resolved.

3. Maintenance period requirements for native species No confirmation of extended (3-year) maintenance period for slow-establishing natives. A 3-year maintenance period is now considered the standard Parks Planning practice for street trees as per the COP Chapter 7 Landscape.	As per the response to conditions below, a two-year maintenance period for street trees is considered appropriate and consistent with experience across previous projects.	Outstanding - Minimum standards for tree establishment for The Auckland Code of Practice for Land Development and Subdivision – Chapter 7: Landscape requires three (3) years. Newly planted street trees experience the highest stress and mortality risk during their first three years, particularly in constrained urban environments where soil volume, water availability, and physical damage are common challenges.	B&A: Noted as a point of disagreement between the applicant and Council as this is not consistent with experience across other projects which have had two-year maintenance periods.
4. No gradient confirmations in drainage reserves including a 1:1 slope in Lot 1800 (park) No confirmation that gradients meet safe use and maintenance requirements. - 1:5 maximum gradient for grass - 1:3 maximum gradient for planting	The drainage reserve plans are being updated to show the gradients and will be provided on 20 April. The 1:1 slope has been shifted and is no longer within the boundary of Lot 1800. This will be indicated on the updated plans to be provided on 20 April.	Outstanding – Outlined as confirmed in applicants' comments but updated plans have not been provided. Remains outstanding. Uncertain compliance with vesting and safety standards. Slips, erosion, unsafe public access and maintenance risks. Healthy Waters may reject the proposed assets.	B&A: • Specific commentary on drainage reserve gradients and maintenance is included within the Healthy Waters Response memo (refer to Appendix 8: A20 (Healthy Waters) to the Response to Comments Letter). • With regard to the neighbourhood park, the 1:1 slope has been shifted and is no longer within the boundary of Lot 1800.

A small eastern portion of Lot 1800 adjacent to the covenanted vegetation maintains a 1:1 slope.			
5. Access to drainage reserves for maintenance Lack of clarity on whether maintenance access meets required standards given access through private lots for the below lots: - Lot 1624 provides a right of way for maintenance access over private lots.	The design has been updated in all necessary locations to ensure maintenance access is provided from a public access point directly to the reserve. Easements over private land are no longer proposed. Updated scheme plans will be provided on 20 April.	Outstanding - Outlined as confirmed in applicants' comments but updated plans have not been provided. Remains outstanding. Uncertain compliance with vesting and safety standards. Slips, erosion, unsafe public access and maintenance risks. Healthy Waters may reject the proposed drainage assets.	B&A: As per above, specific commentary on drainage reserve gradients and maintenance requirements is included within the Healthy Waters Response memo (refer to Appendix 8: A20 (Healthy Waters) to the Response to Comments Letter . Specifically, Lot 1624 is now accessed from a road and easements over private land are no longer proposed.
6. Flooding of Lot 1800 during culvert blockages Insufficient hydraulic modelling and supporting technical information.	Updated flooding drawings have been provided showing no impact on Lot 1800 during the SWCoP culvert blockage assessment. These plans will be provided by 20 April.	Outstanding – Concerns remain as per review from Healthy Waters specialists. Uncertain compliance with vesting and safety standards. Potential for unmitigated flood risk to public land and users under blockage conditions.	B&A: Considered to be resolved: As per response to Healthy Waters (refer to Appendix 8: A20 (Healthy Waters) to the Response to Comments Letter , a new culvert inlet has been proposed as a condition of consent. Under this scenario, there would be no flooding impacts on Lot 1800. Confirmation has been received from Healthy Waters that this resolves their

			concerns relating to flooding. See Healthy Waters Response Memo.
7. Canopy coverage optimization and calculation. No clear strategy to maximise canopy in berms with available space or canopy coverage calculations.	Greenwood Associates have incorporated street trees in all suitable locations. While specific canopy coverage calculations have not been provided, the proposed streetscape and berm layout demonstrate that the design maximises canopy coverage while maintaining a predominance of native tree species.	Outstanding – Uncertain delivery of long term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements). Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.	Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. This includes detail on canopy coverage, which can be further progressed as part of detailed design / Engineering Plan Approval.
8. Confirmation of available soil volumes and rooting space Documentation does not clearly demonstrate how recommended soil volumes will be achieved within the constrained corridor between planting areas and vehicle crossings.	At the EPA stage, specific information on soil volumes within berms can be provided if required. However, it should be noted that during the submission process of the previous proposal that 2/3 of the street trees had sufficient space for a	Outstanding – Uncertain delivery of long term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements). The applicant's response partly relies on soil volume assessments prepared for a previous Fast Track application, which indicated that most trees would receive approximately 10 m³ of soil and that structural soil solutions may be used in constrained areas.	Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments letter. This includes detail on the soil volumes within berms. Approximately 85% of the trees achieve a 10m³ volume; approximately 12.5% achieve between 8m³ – 10m³; and approximately 3% achieve less than 10m³. Solutions are proposed within

Root barriers as noted in Appendix 11 (overview Memo) are acceptable where intersecting with SW infrastructure.	minimum of 10cu.m of planting soil. For the remaining 1/3 trees, the majority were generally afforded space to allow between 8-9.95 cu.m, for these areas a detail was proposed that allowed for the provision of structural soil below the adjacent proposed footpath with would allow for root spread and increase the soil area. After investigation of allowable soil volumes at the EPA stage, Greenwood Associates will consider if such a detail is appropriate and, if it is determined to be so, will be included within the EPA landscape drawing package.	However, these assessments relate to an earlier iteration of the proposal and cannot be relied upon for the current application. Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.	the Landscape Plans for trees which cannot achieve 10m³. As Council has noted, these are details that can be confirmed at detailed design / Engineering Plan Approval.
9. Species selection not supported B. tarairi proposed despite known high	These three species will be removed from the proposal and substituted with more suitable	Outstanding – Not resolved with no plans provided to confirm changes. Can be addressed at EPA for detailed design changes.	Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. This includes the removal of S.chatamica (Kōwhai),

failure rates after ~10 years. Raupō and Carex secta proposed despite long-term maintenance and performance issues (Stormwater pond edge species selection). Reduces confidence in species resilience and suitability.	species as described below: - Where B.taraire forms a part of the wider planting mix 'BM' it will be removed and its 2% coverage within this planting group dispersed amongst other native trees within this planting mix, specifically A.excelsus, D.spectabile, K.excelsa and P.totara. - Where B. taraire is a street tree our recommendations for substitution are S.chatamica (Kōwhai), S.microphylla (Kōwhai), M.excelsa (Pōhutukawa), M.excelsa 'Maori Princess' (Pōhutukawa 'Maori	Parks Planning cannot support S.chatamica (Kōwhai), S.microphylla (Kōwhai), M.excelsa (Pōhutukawa), or P.costata (Tawapou) as street trees. M.excelsa 'Maori Princess' (Pōhutukawa 'Maori princess') as a replacement street tree species can be supported.	S.microphylla (Kōwhai), M.excelsa (Pōhutukawa), and P.costata (Tawapou) as street trees and replacement with M.excelsa 'Maori Princess' (Pōhutukawa 'Maori princess'). Should there be further species which need to be replaced, this can be confirmed at Engineering Plan Approval.
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	princess') and P.costata (Tawapou). In terms of carex (C.secta) and raupo (T.orientalis) within SM-Stormwater pond edge planting mix, our recommended substitutions for carex are A.fulvida (toetoe) and V.Stricta (koromiko) and recommended substitutions are P.tenax (harakeke) and S.tabernaemontanii (kuawa).		
10. Fencing adjacent to drainage reserves The landscape plans indicate 1.8m solid fencing adjacent to specific drainage reserve locations (Lots 1623 & 1605). Other locations appear to provide 1.8m	The landscape plans will be revised to ensure a consistency in fencing treatments adjacent to drainage reserves. Updated landscape plans will be provided on 20 April.	Outstanding – Plan depictions do not match applicants' commentary.	Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. Fencing adjacent to drainage reserves has been updated across the whole development to be 1.8m open security fencing (50% permeable). Notwithstanding, conditions of consent are also included which have

open security fencing (50% permeable).			boundary interface restrictions for all lots adjacent to drainage reserves. Refer to Condition 81 of the land use consent.
11. Consideration of modified soil profiles in species selection It is unclear whether the planting palette has been assessed against the likely modified or compacted soil conditions resulting from development.	This has been considered and specific details will be provided for these slopes and soil conditions as part of the updated landscape plan set on 20 April.	Resolved - Can be determined at detailed design.	Resolved.
12. Root management or engineering solutions near vehicle crossings No clear information is provided on whether design responses (e.g. structural soils, soil cells, or connected trench systems) will be used to expand rooting space beneath hard surfaces.	These details are typically addressed at the EPA stage, where site-specific design responses such as structural soils, soil cells, or trench systems can be appropriately resolved. The provision of this information at that stage is standard practice and would not materially affect or alter the overall design outcomes proposed at the consent stage.	Outstanding - Uncertain delivery of long term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements). Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.	As Council has noted, these are details that can be progressed at detailed design stage when the design for these areas is more refined.

13. Stormwater line location measurement depth not demonstrated. The depth appears to exceed 1m at a minimum of 1.7m in depth at a high-level measurement. (Drawing Number 3725-1-3610 on Appendix 26 Stage 1 and SW line depth measurements under front berm for collector road and N/O.R 6).	As per above, details outlining the street tree relationship can be provided during the EPA submission stage.	Outstanding – Original lodgement documentation depicted a measured 1.7m separation distance. Street tree locations and updated plans do not confirm a measured vertical distance.	B&A: Stormwater pipe depths are indicative and may be subject to change during Engineering Plan Approval stage. Therefore, this is a matter which should be addressed at that time.
14. Admin update to reference for Lot 5020 The scheme plan does not clearly identify Lot 5020 as open space or land in lieu of reserve.	The Scheme Plans are being updated and will be provided to Council on 20 April.	Resolved – Applicant has updated and provided a clear plan reference for Lot 5020.	Resolved.
15. Appendix 9.1 Retaining walls do not include an assessment on retaining walls adjacent to lots to vest for reserve areas	The applicant is currently working through details on retaining walls adjacent to drainage reserves and will provide	Outstanding - Plan depictions do not match applicants' commentary. No further detailed retaining wall indications or plans have been provided for the landscape plans	B&A: All slopes and retaining walls adjoining the drainage reserves are identified on the raingarden drawings included within Appendix 6: Civil Drawings (refer to Stage 1 and Stage 2 Primary

Appendix 9.1 does not include assessment of retaining walls adjoining reserve boundaries.	an update as soon as practicable.		Network Drawings) to the Response to Comments Letter. These have been updated following discussions with Healthy Waters on the drainage reserves.
16. Drainage Reserve planting suitability in high-velocity zones Carex secta proposed without confirmation of water velocity conditions.	As per response to point 9, Carex secta within SM-Stormwater pond edge planting mix, is recommended to be substituted for A.fulvida (toetoe) and V.Stricta (koromiko).	Resolved – Replacement species considered to be suitable.	Resolved.
17. Interface with new commercial lot requires clarification for Lot 5020. No detail is provided on how level changes between park and commercial lot will be managed. One retaining wall under 1m is depicted.	This a low-level wall, if a specific treatment is required then planting can be used to soften any perceived effects. Conditions have been included as per request for fencing and retaining wall heights adjacent to Lot 5020.	Outstanding - Plan depictions do not match applicants' commentary. No further detailed retaining wall indications or plans have been provided for the landscape plans.	B&A and Greenwood Associates: Proposed retaining walls are shown on the Architectural Drawings at Appendix 3 to the Response to Comments Letter. Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter, which show that planting will be established above the retaining wall located between the neighbourhood park and the commercial lot. Notwithstanding, conditions of consent are also included which have boundary interface restrictions for all lots adjacent to neighbourhood parks. This also applies to the commercial

			lot. Refer to Condition 80 of the land use consent.
18. Walkway vesting arrangements appear to be privately owned. Walkways shown on landscape plans do not specify whether they will vest or remain privately owned. Parks Planning and Parks and Community Facilities (PCF) will not assume ownership or maintenance responsibilities.	All walkways on private land will remain in private ownership to be managed by the residential society.	Resolved – walkways will remain in private ownership. Council is not amenable to take ownership of any associated walkways.	Resolved. Council has also confirmed that the public access easements over these walkways can be retained on the scheme plans.
19. Delineation of park boundary with residential lots is unclear for Lot 5020. Private/public boundaries are not accurately demonstrated with fencing or post locations in relation to Lot 5020.	This will be a 1.2m fence, plans will be revised to clearly show this and will be provided on 20 April.	Outstanding – Plan depictions do not match applicants' commentary.	B&A and Greenwood Associates: Updated Landscape Plans are included as Appendix 5 to the Response to Comments Letter. This includes detail on the interface between the residential lots and the neighbourhood park within Stage 2, including a 1.2m high fence and planting. Notwithstanding, conditions of consent are also included which have boundary interface restrictions for all lots adjacent to neighbourhood

			parks. Refer to Condition 80 of the land use consent.
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1.3 Response to Recommended / Amended Conditions

Condition Request from Council on the lodged condition document (Appendix 44 to the AEE)		Applicant Response	
Land Use Conditions			
<u>Advice note:</u> <u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created, and land is to be vested at the time of subdivision. It is advisable that any landscaping as part of the land use be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape</u>	This advice note is already included as part of the land use conditions, however, has been expanded as per the request. Refer Section 2.1.15 of the conditions.	Resolved.	Resolved.
<u>X1. Fencing to adjacent Neighbourhood Parks</u> <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) must be low height (1.2m) and at least 50% visually permeable.</u>	This condition is already included as part of the land use conditions (refer section 2.1.24 of the conditions).	Request a secondary amendment as follows: <i>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) (<u>Lots 1800 and 5020</u>) must be low</i>	Resolved –included at Condition 80 of the land use consent. Consent notices also included within 92 and 111 of the subdivision consent.

		height (1.2m) and at least 50% visually permeable. <u>The council is exempt from sharing costs. A consent notice will be required to be registered on Lots 358 and 1113-1127. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u>	
<u>X2. Fencing to adjacent Drainage Reserves</u> <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence 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.</u>	This condition is already included as part of the land use conditions (refer section 2.1.24 of the conditions).	Request a secondary amendment as follows: <i>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves (<u>Lots 1800, 5020, 1600–1602, 1604–1609, 1616, 1620–1624, 1627–1629</u>) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.</i>	Resolved – condition is included at Condition 81 of the land use consent. Lot references can be added if needed, once the drainage reserves are confirmed to be acceptable.

		<i><u>The council is exempt from sharing costs. A consent notice will be required to be registered on all adjacent residential lots. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></i>	
Subdivision Conditions			
Stage 1B X142. If no agreement is in place in accordance with Condition 141 by the time of application for the survey plan for Stage 1B-2 to be approved under section 223, then Lot 1800 <u>will remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u> <u>Advice Note:</u> <u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u>	This condition is not accepted as currently framed, due to reasons outlined in Section 1.2 above.		Noted as point of disagreement between the applicant and council, as per table above.

<u>shall be developed into residential lots in accordance</u> <u>with the following plans:</u> • <u>Scheme plan titled “Alternative Plan for Lots 359 – 370, 1512 Being Subdivision of Lot 1800 DP XXXXX Stage 1B-1”, dated 18 December 2025.</u> • <u>Scheme plan titled “Alternative Plan for Lots 359 – 370, 1512 Being Subdivision of Lot 1800 DP XXXXX Stage 1B-1”, dated 18 December 2025.</u> • <u>Architectural plans prepared by Terra Studio titled “A S1-1-87, A S1-1-88, A S1-1-89, A S1-1-90”</u> <u>X142/ X143. Balance lots for Neighbourhood Park purposes (Stage 1 Park Lot 1800)</u> <u>Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.</u> <u>The following requirements must be met in order to satisfy the condition:</u>			
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<u>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.</u> <u>b) The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <u>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.</u> <u>d) The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <u>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;</u> <u>ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> <u>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.</u>			
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<u>iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> <u>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.</u> <u>e) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</u> <u>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.</u>			
Stage 2 <u>X157. If no agreement is in place in accordance with Condition 156 by the time of</u>	The amendments to this condition are accepted and have been updated as part of the condition set.	Resolved.	Resolved. Refer to Condition 98 of the subdivision consent.

<u>application for the survey plan for Stage 2B-3 to be approved under section 223, then Lot 5020 will transfer to the Residential Society and the management and maintenance of the reserve shall be included as part of the Residential Society obligations as outlined in 113. will remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u> <u><i>Advice Note</i></u> <u><i>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</i></u>			
<u>X165-Residential Society</u> <u>The owners of all residential lots shall belong to the Residential Society and shall abide by its constitution (or similar incorporation documentation) and shall pay all monies levied by the Residential Society for the Common Infrastructure.</u> <u>Balance lots for Neighbourhood Park purposes (Stage 1 Park Lot 1800)</u>	This condition is not accepted for the reasons outlined above (relating to Stage 1 park).		Noted as point of disagreement between the applicant and council.

<u>Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.</u> <u>The following requirements must be met in order to satisfy the condition:</u> <u>g) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u> <u>h) The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <u>i) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u> <u>j) The structure, functions and rules of the Incorporated Society must include provision for the following:</u> <u>vi. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;</u>			
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<u>vii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> <u>viii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.</u> <u>ix. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> <u>x. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.</u> <u>k) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</u> <u>A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time.</u>			
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<u>The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.</u>			
Standard Parks Planning conditions			
Streetscape landscaping <u>Prior to the issue of the section 223 application under the RMA (at Engineering Plan Approval stage), the consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens/ street trees/ street gardens for approval by the Manager Parks Planning. In particular, the plans must:</u> <u>a) Be prepared by a suitably qualified landscape architect.</u> <u>b) Be in general accordance with the xxx prepared by xxx dated xxx.</u> <u>c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.</u> <u>d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions).	Requested secondary amendment to add in landscape plan references.	Resolved. The condition refers to the Landscape Drawings referred to in Attachment 1 of the consent. This table will be updated during the condition review period to ensure it captures the latest set of plans.

<u>accordance with the Auckland Transport Code of Practice.</u> <u>e) The provision of root barrier solutions for any encumbered street tree locations.</u> <u>f) Include planting methodology.</u> <u>g) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> <u>Advice note:</u> <u>Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.</u>			
Park and Reserve Development <u>1. Prior to the implementation of the works and as part of the Engineering Plan approval, the consent holder must submit for the approval of the Manager Parks Planning detailed engineering and landscaping plans for all hard assets / park furniture / fixtures /planting/grassing to enable reserve development to be undertaken within Lot/s xx. The plan(s) and supporting planting methodology, to be submitted for approval, must;</u> <u>a) Be in general accordance with the xxx prepared by xxx, dated xxx.</u>	This condition is not accepted. A new condition is proposed below which clarifies that the consent only requires basic reserve formation, consistent with the landscape drawings which show a grassed outcome. The applicant is willing to consider amendments if Council has standard wording. <i>“Prior to section 224(c) for the relevant stage, the consent holder must form the recreation reserves (Lot 1800 and Lot 5020) to a mowable</i>	Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP. Landscape drawings do not only depict a grassed outcome. One neighbourhood park also maintains planting and gradients which required detailed design, species selection, gradient confirmations and CPTED outcomes.	Resolved. Condition 77 now refers to drainage reserves and parks.

<u>b) Be prepared by suitably qualified person/s</u> <u>c) Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.</u> <u>d) Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.</u> <u>e) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.</u> <u>f) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.</u> <u>g) Identify the existing species to be retained.</u> <u>h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> <u>i) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u> <u>j) demonstrate a flood overlay identifying flood-prone areas within the reserve.</u>	<i>grassed surface, including final shaping, topsoiling, grassing, and removal of weeds and rubbish.</i> <i>Advice Note: No planting, park furniture, fixtures, structures, shared paths, or other hard or soft landscape works are required as part of this consent."</i>	The applicants proposed conditions is not accepted.	
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<u>k) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> <u>l) Include the location and specifications for a shared pathway (pedestrian and cycle) at a minimum of 3 metres in width.</u> <u>m) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u> <u>n) Provide a Safety in Design Register for the 3m wide shared pathway within the drainage reserves.</u> <u>o) [Parks planner to insert] Any other relevant agreed assets to mitigate for the development including accessways to vest, walkways, boardwalks, park edge road developments for new roads adjacent to existing park land, bridges.</u> <u>Advice note:</u> <u>Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.</u>			
Drainage reserves/ Stormwater ponds <u>Prior to the issue of the section 223 application under the RMA At (at Engineering</u>	This condition is accepted and has been included as part of the updated	Resolved.	Resolved. Detailed landscape plan conditions are included at

<u>Plan Approval stage), the consent holder must submit a detailed landscaping plan(s) for stormwater ponds and drainage reserves for approval by the Manager Parks Planning. The plans must:</u> <u>a) Be prepared by a suitably qualified landscape architect.</u> <u>b) Be in general accordance with the xxx prepared by xxx dated xxx.</u> <u>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.</u> <u>d) Include planting methodology.</u> <u>e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u> <u>f) demonstrate a flood overlay identifying flood-prone areas within the reserve.</u> <u>g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> <u>h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u>	condition set (refer section 3.1.14 of the conditions).		Condition 77 of the land use consent.
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<u>i) Provide a Safety in Design Register for the 3m wide shared pathway within the drainage reserves.</u> <u>j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> <u>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.</u>			
<u>In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets</u>	Conditions are already included for each stage which require a consent notice to be registered on the record of title for the residential society. No further amendments to the conditions are considered necessary.	Noted that the neighbourhood Park Lots (Lots 1800 and 5020) are not covered by this condition.	The Resident's Society conditions have been updated to ensure that the Stage 2 park lot is included, if it is not vested to Council. This does not apply to the Stage 1 park as the applicant does not propose to include this as part of the Resident's Society obligations. Refer to Condition 32 and 34 of the subdivision consent.
<u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:</u>	The parks conditions already require that they are to be transferred as "land in lieu of reserve (for the purpose of recreation)". Furthermore, no right of ways easement is needed for the parks as they are all accessed via road frontage. No further	Partially resolved. Maintenance access is not just for the neighbourhood park locations but all associated drainage reserves. Point 'b' is not required where access is provided via the associated	The subdivision conditions under section 223 have been updated to ensure that right of way easements apply to drainage reserves where necessary. Refer to Conditions 64, 80, and 101 of the subdivision consent.

<u>a) Stage 1 Park Lot X and Stage 2 Park Lot X must be shown as land in lieu of reserve (for the purpose of recreation).</u> <u>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</u>	amendments to the conditions are considered necessary.	vested road network. However, where access is not secured by easement, point 'b' should apply. Lots 1601 and 1603 will require a right-of-way mechanism to ensure access, including during interim stages of works given the staging.	
<u>Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.</u>	The parks conditions already require that they are to be free of easement, encumbrances and structures. No further amendments to the conditions are considered necessary.	The applicant's condition X165 only extends to Lot 1800.	A specific condition for Lot 5020 has been included. Refer to Condition 97 of the subdivision consent.
During Development			
Implementation of streetscape works <u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on lot(s) X, Y... in accordance with the approved streetscape plans and 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:</u> <u>a) The street must be cleared of any construction material, rubbish and surplus soil,</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions).	Requested secondary amendment to include specific lot references.	This has been accepted and updated within the condition set. Refer to condition 45 of the subdivision consent.

<u>and must be maintained in a neat and tidy condition.</u> <u>b) Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u> <u>c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u>			
Implementation of park landscape works <u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the park/s (lot(s) X, Y...) must be implemented in accordance with the approved landscape plans 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:</u>	This condition is not accepted for the reasons outlined above. A new condition is proposed as identified above.	Not resolved.	Condition 46 of the subdivision consent ensures that landscaping is implemented in accordance with the approved landscape plans.

a) <u>All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed</u> b) <u>and rubbish free.</u> c) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u> d) <u>Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the [council staff title] immediately.</u> e) <u>At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</u> f) <u>Any defects identified at the practical completion audit are to be remedied by the</u>			
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<u>applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.</u>			
<u>Weed control</u> <u>The consent holder must submit a Weed Control Programme to the satisfaction of the Manager Parks Planning within 2 months of the issue of this consent. The Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</u> <u>a) An inventory of the weed species to be removed;</u> <u>b) Removal techniques to be utilised; weed disposal methods</u> <u>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)</u> <u>d) Any re-vegetation programme required to prevent re infestation of weeds</u> <u>e) As assessment of any ecological issues around the removal of vegetation</u> <u>f) Methods for addressing stability and erosion and sediment control methods</u>	The applicant is currently reviewing this condition in the context of the email received from Auckland Council Parks on 15 April and will provide an update by 20 April.	Not resolved.	A specific condition on this is not required as weed control will form part of the maintenance requirements for the areas to be vested.

As-built plans <u>Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:</u> <u>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).</u> <u>b) The following requirements apply to digital formats:</u> <u>i. All dimensions are to be in millimetres, and all levels and lengths in metres.</u> <u>ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).</u> <u>c) All graphical data to be located/plotted to the following accuracy:</u> <u>i. X & Y coordinates +/-100mm</u> <u>ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates</u> <u>iii. Invert levels +/- 20mm.</u>	This condition is accepted with a minor amendment that clarifies this is for areas to be vested. Therefore, this would not apply if the neighbourhood park in Stage 2 is to be retained in private ownership. Refer section 3.1.14 in the updated condition set.	Resolved.	Resolved.
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<u>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.</u> <u>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.</u> <u>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.</u> <u>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</u> <u>g) Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u>			
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<u>h) Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u> <u>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.</u> <u>ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u>			
Post Development			
Maintenance - Streetscape <u>Prior to the issue of the section 224(c) certificate [Replace green text for KO applications with: the start of the maintenance period], the consent holder must provide for the approval of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (Lot xxx). The Maintenance Plan must include:</u> <u>a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions). (d) has not been included as it is unclear what this relates to.		

<u>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.</u> <u>c) Vandalism eradication policies.</u> <u>d) Design strategy, specification and management plans for the treatment/maintenance issue relating to lot xxx.</u>			
<u>The consent holder must undertake maintenance, in accordance with the approved 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 Parks Planning during this period must be remedied by the consent holder at their expense.</u>	This condition has been partially accepted, with an amendment that requires the maintenance period to be two years (refer section 3.1.14 of the conditions).		As per comments above, the Applicant considers that a two-year maintenance period for the street trees is sufficient and consistent with consents on other developments. Notwithstanding, the maintenance plan conditions have been accepted.
<u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of three years following the replacement planting, to the satisfaction of the Manager Parks Planning.</u>	This condition is only partially accepted and has been combined with the condition above (refer section 3.1.14 of the conditions). While the replacement of any damaged or stolen planting during the maintenance period is supported, the requirement to reset and apply a new three-year maintenance period for each individual replacement plant is not		Not accepted by the Applicant.

	practical for a development of this scale. This approach would create an ongoing and potentially indefinite maintenance obligation that is difficult to monitor, administer, and enforce, particularly where damage or theft may occur at different times across the site. A more appropriate approach is for all replacement planting to be maintained for the remainder of the original maintenance period, rather than triggering a new maintenance period for each instance. This ensures that planting is successfully established while providing a clear, consistent, and manageable timeframe for both the consent holder and Council.		
Monitoring Report – Streetscape (3-year maintenance period) <u>3. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for approval every 3 months for the duration of the 3-years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot xxx:</u>	This condition has been partially accepted, with an amendment that requires the maintenance period to be two years (refer section 3.1.14 of the conditions).	Council does not accept two year maintenance period.	As per comments above, the Applicant considers that a two-year maintenance period for the street trees is sufficient and consistent with consents on other developments. Notwithstanding, the monitoring plan conditions have been accepted.

<u>a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> <u>b) State of protection barriers where required;</u> <u>c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;</u> <u>d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> <u>e) Details on the condition of, and recommendations for maintenance of, the fencing and</u> <u>f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u> <u>Any recommended remediation work must include a start date for replanting.</u> <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u> <u>Advice Note:</u> <u>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.</u>			
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Monitoring Report – Reserves (5-year maintenance period) <u>4. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Lot xxxx:</u> <u>a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> <u>b) State of protection barriers where required;</u> <u>c) Canopy closure, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;</u> <u>d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> <u>e) Details on the condition of, and recommendations for maintenance of, the fencing and</u> <u>f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u>	The applicant is currently reviewing this condition in the context of the email received from Auckland Council Parks on 15 April and will provide an update by 20 April.	Not resolved.	A monitoring plan condition for the drainage reserves is included within Condition 54.
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<u>Any recommended remediation work must include a start date for replanting.</u> <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u> <u>Advice Note:</u> <u>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u>			
Boundary Treatments			
<u>Retaining Walls</u> <u>Any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots (Lot xxx) and JOAL and must be clear of the boundary of the reserve(s) (Lot xxx). The retaining wall must be no higher than;</u> <u>- 1m above existing ground level adjacent to Lot 5020.</u> <u>- 1.5m above existing ground level adjacent to Lot 1800.</u> <u>A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u>	This condition is accepted and has been included as part of the updated condition set (refer section 2.1.24 of the conditions).	Condition resolved, subject to inclusion of specific lot references, but awaiting updates to drawings.	Resolved.

Consent Notices <u>8. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for lots [x,y &z]. The consent notice/s must record that condition/s [xx, yy and zz] is/are to be complied with on a continuing basis.</u> <u>a. Any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots (Lot xxx) and JOAL and must be clear of the boundary of the reserve(s) (Lot xxx). The retaining walls must be no higher than;</u> <u>- 1m above existing ground level adjacent to Lot 5020.</u> <u>- 1.5m above existing ground level adjacent to Lot 1800.</u> <u>b. Any fencing, hedging or planting along boundaries or within 2m of boundaries of Lot xxx must be either low height (1.2m) and at least 50% visually permeable. Landscape planting must be maintained to ensure 50% visual permeability. The Council is exempt from sharing costs.</u> <u>Advice Notes:</u>	This condition has been partially accepted and included within the updated condition set (section 3.3.2 and 3.4.2).	The applicants consent notices do not go into specific height or treatment details. Specific lot references are preferred to maintain consistency.	Specific heights were included within the conditions.
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<u>Landowner approvals: All works in X Reserve/Park will require Landowner Approval prior to any works being undertaken. Approval requests can be sent to landadvisors@aucklandcouncil.govt.nz</u> <u>Tree asset owner approvals: Any tree removals or works affecting vegetation on X Reserve/Park land or existing street trees will require Tree Asset Owner Approval from the Community Facilities Urban Forest Specialist Team. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.</u>			
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