

Fast-track Approvals Act 2024 – Milldale Substantive Application
Technical Addendum – update information received 25/08/2025
BUN60446761 / FTAA-2503-1038

Technical Specialist Memo – Parks Planning

From:

Douglas Sadlier – Senior Parks Planner
(Prepared in the absence of Cas Hannink – being on leave)

Qualifications
& Relevant
Experience:

Douglas Sadlier - I hold the qualifications of Master of Urban Design (hons); Bachelor of Planning; Bachelor of Arts; and a Post-Graduate Diploma in Business (Quality Management) obtained from the University of Auckland and a Business Diploma in Management from the New Zealand Institute of Management.
I am a full member of the New Zealand Planning Institute. I have prepared expert technical assessments for resource consent applications, structure plans, notice of requirements, Centre plans, plan changes and fast-track applications.

Preparation in
Accordance
with the Code
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses ([Code](#)), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

I confirm that having read the previous assessment prepared by Cas Hannink I was able to review the amended information provided by the applicant, address the gaps previously identified and to assess the conditions package for Parks requirements.

Date:

02/09/2025

1.0 Executive Summary / Principal Issues

- This addendum is confirming that Parks have not changed its view and all matters noted previously and supplemented by the addendum report prepared by Cas Hannink on 13 August 2025 are maintained.

2.0 Specialist Assessment – Previous Memo / Comments Overview

1. Please refer to the assessment contained in the addendum memorandum on 13 August 2025 prepared by Cas Hannink.

3.0 Specialist Assessment – Material Reviewed

Review of 25/08/2025 Updates

- This updated memorandum is to be read in conjunction with the addendum prepared by Cas Hannink dated 13 August 2025.
- All matters contained in the mentioned memorandum is unchanged and relevant to the updated information received on 25/08/2025.
- It is acknowledged that the applicant has again removed specific Park requirements proposed from the conditions packaged.
- Should these conditions be removed Parks would not be able to support the proposal or accept assets that would cause an undue financial burden on the community that will be required to fund this infrastructure from rates.
- Allan Christensen Manager Land Advisory Services has provided further amendments to condition 84 (subdivision condition – parks to vest as land in lieu of reserve) as noted in the latest conditions package below.

4.0 Specialist Assessment – Addendum – Outstanding Issues / Information Gaps

At the time of writing this memo, and having reviewed the 25 August 2025 updates from the Applicant, I have identified the same information gaps as contained in the addendum memo prepared by Cas Hannink on 13 August 2025.

These have not been repeated in this memo and must be read in conjunction with the latest updated information received by the applicant.

The only change to be made relates to changes in the subdivision condition relating to parks to vest as land in lieu of reserve, These matters have been addressed in condition 84 of the latest conditions package.

Parks previously requested amendments to the conditions have been compared to the latest conditions received from the Applicant as contained in the Volume 8: Milldale Stages 10-13, 4C and WWTP Updated Conditions of Consent, revised on 22 August 2025.

As per the applicant's updated conditions package of 6 August 2025 the conditions package received by Council on 25 August 2025 again has removed crucial requirements from Parks from the conditions set.

Please refer to the information gap analysis contained in the 13/08/2025 memo prepared by Cas Hannink as no changes are to be made to this assessment.

5.0 Proposed Conditions

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

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

While Parks Planning considers it best practice to defer any decision to grant consent until the deficiencies above are remedied, some of the deficiencies can be addressed at detailed design and engineering plan approval through the provided and recommended conditions outlined in the table below on a non-prejudice basis. Where a specific condition number has not been identified, a 'X#' has been used to indicate its inclusion accordingly.

The applicant's proposed conditions as contained in Volume 8 as part of the information received on 25 August 2025 have been reviewed and amendments to suit Parks requirements will be depicted as follow with strikethrough lines in the red text (**deletions**) and parks planning insertions in blue text (**insertions**)

Greenfield Stages 10-13 Conditions of Consent BUN 200

Land Use Condition		Commentary
24.	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the	General additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.

	<p>Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.</p> <p><u>Advice note:</u></p> <p><u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.</u></p>	
Stages 10-13 Subdivision Conditions of Consent SUB 201		Commentary
X1.	<p><u>Survey Plan Approval (s223) Condition – All Stages</u></p> <p><u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:</u></p> <p>a) <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 must be shown as Land in Lieu of Reserve (for the purpose of recreation)</u></p> <p><u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u></p>	<p>Additional s223 survey condition required for vesting classifications to be located after Condition 32.</p>
X2.	<p><u>Weed control for Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) and Drainage Reserves (Lots 6000-6006, 6009-6022)</u></p> <p>a) <u>The consent holder must submit a Weed Control Programme for certification to the Manager of Parks Planning within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</u></p> <p>b) <u>An inventory of the weed species to be removed;</u></p> <p>c) <u>Removal techniques to be utilised; weed disposal methods;</u></p> <p>d) <u>Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);</u></p>	<p>Inclusion of weed control additional condition for neighbourhood parks and drainage reserves for future maintenance and appropriate handover.</p>

	<p>e) <u>Any re-vegetation programme required to prevent re infestation of weeds;</u></p> <p>f) <u>As assessment of any ecological issues around the removal of vegetation;</u></p> <p><u>Methods for addressing stability and erosion and sediment control methods.</u></p>	
84.	<p>Parks to Vest as Land in Lieu of Reserve</p> <p>Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).</p> <p>Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002</p> <p>If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant.</p> <p>Where vesting of reserves is to occur, all reserves must vest 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 unless otherwise agreed with Council Parks Department.</p> <p><u>Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002)</u></p> <p><u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 shall be transferred to Auckland Council as land in lieu of reserve if by the time of application for the survey plan for Stage 10 and Stage 12 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u></p>	<p>Removal of applicants condition 84 to preserve future open space outcomes and substitute it with Parks recommended condition. The change is to ensure lots 7000 and 7002 are coming across to Council under the LGA.</p>
103.	<p>Streetscape and Public Accessway Landscaping</p> <p><u>Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 & 819-820) and Public Accessway (Lots 3001-3009) Landscaping</u></p>	<p>Additional condition wording relating to species lots and sequencing and timing.</p>

	<p><u>Prior to the implementation of works and as part of the engineering plan approval,</u> the Consent Holder must submit detailed streetscape landscaping plans for all public roads and public accessways to the Council for approval for certification. In particular, the plans must <u>The plan(s) and supporting planting methodology, to be submitted for certification must:</u></p> <ul style="list-style-type: none"> (a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans <u>prepared by LASF Landscape Architects, revision 2, dated 31/07/2025.</u> referenced in Condition 1; (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; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in general accordance with the AT Code of Practice; (e) Include hard landscaping details for accessways; (f) Include planting methodology; (g) Include all lighting details within the proposed streets and accessways; and (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping. (i) <u>Have <i>Phormium tenax</i> replaced in the planting schedule for the proposed accessway batters by more suitable alternative species to better address maintenance of batter areas.</u> <p><u>Advice note:</u></p> <p><u><i>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></u></p>	
104.	<p>Drainage Reserve and Parks Parks and Reserve Development (Stage 10 (Park Lot 7000) and Stage 12 (Park</p>	Condition included with specific reference and to differentiate

<p><u>Lot 7002))</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval</u>, the Consent Holder must submit detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/grassing turfing) for all local purpose drainage reserves and land in lieu of reserves (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) as shown on the approved scheme plans referenced in Condition 1. The plans must <u>The plan(s) and supporting planting methodology, to be submitted for certification must:</u></p> <ul style="list-style-type: none"> (a) Be prepared by a suitable qualified landscape architect <u>Be prepared by suitably qualified person/s.</u> (b) Be in general accordance with the relevant landscape plans referenced in Condition 1 <u>Be in general accordance with the landscape plans prepared by LASF Landscape Architects, revision 2, dated 31/07/2025.</u> (c) Include a weed <u>and pest</u> management plan detailing weed eradication and control methods for the park, prior to and after planting. (d) 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. (e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used. (f) Identify the existing species to be retained. (g) Demonstrate the proposed slopes <u>Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve.</u> (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape. (i) <u>Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.</u> (j) <u>Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose.</u> 	<p>between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while allowing for overbearing retaining to be mitigated.</p>
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	<p>(k) <u>Locate stormwater outfalls and retaining walls outside reserve areas and naturalised to reduce visual effects.</u></p> <p>(l) <u>No transformers are to be located within or on the boundary of the reserve.</u></p> <p>(m) <u>The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 09 within Lot 1022 (adjacent to Lot 7002) to the satisfaction of the Parks Planning Manager.</u></p> <p>(n) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</p> <p>Advice note:</p> <ul style="list-style-type: none"> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i> • <u><i>If the consent holder wishes to place any structures or assets on the proposed reserve, approval will be required from the local board.</i></u> • <u><i>If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.</i></u> 	
X3.	<p><u>Parks condition only where drainage reserves are acceptable to Healthy Waters:</u></p> <p><u>Drainage reserves landscaping (Lots 6000-6006, 6009-6022)</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserves for the certification of the Manager Parks Planning. The plans must:</u></p>	<p>Condition included with specific reference and to differentiate between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while allowing for overbearing retaining to be mitigated.</p>

	<p>a) <u>Be prepared by a suitably qualified landscape architect.</u></p> <p>b) <u>Be in general accordance with the Landscape Plans prepared by LASF Landscape Architects, revision 2, dated 31/07/2025.</u></p> <p>c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.</u></p> <p>d) <u>Include planting methodology.</u></p> <p>e) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u></p> <p>f) <u>demonstrate a flood overlay identifying flood-prone areas within the reserve.</u></p> <p>g) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u></p> <p>h) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u></p> <p>i) <u>Provide a Safety in Design Register for shared pathway connections within the drainage reserves.</u></p> <p>j) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u></p> <p>k) <u>Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.</u></p> <p>l) <u>The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 14 within Lots 1024 and 1025 (adjacent to Lot 6019) to the satisfaction of the Parks Planning Manager.</u></p> <p><u>Advice note:</u></p> <p>i. <u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></p> <p>ii. <u>Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.</u></p>	
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	<p>iii. <u>Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.</u></p>	
X4.	<p><u>Lots 7000 and 7002 must vest in accordance with s239 and be free of any easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.</u></p>	<p>Ensure reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development. Be in line with s239.</p>
X5.	<p><u>If no agreement is in place in accordance with Condition 84 by the time of application for the survey plan for Stage 10 and 12 to be approved under section 223, then Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 will remain as a balance for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u></p> <p><u>Advice Note:</u></p> <p><u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in the RFI – Change Plan (referenced A-RFI-1-01, prepared by Terra Studio), will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u></p>	<p>Removal of applicant's condition 84 to preserve future open space outcomes if open space lots are not acquired by Council and substitute it with Parks recommended condition.</p>
X6.	<p><u>Balance lots for Neighbourhood Park purposes Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002)</u></p> <p><u>Prior to the issue of a s.224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition X.</u></p> <p><u>The following requirements must be met in order to satisfy the condition:</u></p> <p>(a) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior</u></p>	<p>If no agreement is in place, this condition ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.</p>

	<p><u>approval of Auckland Council.</u></p> <p>(b) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u></p> <p>(c) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u></p> <p>(d) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u></p> <ul style="list-style-type: none"> i. <u>All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;</u> ii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> iii. <u>The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.</u> iv. <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> v. <u>An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.</u> 	
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	<p>(e) <u>All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</u></p> <p>(f) <u>A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.</u></p>	
X7.	<p><u>In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.</u></p>	<p>This condition secures the long-term maintenance of shared open spaces and infrastructure by requiring future lot owners to be members of an Incorporated Society. It ensures these areas are managed and funded by residents if not vested in Council.</p>
105.	<p>Implementation of Streetscape and Public Accessway Landscape Works</p> <p>Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p> <p>Advice note:</p> <p>Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period</p> <p><u>Implementation of Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 & 819-820)and Public Accessway (Lots 3001-3009) Landscape Works</u></p>	<p>Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover</p>

	<p><u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-30092000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u></p> <ul style="list-style-type: none"> a) <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u> b) <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u> <p><u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u></p>	
106.	<p>Implementation of Drainage Reserve and Parks Landscape Works</p> <p>Prior to the issue of section 224(c) certification, all hard and soft landscape works (including pedestrian bridges) within the public drainage reserves and public parks must be implemented in general accordance with the approved landscape plans in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p> <p><u>Implementation of Neighbourhood park (Stage 10 Park Lot 7000) and Stage 12 Park Lot 7002) and drainage reserve (Lots 6000-6006, 6009-6022) Landscape Works</u></p>	<p>Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</p>

	<p><u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:</u></p> <ul style="list-style-type: none"> a) <u>All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.</u> b) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u> c) <u>Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately.</u> d) <u>At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</u> <p><u>Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.</u></p>	
X8.	<p><u>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions</u></p>	<p>Implementation and certification condition which acts as a ‘proof condition’ at the s224c stage and for appropriate asset handover.</p>

	<p><u>that have not been complied with:</u></p> <ul style="list-style-type: none"> (a) <u>a completion certificate has been issued in relation to any conditions to which section 222 applies;</u> (b) <u>a consent notice has been issued in relation to any conditions to which section 221 applies; and</u> (c) <u>a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</u> 	
111.	<p>As-built Plans</p> <p>The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads, accessways, drainage reserves and parks in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:</p> <ul style="list-style-type: none"> (a) Asset names; (b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated; (c) All underground services and drainage; and (d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule. <p><u>Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:</u></p> <ul style="list-style-type: none"> a) <u>For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).</u> b) <u>The following requirements apply to digital formats:</u> <ul style="list-style-type: none"> i. <u>All dimensions are to be in millimetres, and all levels and lengths in metres.</u> ii. <u>All locational data must be plotted in New Zealand Transverse Mercator 2000</u> 	<p>Required for councils asset mappers to appropriately detail relevant assets for future maintenance.</p>

	<p><u>(NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).</u></p> <p>c) <u>All graphical data to be located/plotted to the following accuracy:</u></p> <ul style="list-style-type: none"> i. <u>X & Y coordinates +/-100mm</u> ii. <u>Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates</u> iii. <u>Invert levels +/- 20mm.</u> iv. <u>Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.</u> <p>d) <u>The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.</u></p> <p>e) <u>The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.</u></p> <p>f) <u>Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets</u></p> <p>g) <u>Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (Latin) names and referencing any cultivars</u></p> <p>h) <u>Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u></p>	
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	<p>i) <u>Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u></p> <p>i. <u>All assets Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.</u></p> <p>ii. <u>Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u></p>	
X9.	<p><u>POST DEVELOPMENT</u></p> <p><u>Maintenance – Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape and accessways (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009). The Maintenance Plan must include:</u></p> <p>a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u></p> <p>b) <u>Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.</u></p> <p>c) <u>Vandalism eradication policies.</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover.</p>
X10.	<p><u>The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	<p>Relevant maintenance and s224c stage condition which includes maintenance period for appropriate asset handover.</p>

X11.	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover.
X12.	<p><u>Monitoring Report – (2-year maintenance period)</u> <u>Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u></p> <p><u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 2000-2006, 2008 and 2100-2106:</u></p> <ul style="list-style-type: none"> a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> b) <u>State of protection barriers where required;</u> c) <u>Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u> d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u> f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u> <p><u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.

	<p><u>Advice Note:</u></p> <p><i><u>This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u></i></p>	
X13.	<p><u>Monitoring Report – (5-year maintenance period) Neighbourhood Parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u></p> <p><u>Following the written confirmation that the landscaping works have been implemented to the satisfaction of the Manager of Parks Planning, the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022):</u></p> <ul style="list-style-type: none"> a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> b) <u>State of protection barriers where required;</u> c) <u>Canopy closure, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u> d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u> f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u> <u>Any recommended remediation work must include a start date for replanting.</u> 	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>

	<p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p><u>Advice Note:</u></p> <p><u><i>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></u></p>	
X14.	<p><u>Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves (neighbourhood Parks being Park Lot X (Stage 1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:</u></p> <ul style="list-style-type: none"> a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u> b) <u>Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.</u> c) <u>Vandalism eradication policies.</u> 	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.
X15.	<p><u>The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.

X16.	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>
X17.	<p><u>SECTION 224(C) REQUIREMENTS</u></p> <p><u>Boundary treatments</u></p> <p><u>Retaining Walls adjacent to lots to vest neighbourhood park Stage 12 (Park Lot 7002) and the drainage reserve (Lot 6020)</u></p> <p><u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). The retaining walls must be no higher than 1.5m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>
X18.	<p><u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1, 19, 25, 30, 36, 45, 53, 61, 124-129, 142-149, 152, 153, 162, 163, 168, 169, 188, 193, 198, 229, 230, 236, 266, 282, 291, 323, 335, 336, 356, 4017, 4018, 468, 472, 474, 482, 483-490, 492, 545, 595, 1001, 1004, 1005, 1022, 1024, 1025, 1026 and 1027 . The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</u></p> <p>(a) <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). The retaining walls must be no higher than 1.5m above existing ground level.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>

	<p>(b) <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 7002 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1022. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	
Stage 4C Conditions of Consent LUC 301		
Land Use Conditions		
X19.	<p><u>Landscape Design</u></p> <p><u>Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the landscape design from what is shown on the approved plans referenced in condition 1, the Consent Holder must provide the Council with an updated set of landscape design drawings.</u></p> <p><u>Advice note:</u></p> <p><u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.</u></p>	<p>Additional condition and advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.</p>
Subdivision Conditions		
53.	<p><u>Streetscape and Public Accessway Landscaping (Lots 4200, 8000, 8001 and 8002)</u></p> <p><u>Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must:</u></p> <ul style="list-style-type: none"> (a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans <u>prepared by Bespoke Landscape Architects, revision A, dated February 2025.</u> referenced in Condition 4; (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 	<p>Additional condition wording for sequencing and detailed design.</p>

	<p>material palette, location of street lights and other service access points;</p> <p>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the AT Code of Practice;</p> <p>(e) Include hard landscaping details for accessways;</p> <p>(f) Include planting methodology;</p> <p>(g) Include all lighting details within the proposed streets and accessways; and</p> <p>(h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</p> <p><u>Advice note:</u></p> <p><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></p>	
54.	<p>Implementation of Public Roads and Public Accessway</p> <p>Landscape Works</p> <p>Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p> <p>Advice note:</p> <p>Practical completion will be determined by Council prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.</p> <p><u>Implementation of Streetscape and Public Accessway Landscape Works (Lots 4200, 8000, 8001 and 8002)</u></p> <p><u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in</u></p>	<p>Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</p>

	<p><u>particular the following:</u></p> <ul style="list-style-type: none"> a) <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u> b) <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u> c) <u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u> 	
56.	<p>Landscape Maintenance</p> <p>The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway 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. <u>Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.
57.	<p>As-built Plans</p> <p>The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads and the public accessway in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:</p> <p>(a) Asset names;</p>	Required for councils asset mappers to appropriately detail relevant assets for future maintenance.

- ~~(b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated~~
- ~~(c) All underground services and drainage; and;~~
- ~~(d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.~~

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

- (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:
 - c. X & Y coordinates +/-100mm
 - d. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
 - e. Invert levels +/- 20mm.
 - f. 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

	<p><u>sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.</u></p> <p>(f) <u>Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets</u></p> <p>(g) <u>Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars</u></p> <p>(h) <u>Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u></p> <p>(i) <u>Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u></p> <p>i. <u>All assets Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.</u></p> <p><u>Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u></p>	
X20.	<p>Landscape Maintenance Plan (Public Roads and Accessway Landscaping)</p> <p>Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Maintenance Plan for all planting and landscaping to be established in public roads and accessways to the Council. The Maintenance Plan must include:</p> <p>(a) — Vegetation maintenance policies for the proposed planting, in particular details o maintenance methodology and dates / frequencies;</p> <p>(b) — Details of watering, weeding, trimming, cultivation, pest and disease control, checking o stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and</p> <p>(c) — Vandalism eradication policies.</p>	<p>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</p>

	<p><u>POST DEVELOPMENT</u></p> <p><u>Maintenance – Streetscape (Lots 8000, 8001 and 8002)</u></p> <p><u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (Lots 2000-2006, 2008 and 2100-2106). The Maintenance Plan must include:</u></p> <ul style="list-style-type: none"> (a) <u>Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</u> (b) <u>Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.</u> (c) <u>Vandalism eradication policies.</u> 	
X21.	<p><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></p>	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.
X22.	<p><u>Monitoring Report – Streetscape (2-year maintenance period) (Lots 8000, 8001 and 8002)</u></p> <p><u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 2000-2006, 2008 and 2100-2106:</u></p> <ul style="list-style-type: none"> a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> 	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.

	<p>b) <u>State of protection barriers where required;</u></p> <p>c) <u>Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u></p> <p>d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u></p> <p>e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u></p> <p>f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u></p> <p><u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p><u>Advice Note:</u></p> <p><u><i>This condition requires monitoring reports to be submitted for a minimum of 2 years following planting.</i></u></p> <p><u><i>This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></u></p>	
62.	<p>Accessway Boundary Treatment (Lots 4015, 4017 and 4018) Any fencing, hedging or planting along the common boundary of Lots 4015, 4017 and 4018 with a public accessway must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 301.</p> <p>Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and must be at least 50% visually permeable.</p> <p><u>SECTION 224(C) REQUIREMENTS</u></p> <p><u>Boundary treatments</u></p> <p><u>Retaining Walls adjacent to accessway (Lot 4200)</u></p> <p><u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any accessway (Lots 4200). The</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>

	<p><u>retaining walls must be no higher than 1.4m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u></p>	
X23.	<p><u>Fencing to adjacent accessway (Lot 4200)</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of accessway Lot 4200 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lot 4015 (506-512). The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u></p>	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>
X24.	<p><u>Consent Notices</u></p> <p><u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lot 4015 (506-512). The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</u></p> <ul style="list-style-type: none"> a) <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of the accessway Lot 4200. The retaining walls must be no higher than 1.4m above existing ground level.</u> b) <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lot 4200 must be low height (1.2m) and at least 50% visually permeable. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u> 	<p>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</p>

5.0 Recommendation

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

While Parks Planning considers it best practice to defer any decision to grant consent until the deficiencies

above are remedied, Parks Planning supports the Fast Track proposal and for the above deficiencies to be suitability addressed at detailed design and engineering plan approval.

Memo prepared by:
Douglas Sadler – Parks Senior Planner



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



Date:

02/09/2025