Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure K:

Parks

Dr. Roja Tafaroji

08 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo – Parks Planning

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Roja Tafaroji - Senior Parks Planner
Qualifications & Relevant Experience:	I hold the qualification(s) of a PhD degree in Planning from the University of Auckland, a Master of Urban Design from Iran University of Science of Technology, and a Bachelor of Architecture from Gulian University, and have more than 15 years of experience as an architect, urban designer, researcher, service and asset planning analyst, urban planner and parks planner both in Iran and Aotearoa New Zealand. I am an associate member of New Zealand Planning Institute. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions. I provided Parks Asset Owner memo and feedback at pre-app stage for this proposal under PRR00043648.
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.

Signature:	 Roja Tafaroji Senior Parks Planner
Date:	08/10/2026
Lead Agency Release	Hester Gerber Manager Parks Planning 8/10/2026 

3.0 Executive Summary / Principal Issues

3.1. *Proposed Beachlands South development includes a diverse and extensive open space network comprising a suburb park, neighbourhood parks, civic space (Village Green), esplanade reserves, coastal open space, ecological areas, green links, and active transport connections. Parks appreciates the overall intent of providing the open space network and provides support subject to the network contributing to recreational, ecological, landscape, and amenity outcomes for future residents. The assessment has been undertaken with reference to the proposed Beachlands South Master Plan, the Auckland Council Open Space, Sport and Recreation Strategy (OSSRS), relevant Auckland Unitary Plan provisions, Auckland Plan 2050, and the National Policy Statement on Urban Development (NPS-UD), particularly the requirement to achieve well-functioning urban environments that provide people with good access to public open space and recreational opportunities.*

3.2. *While the proposed open space network broadly aligns with the Master Plan framework and delivers significant open space assets, Parks is not satisfied that the proposed open space network, in its current form, achieves the OSSRS outcomes. relating to park hierarchy, equitable distribution, accessibility, functionality, and long-term recreation provision. In particular, Parks has concerns regarding the proposed location and function of the Suburb Park, reliance on school-site open space, the functionality of several neighbourhood parks, and unresolved matters relating to the ownership, management, and resilience of the coastal open space network.*

3.3. *Parks does not accept open space associated with the proposed school site as forming part of the permanent public open space network, as unrestricted public access cannot be guaranteed. Excluding school-site open space from the assessment highlights concerns regarding the distribution of higher-order open space across the development. From a Parks perspective, the currently proposed network is overly centralised, resulting in overlapping park catchments and reduced accessibility for future residents within the southern parts of the development and future growth areas. Council's catchment analysis indicates that an alternative Suburb Park location would provide a more balanced and efficient open space network consistent with OSSRS outcomes.*

3.4. *Parks is supportive of the provision of esplanade reserves, coastal access, ecological open space, and civic open space outcomes. However, clarification remains necessary regarding the extent, ownership, vesting arrangements, management responsibilities, and long-term resilience of the coastal open space network, particularly in areas potentially affected by coastal hazards. Additional information is also required regarding neighbourhood park functionality, reserve design, landscape treatment, asset acceptance requirements, and future vesting arrangements.*

3.5. *Overall, Parks concludes that a revised open space configuration, including a more appropriately located Suburb Park, would better achieve the intended outcomes of the OSSRS and more effectively support the NPS-UD objective of a well-functioning urban environment by providing a more equitable distribution of open space, improved accessibility, reduced duplication of park functions, and a more efficient and connected park network for existing and future residents. Subject to the matters identified in this memorandum being addressed through plan refinement and recommended conditions, Parks does not oppose to the proposed development.*

4.0 Documents Reviewed

4.1 *The following assessment has been informed by a review of the application material, including but not limited to:*

- *Beachlands South Open Space Strategy, Rev. B, prepared by Jasmax and Studio Pacific Architecture, dated 12 August 2026,*
- *Scheme plans 1 & 2, prepared by Harrison Grierson, Rev. B, dated 11.08.2026,*
- *Planning Assessment documentation (AEE), prepared by Uni Environmental, reviewed by Barkers & Associates and Tattico Ltd., dated 26 June 2026,*
- *Attachment 0B2, S67 Response Table, and*
- *Other supporting technical reports.*

4.2 *Parks also attended meetings and discussions and provided feedback to the applicant during the pre-app stage under PRR00043648. The feedback I provided to the applicant is consistent with my assessment in this memo.*

4.3 *The assessment has also drawn upon input from Council's Principal Property specialist and Senior Policy Advisor from Community and Resilience Policy team regarding open space provision and catchment analysis, together with advice from Urban Designer, Landscape Architect, Parks and Places specialist, Landscape Specialist Advisor, Coastal Hazard Specialist and other relevant Council subject matter experts where appropriate.*

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

N/A

6.0 Specialist Assessment

Existing Environment

6.1. The Beachlands South development area comprises approximately 132ha of Future Urban Zoned land identified for urban development through the Beachlands South Master Plan. The Master Plan anticipates the establishment of an integrated open space network comprising a suburb park, neighbourhood parks, coastal and ecological open space, green links, play opportunities, and active transport connections.

6.2. The site is bounded by the coastal environment to the west and contains areas identified for future residential, commercial, education, ecological, transport and stormwater management purposes. The Master Plan envisages that growth within Beachlands South will be supported by a network of publicly accessible open spaces that contribute to recreation, connectivity, ecological outcomes and community wellbeing.

6.3. The application proposes an extensive open space network consisting of a coastal reserve system, green links, ecological open space, stormwater reserves, neighbourhood-scale open spaces, a centrally located civic space (Village Green), and a higher-order park identified as a Suburb Park. The proposal also includes a school site containing open space that the applicant has relied upon, to some extent, as part of the broader recreational network.

Assessment of Potential Effects

6.4. From a Parks perspective, the key consideration is whether the proposed parks, green corridors, coastal reserves and open space network will collectively provide an equitable, accessible, functional and resilient environment that supports recreation, connectivity, ecological outcomes, community wellbeing and the long term needs of existing and future residents.

Public Open Space Provision

6.5. The proposed open space network includes a variety of park and open space typologies intended to cater for a range of active and passive recreational needs.

6.6. However, for the purposes of assessing public open space provision, I do not regard open space located within the proposed school site as forming part of the permanent public open space network. Access to school land is dependent on operational, management and security considerations and cannot be relied upon as unrestricted public open space available on a 24-hour, seven-day-a-week basis.

6.7. Excluding school-site open space from the public open space assessment results in a materially different understanding of park provision, catchment coverage and hierarchy throughout the development.

Assessment of the Proposed Suburb Park

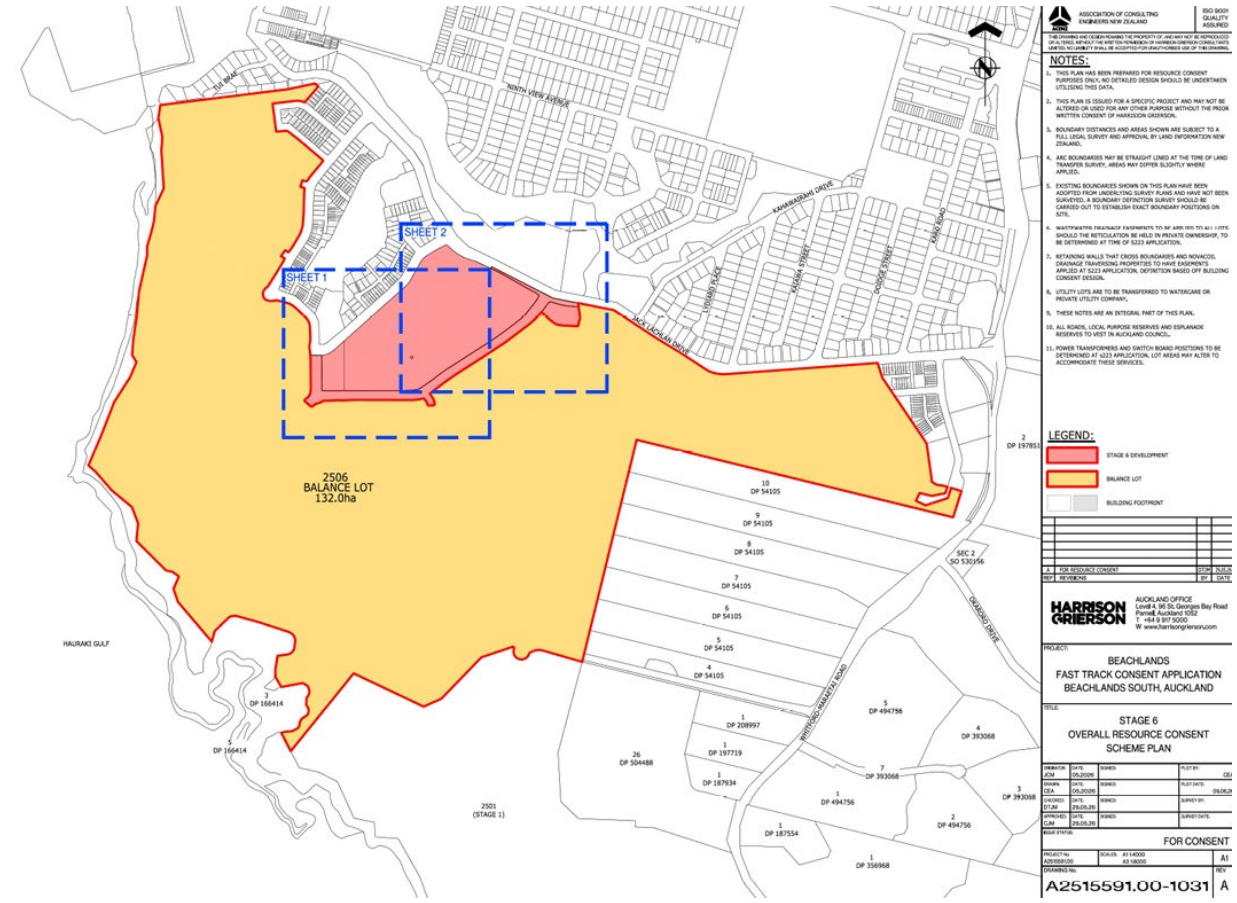
6.8. The proposal includes provision for a Suburb Park within the Beachlands South open space hierarchy. The applicant's Open Space Strategy identifies the Suburb Park as the primary destination open space for the development and references its role in providing for a range of community recreation outcomes. However, there appears to be some inconsistency across the

application material regarding the location, size and intended function of this park. In particular, different plan sets and supporting documents variously depict the Suburb Park as part of a larger superlot associated with the proposed school site, while other scheme plans identify a separate area intended to fulfil this function.

Figure 1.Snippet of Open Space Typologies from Open Space Strategy document



Figure 2. Snippet of the scheme plan showing the extent of suburb park next to the school site within stage 6)



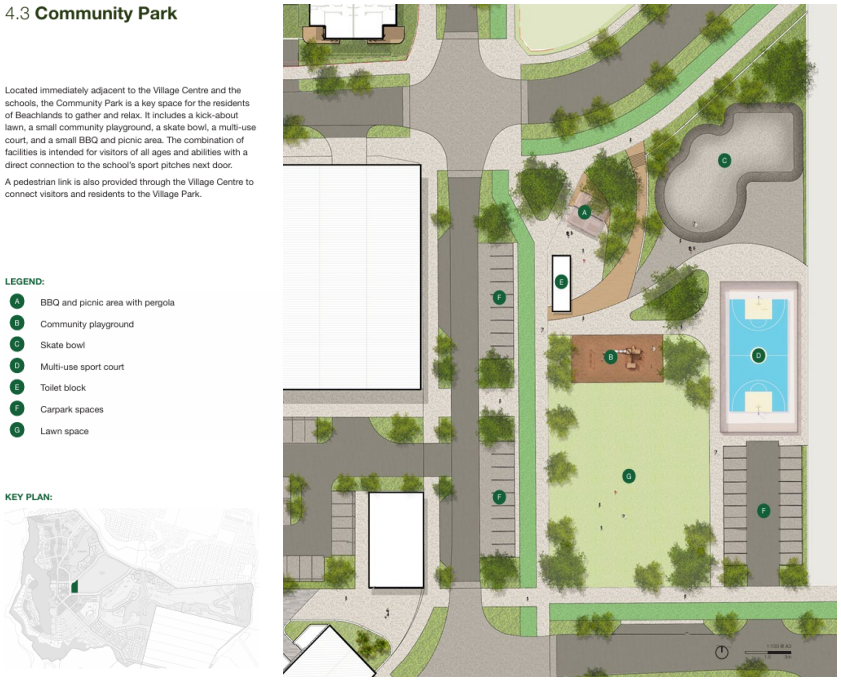
6.9. For the purposes of this assessment, I have excluded open space associated with the proposed school site from consideration as public open space. As outlined earlier in this assessment, school-site open space cannot be relied upon as a permanent public recreational asset because public access would remain subject to school ownership, management, operational requirements and security arrangements. It would also not provide for development opportunities of other formal social infrastructure and leasing needs of the community for which these open spaces are often acquired. Consequently, any assessment of suburb park provision should be based on dedicated public open space that is permanently available for unrestricted community use.

6.10. The location of a Suburb Park is a significant consideration, as it is intended to function as a higher-order recreational destination serving not only the immediate neighbourhood but also the wider catchment. The Open Space, Sport and Recreation Strategy (OSSRS) identifies Suburb Parks as key components of the open space hierarchy that should provide a broad range of active and passive recreational opportunities, support organised and informal recreation, and contribute to an efficient and equitable park network.

6.11. As part of the inconsistency in the information provided, the Open Space Strategy document include drawings and statements relevant to an open space referred to as "Community Park" which is supposedly considered as a suburb park (see Figure 3). This information does not show

alignment with any of the metrics and quality standards of a suburb park considered for provision in OSSRS.

Figure 3. Snippet of "Community Park" including specific design details from Open Space Strategy document



6.12. Parks also has concerns regarding the size of the area identified as the proposed Suburb Park. Based on the information provided on the scheme plans, Lot 1521 comprises approximately 5,695m² (0.57ha). This is substantially smaller than the typical size range for a Suburb Park identified in the OSSRS, which generally provides for parks in the order of 3-5 hectares. At its proposed size, Lot 1521 would not be capable of accommodating the range, diversity and intensity of recreational opportunities generally expected of a Suburb Park and would more closely align with a neighbourhood-scale open space function. The information provided has not adequately demonstrated how the proposed park could achieve the intended suburb-level role within the open space hierarchy given its limited size and capacity.

6.13. Based on the catchment analysis undertaken by Council's Property specialists (see Figure 4), the currently proposed location results in a concentration of higher-order open space provision within the central part of the development and creates overlap between service catchments of adjacent parks. In contrast, the southern portion of the development and future urban growth areas beyond the application boundary would have reduced access to a higher-order public recreational destination.

Figure 4. Snippet of the open space catchment analysis of the proposed open space network by the applicant - prepared by Council's Property department



6.14. From a Parks perspective, a more southerly location for the Suburb Park would provide a more balanced and effective open space outcome. Such a location would:

- *improve the geographic distribution of higher-order open space across the development;*
- *provide better service to future residents within the southern neighbourhoods;*
- *support integration with future urban growth areas located south of the application site;*
- *reduce duplication and overlap between park catchments;*
- *improve the legibility and efficiency of the open space network; and*
- *provide opportunities for a broader range of recreational and community activities.*

6.15. The open space proposed within or adjacent to the school site should not be considered an alternative to a dedicated public Suburb Park. While school facilities may provide supplementary recreational opportunities where community access arrangements are established, they do not provide the same level of certainty, permanence or accessibility as a publicly owned and managed park. Reliance on the school site would therefore reduce the resilience and long-term effectiveness of the public open space network and may result in the southern communities being underserved by higher-order recreation facilities.

6.16. I also note that, if a Suburb Park were located within the southern part of the development, it could perform both suburb-level and neighbourhood-level functions. This would improve network efficiency and potentially remove the need for one of the proposed neighbourhood parks currently indicated within Sub-precinct D, which itself raises concerns regarding size, configuration and functionality.

6.17. *Overall, while I support the inclusion of a Suburb Park within the Beachlands South development, I conclude that the current proposal has not adequately demonstrated that the proposed location represents the most effective or equitable outcome when assessed against the recreational needs of the future community, the broader open space hierarchy, and the objectives of the OSSRS. A reassessment of the park's location, size, function and relationship with the wider open space network is therefore warranted to ensure the proposal delivers a fit-for-purpose and enduring public open space outcome.*

Assessment of the proposed Neighbourhood Parks

6.18. *The proposal identifies four neighbourhood park spaces. However, not all of these appear to achieve the intended neighbourhood park function when assessed against the quality and provision standards contained within the OSSRS.*

Figure 5.Snippet of Open Space Typologies showing 4 areas of Neighbourhood Parks

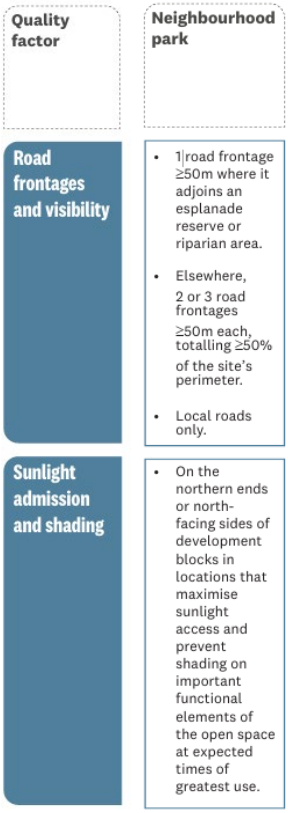


In particular:

Fairway Reserve

6.19. Fairway Reserve (noted as number 1. in Figure 5) is considered capable of providing a neighbourhood park function due to its size, recreational potential, multiple access opportunities and strategic connection between surrounding residential areas and the coastal environment. However, improvements to visibility, passive surveillance and road frontage should be incorporated to better align with CPTED principles and OSSRS quality standards.

Figure 6. Snippet from Table 16 (Detailed quality standards) from OSSRS



Quality factor	Neighbourhood park
Road frontages and visibility	• 1 road frontage ≥50m where it adjoins an esplanade reserve or riparian area. • Elsewhere, 2 or 3 road frontages ≥50m each, totalling ≥50% of the site's perimeter. • Local roads only.
Sunlight admission and shading	• On the northern ends or north-facing sides of development blocks in locations that maximise sunlight access and prevent shading on important functional elements of the open space at expected times of greatest use.

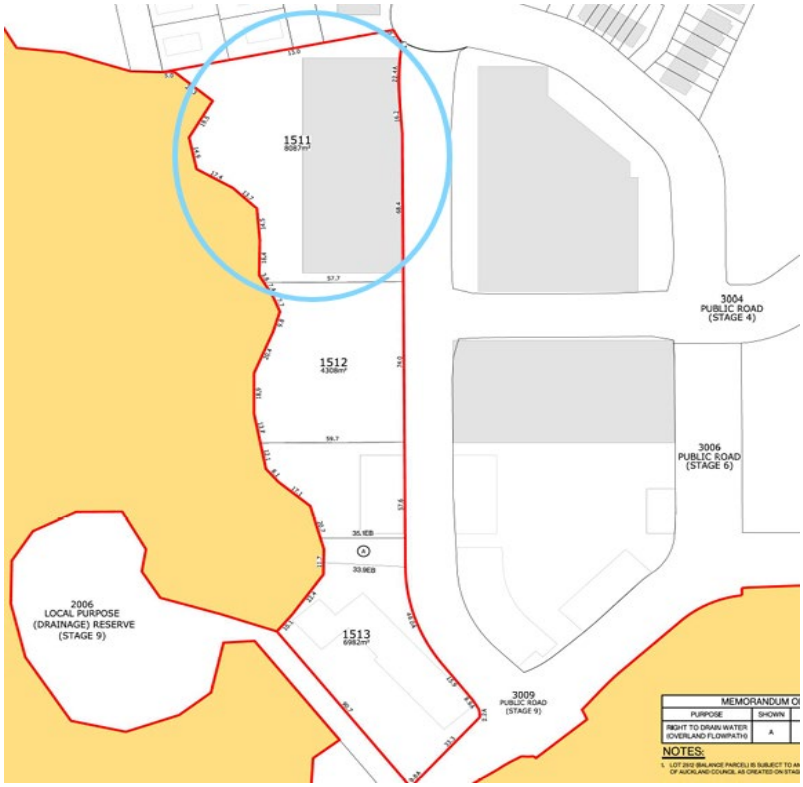
Village Green

6.20. The proposed Village Green (noted as number 2. in Figure 5) is strategically located within the Village Centre and is intended to serve as a focal gathering space for the community. Its interface with the Ecological Protected Area Network (EPAN) and proposed coastal path along the western edge will support connectivity, activation, and access between the ecological area and the Village Centre.

6.21. The Village Green (Lot 1511) is identified as approximately 8,087m²; however, a considerable proportion of the site appears to accommodate commercial and civic functions. As such, I am not satisfied that the space proposed for "Village Green" would perform a neighbourhood park

function or meet the intended role of a neighbourhood park under the Open Space, Sport and Recreation Strategy.

Figure 7. Snippet of the scheme plan showing the location of Village Park (circled blue)



6.22. From a Parks perspective, the Village Green is more appropriately characterised as a civic space that supports community gathering, social interaction, and place-making within the Village Centre. Parks supports the proposed civic open space outcome and its location. While proposed to remain in private ownership and management, Parks notes that, from a property acquisition perspective, a civic space of this nature may warrant consideration for future public ownership given its strategic location and anticipated community function.

6.23. Detailed design should incorporate CPTED principles to promote safety, accessibility, and a positive user experience. Village Green is strategically located within the commercial centre and performs an important civic and community gathering function. However, due to its urban form, commercial interface and intended role, I consider it more appropriately classified as a civic open space rather than a neighbourhood park.

Neighbourhood Parks 3 and 4

6.24. The proposed parks, identified as numbers 3. and 4. in Figure 5, within Sub-precincts D and E raise concerns regarding their size, configuration and ability to perform a genuine neighbourhood park function.

6.25. There are no dedicated lots assigned to these neighbourhood parks in the scheme plans provided.

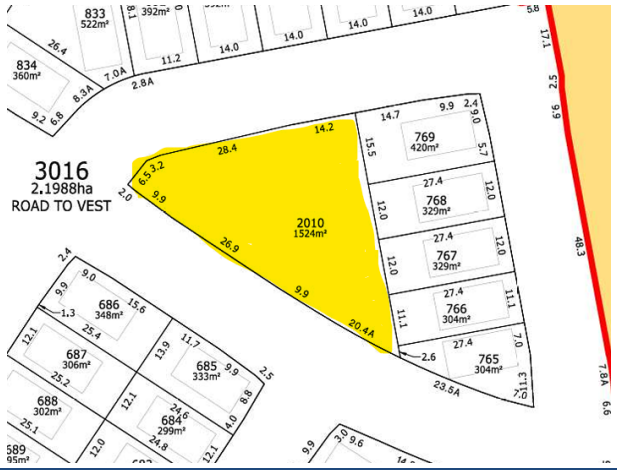
6.26. Neighbourhood Park 3 appears to be integrated within a larger ecological area and interfaces with utility infrastructure, limiting its recreational functionality.

Figure 8. Snippet of the scheme plan showing an indicative location of Neighbourhood Park 3 (green highlighted)



6.27. Neighbourhood Park 4 comprises approximately 1,524m² and is triangular in shape. This size and configuration do not align with the OSSRS expectations for a neighbourhood park and are unlikely to support the intended range of recreational activities or user experience.

Figure 9.Snippet of the scheme plan showing Lot 2010



6.28. *These matters give rise to adverse effects on recreational functionality, accessibility and overall network effectiveness.*

Coastal Open Space and Esplanade Reserves

6.29. *The Planning Assessment (Attachment 0B), prepared by Unio Environmental and Barkers & Associates (26 June 2026), confirms the provision and vesting of esplanade reserves along the Coastal Marine Area (CMA), including a publicly accessible coastal pathway. The relevant trigger for esplanade reserve provision has been identified under E38.4.1(A8) of the Auckland Unitary Plan.*

6.30. *The Scheme Plan identifies Lots 2031, 2032, 2033, 2018 and 2019 as Local Purpose (Esplanade) Reserve, with the width to make up 20m measured from Mean High Water Springs (MHWS) (surveyed in 2026). Parks supports the provision of these topped-up reserves and the associated public coastal access outcomes.*

6.31. *However, the application does not clearly address whether any existing esplanade reserve adjoining the site requires topping up to the statutory width. In accordance with section 236 of the Resource Management Act 1991, where an existing esplanade reserve is present, any required top-up should be set aside and vested in Auckland Council through a condition of consent.*

6.32. *Uncertainty also remains regarding the proposed extent, ownership, management and long-term function of the wider coastal open space network. In particular, some proposed esplanade reserve areas overlap with land identified as Ecological Protected Area Network (EPAN), while the applicant's planning assessment indicates that most open space areas are intended to remain in private ownership and management, except for stormwater reserves and ponds.*

6.33. *From a Parks perspective, clarification is required regarding the distinction between:*

- *statutory esplanade reserves required under the RMA;*
- *any additional coastal open space proposed beyond the statutory esplanade reserve width;*
- *EPAN and ecological protection areas;*
- *publicly accessible open spaces proposed to remain in private ownership; and*
- *ongoing ownership, management and maintenance responsibilities.*

6.34. *In addition, the information provided does not fully demonstrate the long-term functionality and resilience of the coastal open space network in areas potentially affected by coastal hazards, including the implications of future coastal erosion on public access, coastal walkways, and the ongoing recreational and ecological functions of these areas.*

6.35. *Subject to the above matters being satisfactorily resolved, Parks supports the proposed esplanade reserve top ups and coastal access outcomes and recommends that all required esplanade reserve land, including any statutory top-up requirements, be vested in Auckland Council in accordance with the Resource Management Act 1991.*

Streetscape, Landscape Design and Reserve Interfaces

6.36. *Parks Planning raised several landscaping matters during the section 67 process. While some information has subsequently been provided, the material currently before the Panel does not enable a complete assessment of landscape outcomes associated with future vesting assets, streetscape quality, reserve interfaces and long-term maintenance implications.*

6.37. *Potential adverse effects may arise if:*

- *insufficient tree diversity is provided;*
- *inappropriate street tree species are selected;*
- *reserve interfaces limit passive surveillance;*
- *outfalls and retaining structures adversely affect reserve amenity;*
- *CPTED principles are not incorporated into detailed design;*
- *future vesting assets create maintenance liabilities for Council;*
- *play-along-the-way features illustrated within streetscape typologies are treated as substitutes for dedicated public open space. Parks does not support such features being used to offset the provision of formal parks, particularly where public open space is proposed to be vested in Council ownership, as these features do not provide equivalent recreational function and may create ongoing maintenance obligations that Parks would not accept.*

6.38. *Given the conceptual nature of the current information, these matters can be appropriately addressed through detailed design and Engineering Approval conditions.*

Drainage/Stormwater reserves

6.39. *The Open Space Strategy document prepared by the applicant show open spaces as "stormwater parks" to "integrate constructed wetlands and water-sensitive design with accessible paths and low-key seating". While the acceptance of these reserves for vesting is for Healthy Waters department in Council, Parks has delegation to review and accept any (soft) landscaping component and hard landscaping with a recreational purpose, within drainage/stormwater reserves to vest. In accordance with OSSRS, while the primary function of these open spaces is to manage the stormwater function, they also can provide for amenity and passive recreation opportunities as their secondary function.*

6.40. *The drainage reserves are amongst open spaces which are proposed for vesting and a condition is included for their vesting. While Parks follow the direction of Healthy Waters specialists for accepting any of these open spaces, I recommend conditions of consent under Subdivision conditions at pre-implementation (Engineering Approval), post-implementation (S224c) and maintenance stage for the purpose of review and certification of landscaping within the reserves to vest should Healthy Waters have confirmed acceptability of its vesting.*

Matters Required to Achieve an Acceptable Parks Outcome

6.41. *The matters identified in this assessment can be addressed through a combination of plan amendments, consent conditions, detailed design requirements, and subsequent Council approval processes. From a Parks Planning perspective, the following matters are required to support an acceptable open space outcome:*

- *Provision of a dedicated public Suburb Park that appropriately serves the southern catchment and future growth areas.*
- *Clarification of the location, size, ownership and function of the proposed Suburb Park.*
- *Confirmation of the intended open-space hierarchy and park typologies across the development.*

- *Demonstration that proposed neighbourhood parks achieve an appropriate size, configuration and recreational function consistent with the OSSRS.*
- *Concurrent delivery of Fairway Reserve lots to ensure the park functions as an integrated recreation space.*
- *Provision and vesting of esplanade reserves in accordance with section 236 of the RMA.*
- *Clarification of ownership, maintenance and public access arrangements for coastal reserves, ecological areas and other open-space components.*
- *Provision of detailed landscape designs, including reserve planting, streetscape planting and CPTED considerations, for assessment through subsequent approval processes.*
- *Appropriate treatment of reserve interfaces, retaining structures, outfalls and boundary fencing adjoining public open space.*
- *Council acceptance of any assets, structures or infrastructure proposed within land to vest as reserve.*
- *Compliance with relevant reserve vesting, asset acceptance and Engineering Approval requirements.*

Alignment with Relevant Strategic and Planning Frameworks

6.42. The proposal has been assessed against:

- *Beachlands South Precinct provisions;*
- *Beachlands South Master Plan/Open Space Strategy;*
- *Open Space, Sport and Recreation Strategy (OSSRS);*
- *Auckland Plan 2050;*
- *Resource Management Act 1991; and*
- *relevant AUP objectives, policies and requirements.*

6.43. While the proposal broadly aligns with the overall Master Plan and delivers a substantial open space network, I am not satisfied that all components currently achieve the intended outcomes of the OSSRS or fully support the Auckland Plan 2050 outcomes relating to quality public places, accessible recreational opportunities, community wellbeing, and the creation of complete and well-functioning urban communities..

6.44. In particular, concerns remain regarding:

- *the location and role of the proposed Suburb Park;*
- *reliance on school-site open space;*
- *the functionality of neighbourhood parks within Sub-precincts D and E; and*
- *the lack of sufficient detail regarding future reserve design and landscape outcomes.*

Overall Parks Recommendation

6.45. Parks acknowledges the extensive investment in open space proposed as part of the development, including esplanade reserves, coastal access and walkways, ecological open space, civic space, neighbourhood parks, and a suburb park. Collectively, these elements have the potential to contribute to the recreational, ecological, landscape, and amenity outcomes for future residents.

6.46. Notwithstanding these positive outcomes, Parks remains concerned that the proposed open space network is overly centralised within the western and central parts of the development. As

illustrated in Figure 4, the proposed arrangement results in a concentration of open space provision and overlapping catchments associated with the Village Green, Suburb Park and neighbourhood park. This reduces the overall efficiency of the network, creates duplication in park service areas, and does not optimise the distribution of park functions across the wider development area.

6.47. *In contrast, the alternative open space configuration illustrated in Figure 11, developed by Council's Property specialists, provides a more balanced and equitable distribution of open space catchments throughout the development. Relocating the proposed Suburb Park to a more central location would improve accessibility for a greater proportion of future residents, reduce overlap between park catchments, and better distribute suburb-level and neighbourhood-level open space functions across the future urban area.*

Figure 10.Snippt of the open space catchment analysis of the proposed open space network by Council- prepared by Council's Property department



6.48. *The alternative configuration would also enable the Suburb Park to perform both suburb-level and neighbourhood-level functions in accordance with the Open Space, Sport and Recreation*

Strategy (OSSRS), removing the need for the additional neighbourhood park currently proposed within Sub-Precinct D. This would result in a more efficient and integrated open space network while maintaining the intended level of service for the future community.

6.49. *From a Parks perspective, the configuration shown in Figure 11 more effectively achieves the intended outcomes of the OSSRS by providing an accessible, connected and functional open space network that is appropriately distributed to meet the needs of current and future residents. It also aligns more closely with the National Policy Statement on Urban Development's objective of achieving a well-functioning urban environment by ensuring that communities have good access to public open space that supports a range of recreational and social activities, is appropriately located to serve anticipated growth, and contributes to the overall quality and liveability of the urban environment. The more central location of the Suburb Park improves catchment coverage and accessibility, resulting in an open space network that is better positioned to meet the needs of the future population over the long term.*

6.50. *I also note that clarification remains necessary regarding components of the coastal open space network, including reserve extent, ownership, vesting arrangements, management responsibilities, and the long-term resilience of public access and recreational outcomes in areas potentially affected by coastal hazards. These matters are important to understanding the future functionality and public benefit of the proposed coastal open space network.*

6.51. *Overall, Parks concludes that the proposed open space configuration does not represent the most appropriate outcome for Beachlands South. Parks instead supports an alternative arrangement generally aligned with Figure 11, which would better achieve the strategic outcomes sought by the OSSRS and more effectively contribute to a well-functioning urban environment through a more equitable distribution of open space provision, improved accessibility, reduced duplication of park functions, and a more efficient park network for the future community.*

7.0 Section 67 Information Gap

At the time of writing this Memo I have identified the following information gaps:

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created
Open space network configuration and catchment distribution	*The applicant's proposed open space network has not demonstrated why the proposed location of the Suburb Park represents the most effective provision outcome. Council's assessment identifies a more balanced alternative configuration that would improve catchment*	*Parks is unable to conclude that the proposed open space network represents the optimal open space outcome for the future community or best aligns with the intended hierarchy of park provision under the OSSRS.*	*Risk that the open space network becomes overly centralised, resulting in duplicated park functions, inefficient provision, and reduced accessibility for future residents.*

	distribution, accessibility and network efficiency.		
Neighbourhood parks functionality and design metrics	*Detailed plans and supporting information have not been provided to demonstrate that proposed neighbourhood parks can meet the relevant OSSRS functional and design expectations, including usable recreation space, road frontage, gradients and layout requirements.*	*Parks cannot accurately assess whether the proposed parks are capable of delivering the intended neighbourhood park function.*	*Risk that future parks may not be fit-for-purpose or able to accommodate anticipated recreation needs, resulting in potential deficiencies in service provision.*
Coastal open space network and coastal hazard response	*Insufficient information has been provided demonstrating the relationship between coastal reserves, coastal walkways, future ASCIE areas, public access routes, development boundaries and any long-term adaptation approach.*	*Parks is unable to fully assess the long-term functionality, resilience and accessibility of the coastal open space network.*	*Risk that future coastal hazards may compromise public access, recreation opportunities, ecological outcomes and management responsibilities for coastal open spaces.*
Extent and ownership of coastal open space land	*The application does not clearly distinguish between statutory esplanade reserves, additional coastal reserve land, EPAN areas, privately owned publicly accessible open spaces, and associated management responsibilities.*	*Parks cannot fully assess future vesting, ownership, maintenance and management implications.*	*Uncertainty regarding Council's future responsibilities, acquisition requirements, maintenance obligations and public access arrangements.*
Streetscape and reserve landscaping details	*Information requested during the section 67 review, including planting plans, species schedules, CPTED considerations, landscape layouts and reserve interface treatments, has not been fully provided.*	*Parks is unable to fully assess landscape functionality, maintenance implications, safety outcomes or suitability for vesting purposes.*	*Risk of inappropriate landscape outcomes, higher maintenance costs, CPTED issues, and difficulties associated with future vesting and asset acceptance.*
Boundary interface treatment adjacent to public open space	*Insufficient information has been provided regarding fencing, boundary treatment and interface design between private lots and public open space areas.*	*Parks cannot assess whether appropriate passive surveillance, safety and amenity outcomes will be achieved.*	*Risk of poor park surveillance, amenity conflicts, reduced user safety and adverse interface outcomes between public and private land.*
Outfalls and associated structures within reserves	*No detailed information or visual plans have been provided demonstrating the location and treatment of outfalls within reserve areas.*	*Parks is unable to assess visual, landscape and recreational effects on reserve land.*	*Risk that infrastructure may adversely affect reserve amenity, landscape character and user experience despite the requirement of s239*

			of the RMA for reserves to vest free of any structures, interests and encumbrances on the land.

8.0 Recommendation

Parks recommendations:

Parks does not support the proposed open space provision and configurations in its current form. While the proposal provides for an extensive network of open spaces, green corridors, coastal open spaces and civic spaces, the assessment in this memorandum identifies a number of fundamental concerns regarding the location, hierarchy, functionality, accessibility and long-term resilience of the proposed open space network.

In particular, Parks concludes that the proposed open space network and arrangement is overly centralised and does not provide the most effective distribution of park functions across the future urban area (refer to Sections 6.45-6.51).

Parks supports an alternative open space configuration generally aligned with that illustrated in Figure 11. Parks concludes that this arrangement would provide a more balanced and integrated open space network, improve catchment distribution, reduce duplication of park functions, better serve future growth areas, and strengthen the role and functionality of higher-order open spaces within the development.

Parks conclude that the alternative open space configuration illustrated in Figure 11 better support the National Policy Statement on Urban Development's objective of achieving a well-functioning urban environment by improving access to public open space for a greater proportion of future residents and ensuring that open space provision is appropriately located to support the anticipated growth of the development.

Accordingly, Parks recommends that, should the Panel be minded to grant consent, the following matters be addressed:

- *the information gaps identified in Section 7.0;*
- *the recommendations contained throughout this memorandum; and*
- *the consent conditions and amendments set out in Section 8 and the Parks Condition Review document.*

Parks further recommends that the Panel assign weight to the matters raised in this memorandum and impose the recommended conditions and amendments to ensure the final open space network, reserve design outcomes, landscape treatment and coastal open space provisions achieve the intended outcomes of the OSSRS, the NPS-UD and other relevant strategic and planning frameworks.

9.0 Proposed Conditions

I recommend the following conditions be adopted which includes recommended changes to the draft conditions proposed by the applicant as well as additional conditions to be included in the final condition set. The proposed changes are shown in red along with justifications provided under the right column for Commentary.

B. DISTRICT LAND-USE CONSENT CONDITIONS (LUCXXXX)		Commentary
97	*At least 20 Working Days prior to the planned commencement of any landscaping works (excluding landscaping on~~r~~ private lots, earthworks, drainage and retaining works) authorised by this consent, the Consent Holder must provide a set of detailed landscape design drawings and supporting written documentation which have been prepared by a SQEP for the stage or part of the development proposed to be progressed to the Council [in consultation with Manager Parks Planning] for certification of general compliance with the Beachlands South Open Space Strategy Landscape Drawings prepared by Studio Pacific Architecture and Jasmax referenced in Condition [1]. No landscaping activities on these publicly accessible areas may commence until the certification referred to in this condition has occurred.*	*The suggestion of inclusion of Parks Planning in this condition is related to the possibility of any open spaces being vested to Council and the importance of Parks Planning review of any soft/hard landscaping on the land fitting the purpose from a future asset owner perspective.*
98	*At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:* *(a) ...;* *(b) ...;* *...* *Advice notes: Site navigation on public roads to be vested in Council should be ....* *Where roads will vest in Council, the streetscape landscape plans may be subject to minor changes during the engineering plan*	*The suggested addition in the advice note is in confirmation of the above addition to condition 97.*

	approval stage of the subdivision. *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 for the certification of the Manager Parks Planning. It is advisable that any landscaping as part of the land use consent be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.*	
99	*Before each stage of the development or part of the development proposed ....* *Advice Note: Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape" and receive separate engineering plan endorsement from the Manager Parks Planning when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.*	*The suggested addition to include Parks Planning is to affirm that any landscape design details on the public roads and reserves to vest must be approved by the Manager Parks Planning.*

101	*Prior to the occupation of any building in the Sub-precinct A (Marina Point) and Sub-Precinct D (Coastal), the relevant section of the indicative coastal pathway as shown on AUP I458.10.5 Precinct Plan 5 must be formed to a minimum width of 3m to link the relevant stage of development with the Pine Harbour Ferry terminal. ~~This coastal pathway~~ Any section of the coastal pathway that is not contained within the land to vest must be maintained by way of an appropriate legal protection mechanism. The consent holder is liable for maintenance of the path within the land to vest during the establishment period [in accordance with condition 192B). For the purposes of this standard, 'occupation' means occupation and use for the purposes permitted by the resource consent but not including occupation by personnel, engaged in construction, fitting out or decoration.*	*The Coastal pathway will be partly within the topped up esplanade areas which will be vested as per s236 of the RMA. There are also some other parts which may be agreed to vest to Council (at no capital cost).* *In the above cases, the council will have long term liability for ownership and maintenance of the path along the reserve land to vest.* *The above point is suggested for clarification of when it comes to ownership and maintenance in perpetuity.*
101A	***Advice Notes:*** ***LANDOWNER APPROVALS*** *All works in Council-owned lands will require Landowner Approval prior to any works being undertaken. Approval requests can be sent to landadvisors@aucklandcouncil.govt.nz*	*The advice note is necessary to ensure that works within existing Council-owned land are subject to Auckland Council's landowner approval requirements and to protect existing public open space assets during the delivery of the development.*
101B	***TREE ASSET OWNER APPROVALS*** *Any tree removals or works affecting vegetation on Council-owned lands 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.*	*The advice note is necessary to ensure that works affecting Council-owned vegetation and street trees are subject to Auckland Council's tree asset owner approval requirements and to protect the long-term landscape, amenity and ecological values of these public assets.*

SUBDIVISION CONDITIONS (SUBXXXX)	*Commentary*

160	All roads, stormwater, wastewater, ~~and~~ water supply, landscape and green infrastructure must be in general accordance with the Engineering Drawings and landscape Drawings referenced in Condition [1] and Appendix 1 to the conditions. Where the Consent Holder requires that matters of detail within the Engineering Drawings and Landscape Drawings and design are adjusted to meet the needs of the subdivision in compliance with the Auckland Council Code of Practice for Land Development and Subdivision, the Consent Holder must seek the prior approval of the Council's Regulatory Engineering Team Leader [in consultation with the Manager Parks Planning].	Roads and open spaces to vest to council will have landscape details associated with. The detailed design of the streetscape and reserve landscaping must receive approval from Parks Planning team for these assets to vest to PCF who would maintain it under the SLA with Healthy Waters and Transport Infrastructure (Former Auckland Transport). The suggested addition is to affirm the above.
163A	The consent holder must ensure Lots 2031, 2032, 2033, 2018 and 2019 are recorded in the survey plan in Auckland Council as Local Purpose (Esplanade) Reserve to vest in Auckland Council pursuant to sections 236 and 239 of the RMA 1991 in accordance with Scheme Plans for Stage 1 prepared by Harrison Grierson, Rev. A, dated 29.05.2026. The esplanade reserves must vest in the Council free of all structures, pipes, and other infrastructure assets. Advice Note: a) If the consent holder wishes to place any public structures, or assets, on the proposed esplanade reserve, approval will need to be obtained from the Council. Any approval will require local board consultation and the registration of a construction and maintenance bond, encumbrance, easement or covenant. b) If the consent holder wishes to retain any private structures on the esplanade then an easement will be required to be approved and approval obtained from the Manager Land Advisory Services under section 239 (2). c) The document will be prepared by Council's Solicitor at the applicant's cost. d) The applicant will provide a copy of the new certificate of title to the Manager Parks Planning following the issue of 224(c).	Lots 2031, 2032, 2033, 2018 and 2019 are to be top ups to the existing esplanade reserve along the coast. In accordance with s236 of the RMA, a condition must require for the topped up land to be set aside on the survey plan as an esplanade reserve adjoining the land previously set aside.
164	**Open Space Areas**	Parks does not support proposed Condition [164] in its current form, as it provides insufficient certainty regarding

	~~*The Consent Holder must obtain written confirmation from Council (Manager Land Advisory Services) that any of the proposed open space areas identified in the Beachlands South Open Space Strategy and on the scheme plans referenced in Condition [1] shall or shall not be acquired by the Council or vested in the Council (esplanade reserves or ecological areas). If the open space(s) are not acquired by Council or do not vest in Council then the land will fall under the obligation of the Residents Society or equivalent legal body (Society).*~~ ~~*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. 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.*~~ ***For park land being acquired by agreement (but vested as the means of transfer)*** *[164] Lots ~~X,Y,~~Z must vest in Auckland Council as land in lieu of reserve to be held by Auckland Council as a park pursuant to Section 138 of the Local Government Act 2002 (so long as an unconditional agreement has been entered into as outlined later in this condition). Pursuant to Section 221 a Consent Notice is required to be registered against the titles to Lots X,Y,Z recording this. Lots X,Y,Z must be so vested only if by the time of application for the survey plan to be approved under S223 the applicant has entered into an agreement for sale and purchase of Lots X,Y,Z. If no agreement is in place by the time of application for the survey plan to be approved under S223 then the land will become a balance lot held as open space for recreational function.*	*the ultimate ownership and management of the proposed open space areas. Parks recommends that the condition be replaced with Council's standard conditions relating to park land acquisition and vesting (Conditions [164]-[164B]), which clearly establish the process for transfer of land to Auckland Council, the requirements for land quality and encumbrances, and the circumstances in which the land would remain in private ownership should acquisition not proceed. This approach provides greater implementation certainty and aligns with Council's standard practice for the acquisition of park land through subdivision.*

	[164A] Lots X,Y,Z must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms. *[164B] Where Lots X, Y and Z are to remain as balance lots, and to avoid delaying the issue of the section 223 certificate, the consent holder shall register a consent notice pursuant to section 221 of the Resource Management Act 1991 against the titles of Lots X, Y and Z, requiring that the lots be retained and managed as recreational open space.* ***Advice note:*** *a) Lots X,Y,Z are to be "Land in lieu of Reserve" and is vesting under Section RMA 239 (1)(b)* *b) The document shall be prepared by Council's Solicitor at the applicant's cost* *c) The application will provide a copy of the new certificate of Title to the Manager Parks Planning following the issue of 224c.*	
167	***Section 224 Condition Requirements*** ***Infrastructure Provision*** *Where the Consent Holder proposes to provide public wastewater, water supply and stormwater services for the Project, and any public green infrastructure within road reserves or open space areas intended to vest in Auckland Council, the below conditions that refer to public infrastructure or assets that are to be vested public ~~shall~~ must apply.*	*Parks supports the proposed amendment to Condition [167] to explicitly include public green infrastructure within road reserves and open space areas proposed to vest in Council. This amendment provides greater clarity that publicly vested green infrastructure assets are subject to the same design, delivery, approval and vesting requirements as other public infrastructure, ensuring a consistent approach to the future ownership and management of Council assets.* *Parks also supports replacing "shall" with "must" in accordance with Council's legal advice on conditions to provide greater clarity and certainty that the condition imposes a mandatory obligation on the consent holder.*

168A	***Recreation Reserves and Esplanade Reserve Development*** *Prior to the issue of the section 223 application under the RMA and at Engineering Plan Approval stage, the consent holder must submit for the certification 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 all recreation reserves and esplanade reserves to vest. The plan(s) and supporting planting methodology, to be submitted for Certification, must;* *a) Be in general accordance with the Vegetation Strategy in Open Space Strategy document prepared by Jasmax and Studio Pacific Architecture dated 12 August 2026.* *b) Be prepared by suitably qualified person/s* *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.* *d) Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.* *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.* *f) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.* *g) Identify the existing species to be retained.* *h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.* *i) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.* *j) demonstrate a flood overlay identifying flood-prone areas within the reserve.*	*Parks recommends the inclusion of this condition and associated advice note, as the applicant's recommended conditions do not adequately secure the detailed design and review of recreation reserves and esplanade reserves prior to construction and vesting. These provisions are necessary to ensure that all reserve assets and infrastructure are designed and delivered to Auckland Council standards and are fit for purpose, safe, durable and maintainable for long-term public use and ownership. This is particularly important given Council's obligations as the future asset owner and the requirement for vested assets to undergo Engineering Plan Approval and asset owner review prior to construction.*

	k) *Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.* l) *Include the location and specifications for a pedestrian pathway/boardwalk at a minimum of 3 metres in width.* m) *An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.* n) *Provide a Safety in Design Register for the 3m wide pathway within the reserves.* ***Advice note:*** *Plans approved under Fast Track 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.*	
168B	***Drainage reserves/ Stormwater ponds*** *Prior to the issue of the section 223 application under the RMA and at Engineering Plan Approval stage, the consent holder must submit a detailed landscaping plan(s) for stormwater ponds and drainage reserves for certification by the Manager Parks Planning. The plans must:* a) *Be prepared by a suitably qualified landscape architect.* b) *Be in general accordance with the Vegetation Strategy in Open Space Strategy document prepared by Jasmax and Studio Pacific Architecture dated 12 August 2026.* c) *Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.* d) *Include planting methodology.* e) *Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.* f) *demonstrate a flood overlay identifying flood-prone areas within the reserve.* g) *Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.*	*Parks recommends the inclusion of this condition and associated advice note, as the applicant's recommended conditions do not adequately provide for detailed design review of drainage reserves and stormwater ponds. These provisions are necessary to ensure assets are fit for purpose, meet Auckland Council standards, and are subject to Engineering Plan Approval and asset owner review prior to vesting.*

	h) *An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.* i) *Provide a Safety in Design Register for all pathways within the drainage reserves.* j) *Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.* ***Advice note:*** *Plans approved under Fast Track 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.*	
171	***Public Infrastructure*** ***Where infrastructure is proposed to form part of a public reticulation network, any engineering plans submitted for approval must detail all the proposed public infrastructure works associated with the subdivision stage or part thereof, and be in accordance with current Council Engineering Standards, including but not limited to:*** • *Public Stormwater Reticulation* • *Public Wastewater Reticulation* • *Public Water Reticulation* • *Public Reserves Landscaping* • *Public Roads Landscaping*	*Parks recommends amending this condition to include Public Reserves Landscaping and Public Roads Landscaping. This amendment is necessary to ensure that public landscape assets are captured within the engineering approval process and are designed and delivered to Auckland Council standards prior to vesting and ongoing public maintenance.*
179	***Implementation of Landscape Works for Local Purpose Drainage Reserves*** *Prior to the issue of the section 224(c) certification for a stage, superlot or part thereof, all hard and soft landscape works proposed within the local purpose drainage reserves within the stage, superlot or part thereof which are to be vested must be implemented and be in accordance with the Beachlands South Open Space Strategy and any Engineering Plan Approval 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:* a) *All areas of the reserve that have been grassed must have a 90 percent strike rate,*	*Parks recommends amendments to this condition and the inclusion of the associated advice note to provide greater certainty regarding the implementation, certification, practical completion, and ongoing maintenance of landscape works within local purpose drainage reserves. The applicant's recommended condition does not adequately specify the standards, auditing requirements, defect remediation process, or practical completion process necessary to confirm that vested assets have been delivered to Auckland Council standards. The amendments are necessary to ensure the assets are fit for purpose, suitable for long-term public ownership and maintenance, and that the commencement of the maintenance period is clearly established.*

	in a mowable condition, and be weed and rubbish free. *b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.* *c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.* *d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warrantees are available or applicable.* *e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.* *Advice Note: Practical completion will be determined by the Manager Parks Planning prior to the issue of the certificate required under 224(c) to demonstrate development of the drainage reserve has been satisfactorily implemented and to formalise the commencement of the maintenance period.*	

179A	***Implementation of esplanade reserve works*** *Prior to the issue of the section 224(c) certification the consent holder must undertake the following works on the Esplanade reserve Lots 2031, 2032, 2033, 2018 and 2019 to the satisfaction of the Manager Parks Planning and in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, in particular:* *a) Removal of all organic and inorganic rubbish from lots 2031, 2032, 2033, 2018 and 2019;* *b) Lots 2031, 2032, 2033, 2018 and 2019 to be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.* *c) Removal of all invasive pest plant species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of lots 2031, 2032, 2033, 2018 and 2019 (may trigger replanting and maintenance obligations – approved plans to be provided prior to 224C, uncompleted works bonds, maintenance bonds etc.)* *d) Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of lots 2031, 2032, 2033, 2018 and 2019.* *Advice note:* *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.*	*Parks recommends the inclusion of this condition and associated advice note, as the applicant's recommended condition set does not include implementation requirements for the proposed esplanade reserves. The condition is necessary to ensure the reserves (top-ups) are appropriately established and made fit for public ownership prior to vesting, including the removal of rubbish, hazards and pest species. This is particularly important given the requirement for esplanade reserves top-ups to be created and vested under section 236 of the RMA, and the need for Council to receive assets that are suitable for long-term public ownership and management.*
180	***Implementation of Landscape Works for Open Spaces to be Vested as Public Reserves (Land in lieu of reserve)***	*Parks recommends amendments to this condition to ensure it applies only to open spaces vested as land in lieu of reserve for recreational purposes. The applicant's condition applies broadly to all reserve types, whereas separate implementation conditions are necessary for recreation reserves, esplanade reserves and drainage reserves to reflect their differing statutory, operational and asset management requirements. The amendments also provide greater certainty that reserve*

	Prior to the issue of the section 224(c) certification for a stage, superlot or part thereof, all hard and soft landscape works proposed within any open space that is to be vested as Land in Lieu of reserve for recreational functions ~~public reserve~~ within the stage, superlot or part thereof must be implemented and be in accordance with the Beachlands South Open Space Strategy and any Engineering Plan Approval 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: *a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.* *b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.* *c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.* *d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warrantees are available or applicable.* *e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.*	*assets are delivered, certified and practically completed to Auckland Council standards before vesting.*

	This condition only applies to open spaces that are to be vested as public reserve and does not apply to any open spaces that are to remain in private ownership or under the control of the Residents Society. For these open spaces, all hard and soft landscape works proposed within the stage, superlot or part thereof must be implemented and be in accordance with landscape design approved under Condition [X] to the satisfaction of the Manager Parks Planning, prior to the issue of the section 224(c) certification.	
184	***Public roads*** ***The engineering plans must include but not be limited to the following information:*** *(a) The information regarding the detailed design of all roads and road network activities provided for by this resource consent.* *(b) ...* *(c) ...* *(d) ...* *...* *(o) Be prepared by a suitably qualified landscape architect.* *(p) Be in general accordance with the Vegetation Strategy in Open Space Strategy document prepared by Jasmax and Studio Pacific Architecture dated 12 August 2026.* *(q) 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.* *(r) Show diversity of tree species particularly on Collector roads.* *(s) Avoid using tree species along the road reserve with no canopy cover effect.* *(t) Avoid using amenity planting along the road reserves except when they are proposed along park edge roads, adjacent to reserves, or to serve stormwater devices.* *(u) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle*	*Parks recommends amendments to this condition and associated advice note to provide for the detailed design and review of streetscape landscaping as part of the Engineering Plan Approval process. The amendments are necessary to ensure street tree planting and associated landscape assets are designed in accordance with Auckland Council standards, support long-term urban forest outcomes, and are fit for purpose and maintainable following vesting.*

	crossings in accordance with the Auckland Transport Code of Practice. *(v) Include planting methodology.* *(w) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.* *Advice Note:* *...* *Plans approved under Fast Track 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.*	
189A	***Roading*** *Prior to issue of section 224(c) certification, all street landscaping must be implemented on roads to vest 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:* *a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.* *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.* *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.*	*Parks recommends the inclusion of this condition, as no equivalent condition is included within the applicant's recommended condition set. The condition is necessary to ensure that approved street tree planting and associated landscape works are implemented prior to vesting, providing certainty that the streetscape, amenity and urban forest outcomes anticipated by the development are delivered.*

192A	***As-built plans*** *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, accessways and streets in the following format:* *a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).* *b) The following requirements apply to digital formats:* *i. All dimensions are to be in millimetres, and all levels and lengths in metres.* *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).* *c) All graphical data to be located/plotted to the following accuracy:* *i. X & Y coordinates +/-100mm* *ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates* *iii. Invert levels +/- 20mm.* *iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.* *d) The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.* *e) The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3*	*Parks recommends the inclusion of this condition, as no equivalent condition is included within the applicant's recommended condition set. The condition is necessary to ensure accurate as-built information is provided for all reserve and streetscape landscape assets prior to vesting and transfer to Council. This information is required to facilitate asset capture, operational management, maintenance planning, warranty administration, and future asset renewals, and is a standard Auckland Council requirement for assets entering public ownership.*

	size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission. *f) Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets* *g) Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars* *h) Existing assets and assets to be removed or abandoned must be shown on as-built plans.* *i) Copies of the following documents are required, where these assets will be maintained by Auckland Council.* *i. All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.* *ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.*	
192B	***Maintenance – Reserve planting (subdivision)*** *Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves lots to vest. The Maintenance Plan must include:* *a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.* *b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to*	*Parks recommends the inclusion of this condition, as no equivalent condition is included within the applicant's recommended condition set for reserves to vest. The condition is necessary to ensure reserve planting is established and maintained in accordance with the Auckland Council Code of Practice for Land Development and Subdivision prior to Council assuming ownership and maintenance responsibilities, and to secure the long-term landscape, amenity and ecological outcomes of the reserve network.*

	ensure normal and healthy plant establishment and growth. *c) Vandalism eradication policies.* *d) Design strategy, specification and management plans for the treatment/maintenance issue relating to reserve lots to vest.* *The consent holder must undertake maintenance, in accordance with the approved 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 Parks Planning during this period must be remedied by the consent holder at their expense.* *If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager Parks Planning.*	
192C	***Monitoring Report – Subdivision (5-year maintenance period)*** *Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for certification every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of reserve lots to vest:* *a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);* *b) State of protection barriers where required;* *c) Canopy closure, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;* *d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;*	*Parks recommends the inclusion of this condition and associated advice note, as no equivalent condition is included within the applicant's recommended condition set. The condition is necessary to provide ongoing oversight of reserve planting during the five-year maintenance and establishment period, ensuring that maintenance obligations are being undertaken in accordance with approved plans and Auckland Council standards. Regular monitoring and reporting will enable issues to be identified and rectified early, reduce the risk of asset failure at handover, and provide greater certainty that planted assets will achieve the required establishment outcomes before bond release. The condition also supports the effective administration of any bond held by Council to secure long-term performance and maintenance obligations associated with the vested reserve assets.*

	e) Details on the condition of, and recommendations for maintenance of, the fencing and *f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).* *Any recommended remediation work must include a start date for replanting.* *The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.* ***Advice Note:*** *This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*	
192D	***Maintenance - Streetscape*** *Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (roads to vest). The Maintenance Plan must include:* *a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.* *b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.* *c) Vandalism eradication policies.* *d) Design strategy, specification and management plans for the treatment/maintenance issue relating to reserve lots to vest.*	*Parks recommends the inclusion of this condition, as no equivalent condition is included within the applicant's recommended condition set. The condition is necessary to ensure streetscape planting is established and maintained in accordance with the establishment period requirements of the Auckland Council Code of Practice for Land Development and Subdivision prior to Council assuming long-term maintenance responsibilities, and to secure the long-term streetscape, amenity and urban forest outcomes anticipated by the development.*

	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. *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.*	
192E	***Monitoring Report – Streetscape (3-year maintenance period)*** *Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for certification 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 roads to vest:* *a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);* *b) State of protection barriers where required;* *c) Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;* *d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;* *e) Details on the condition of, and recommendations for maintenance of, the fencing and* *f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).*	*Parks recommends the inclusion of this condition and associated advice note, as no equivalent condition is included within the applicant's recommended condition set. The condition is necessary to verify that streetscape planting is being maintained and successfully established throughout the three-year maintenance period required under the Auckland Council Code of Practice for Land Development and Subdivision, identify any deficiencies early, and support the effective administration and release of bonds associated with the handover of vested landscape assets.*

	Any recommended remediation work must include a start date for replanting. *The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.* ***Advice Note:*** *This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*	
192F	***Reserve Boundary Treatment*** ***Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of parks and reserves (existing or to be vested) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. The council is exempt from sharing costs. A consent notice will be required to be registered on private lots bordering an open space. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.***	*Parks recommends the inclusion of a Reserve Boundary Treatment condition, as no equivalent provision is included within the applicant's recommended conditions. The condition is necessary to ensure an appropriate interface between public open space and adjoining private development, maintain passive surveillance and visual permeability, and protect the long-term safety, amenity and usability of the reserve network. The associated consent notice is required to ensure these outcomes are maintained by future landowners.*
192G	***Consent Notice:*** *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 abutting any park/reserve. The consent notice/s must record that condition 192F (above) is to be complied with on a continuing basis.* *(a) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of parks and reserves (existing or to be vested) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. The council is exempt from sharing costs.*	*Parks recommends the inclusion of this consent notice, as the effectiveness of the Reserve Boundary Treatment condition relies on ongoing compliance by future landowners. A consent notice under section 221 of the Resource Management Act 1991 is necessary to ensure that the obligations relating to fencing, planting and visual permeability adjacent to parks and reserves remain binding on subsequent owners following subdivision and transfer of title. The consent notice provides an enduring mechanism to secure the long-term safety, amenity, passive surveillance and visual connectivity outcomes intended for the reserve network.*