

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 29:

Parks

Specialist Response Template – Fast-track Approvals Act 2024
Substantive Application – Parks Planning Response to applicant updates

1.0 Technical Specialist Memo – Parks Planning

Application Description

Application and property details

From:

Cas Hannink – Senior Parks Planner

Qualifications
& Relevant
Experience:

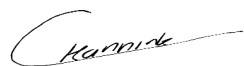
I hold the qualification(s) of a Bachelor of Urban Planning with First Class Honours with experience across Parks Planning, Resource Consents and the private sector in Auckland, New Zealand.

I am a member of the 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.

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:



Date:

23/04/2026

Reviewed:

For release by Parks Lead Agency
Hester Gerber: Manager Parks Planning

23/04/2026



2.0 Original Specialist Review Memo

2.1 Landscaping, encumbered street tree locations and species selection

- 2.1.1 Identified concerns regarding the adequacy of soil volumes for street trees and alignment with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape (COP 7) expectations. Noted uncertainty around species suitability and ability to achieve long-term canopy maturity in constrained environments.
- 2.1.2 Highlighted potential conflicts between tree placement and adjacent vehicle crossings, services, and infrastructure constraints.

2.2 Interfaces, boundary treatments and gradients for reserves

- 2.2.1 Identified unclear gradients for drainage and open space areas to ensure ongoing maintenance and usability. Concerns were raised that the plans do not clearly demonstrate compliance with maximum gradients (1:3 for planted areas and 1:3 for grassed areas), creating a risk that Council may not accept vesting of the drainage assets.
- 2.2.2 Noted unclear interface treatments between parks, commercial areas, and retaining structures from residential units. Maximum heights and passive surveillance for fencing heights and permeability raised as being unclear.

2.3 Neighbourhood parks and metrics and future acquisition

- 2.3.1 Identified uncertainty around functional adequacy and configuration of the proposed neighbourhood park and the eastern boundary gradients of Lot 1800.
- 2.3.2 Steep batters (up to 1:1) along stream corridors and within eastern boundary of Lot 1800 which presents maintenance constraints and does not meet associated metrics.
- 2.3.3 Lots 1800 and 5020 are outside the 1% AEP floodplain and are primarily subject to localised overland flows within a very low hazard area. Concerns were raised regarding flood risk and site resilience. A key risk scenario is blockage of the upstream motorway culvert, which could result in inundation depths exceeding 1m across the southern portion of Lot 1800 and adjacent roads.
- 2.3.4 The applicant has applied residential society conditions to Lot 5020, but not to Lot 1800. As a result, if Council acquisition does not proceed, the open space outcome is only secured for Lot 5020 and not for Lot 1800.

2.4 Open space network and route legibility

- 2.4.1 Raised concerns regarding safety and maintenance responsibility for routes through ecological corridors. Noting the previous panel's recommendations, Council is not amenable to take ownership of maintenance responsibility for any of these walkways.

2.5 Other outstanding deficiencies/Considerations

- 2.5.1 Noted inconsistencies between scheme plans and landscape plans regarding reserve boundaries and extents.
- 2.5.2 Identified missed opportunities for canopy tree provision and long-term amenity outcomes.
- 2.5.3 Raised general information gaps affecting clarity of overall design intent and implementation certainty.

2.6 Conditions review

- 2.6.1 Raised that open space acquisition for recreation purposes should not override the need to deliver functional open space outcomes (recreational park lots), with the inconsistent application of the residential society approach between Lot 1800 and Lot 5020 as noted in paragraph 2.3.4 above.
- 2.6.2 Standard Parks Planning conditions were provided to the applicant.

3.0 Updated Response to Applicant's Memo/Plans

3.1 Landscaping, encumbered street tree locations and species selection

- 3.1.1 While the response has advised that more detailed information on soil volumes and potential use of structural soil solutions can be developed at the EPA stage, this does not address the previous concerns raised.
- 3.1.2 The applicant's response relies in part on soil volume assessments undertaken for a previous Fast Track application (Delmore Version 1), noting that the majority of trees were provided with approximately 10 m³ of soil, and that structural soil solutions may be applied to constrained areas. Those assessments relate to an earlier iteration and cannot be relied upon.

3.2 Interfaces, boundary treatments and gradients for reserves

- 3.2.1 The applicant has not addressed previous concerns regarding gradients within drainage and open space recreational areas (parks). For gradients and future operational management, the following has not been demonstrated or provided in the updated information:
 - 1:5 maximum gradient for grassing.
 - 1:3 maximum gradient for planting.
- 3.2.2 No clear controls demonstrate that batters can be achieved within acceptable parameters for maintenance and usability as per above.
- 3.2.3 The plans do not clearly confirm that retaining structures adjacent to reserve areas are located outside of reserve boundaries or consistently adhere to the agreed maximum

height parameters. While conditions are proposed to manage detailed design and approval, the current drawings do not provide enough certainty to show that concerns have been fully addressed.

- 3.2.4 The updated plans do not adequately demonstrate how fencing along reserve boundaries will achieve appropriate CPTED outcomes, permeability, and interface treatment. Specific details regarding fencing type, height, and location remain unclear or unresolved for specific interface locations (Lots 1623 & 1605). Although conditions are intended to address these matters at the detailed design stage, the plans do not yet provide sufficient clarity.

3.3 Neighbourhood parks and metrics and future acquisition

- 3.3.1 While the majority of associated metrics for the neighbourhood park locations are met, the applicant's conditions and the provision of a residential society to protect the open space outcome for Lot 5020 has not been extended for Lot 1800. Only Lot 5020 maintains an open space outcome if not acquired by Council.
- 3.3.2 Updated plans to depict any changes to the steep batters (up to 1:1) along stream corridors and within eastern boundary of Lot 1800 have not been provided, presenting maintenance constraints and does not meet associated metrics.
- 3.3.3 A key risk which remains is the blockage scenario of the upstream motorway culvert, which could result in inundation depths exceeding 1m across the southern portion of Lot 1800 and adjacent roads.

3.4 Open space network and route legibility

- 3.4.1 The applicant's response outlined that no provided walkways are proposed to vest with Auckland Transport or Parks and Community Facilities. As per the submitted plans, these connections are indicated within private land. Council is not amenable to taking responsibility for these walkways/accessway routes.

3.5 Other outstanding deficiencies/Considerations

- 3.5.1 The landscaping plans (appendix 11) do not match the scheme plan boundaries for Lot 5020. These appear to include the commercial lot into the park for Lot 5020.

3.6 Conditions review

- 3.6.1 The acquisition of open space for the purpose of recreation land (ownership) should not override the outcome to be provided in the need for open space. While the applicant has considered the residential society outcome for Lot 1800, this has not been considered for Lot 5020.

4.0 Outstanding Issues

The below outstanding issues have been noted relating to technical commentary and the applicants proposed conditions.

4.1 Response to Further Information Requests/ Technical Comments

- 4.1.1 The long-term protection of open space outcomes remains unresolved. While a residential society mechanism is proposed for one lot (Lot 5020), this has not been consistently applied, creating uncertainty that 1800 will be protected and function as intended open space if not acquired by Council. The applicants updated plans already depict Lot 1800 as a subdivided residential lot (Drawing number 3725-370 of Appendix 10A Stage 1 Scheme Plan).
- 4.1.2 Gradient compliance across all drainage reserve lots have not been demonstrated. There is no confirmation that batters meet the required maximum gradients of 1:5 for grass and 1:3 for planting, resulting in uncertainty around safety, maintenance, and vesting compliance.
- 4.1.3 Maintenance access remains a concern, as the absence of confirmed gradients creates uncertainty regarding safe and functional Council access along pathways to drainage reserves in relation to point 4.1.2 above.
- 4.1.4 The previous concerns for the eastern slope of the neighbourhood park location with the adjacent stream corridor for Lot 1800 remains as it locates a 1:1 slope within the neighbourhood park (lot 1800). This does not meet maintenance requirements in accordance with paragraphs 4.1.2 and 4.1.3 above.
- 4.1.5 Flood risk and overland flow considerations are not fully resolved. While both lots are generally outside the 1% AEP floodplain, the potential effects of culvert blockage on Lot 1800 remain unclear due to limited supporting information.
- 4.1.6 The current documentation does not clearly demonstrate that adequate soil volumes and appropriate design measures have been incorporated to support the proposed species at maturity, particularly in constrained locations adjacent to vehicle crossings and servicing depths. While the use of structural soils or similar systems is acknowledged as a potential solution, this has not been sufficiently detailed or confirmed in the updated information.
- 4.1.7 The updated landscape plans do not adequately demonstrate fencing outcomes along reserve boundaries, with CPTED, permeability, and specific details (including at Lots 1623 and 1605) remaining unclear.

4.2 Response to Recommended / Amended Conditions

- 4.2.1 The applicant has not considered the residential society outcome for Lot 1800 to match the conditions provided for Lot 5020. Only one Park is protected for an open space outcome if not acquired by Council.

- 4.2.2 The applicant has not accepted the relevant implementation conditions relating to reserves. Therefore, planted slopes which are to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade are not demonstrated within the updated plan set, or the conditions.
- 4.2.3 No 3-year maintenance period adopted for the streetscape in alignment with the minimum standards for tree establishment in accordance with the Auckland Code of Practice for Land Development and Subdivision – Chapter 7: Landscape (COP 7). Newly planted street trees experience the highest stress and mortality risk during their first three years, particularly in constrained urban environments where soil volume, water availability, and physical damage are common challenges.

5.0 Conclusion

Based on the updated information provided, Parks Planning still do not support the proposal given key information gaps and concerns that remain unresolved including plan updates which do not correspond with the applicant's response comments. While the applicant has adopted various standard Parks Planning conditions, the removal of specific recommended conditions would result in an undesirable parks and open space outcome for the community. It is recommended that these gaps be addressed before the Panel is minded to approve the Fast Track proposal, to ensure appropriate open space outcomes and to resolve future maintenance considerations for all assets proposed to vest.

6.0 Response to Further Information Requests / Technical Comments

Information Request from Council on the lodged material	Applicant Response	Council Specialist Response
1. Open Space outcome for Lot 1800 is not protected The residential society mechanism applied to Lot 5020 has not been extended to Lot 5020. Unclear long-term ownership, management, and public access arrangements.	The applicant is willing to provide a neighbourhood park within Stage 1 where Council confirms its intention to acquire and vest the land, noting the proposed park meets the relevant size, accessibility, and design requirements. It is also our understanding that reserve acquisition is funded through development contributions, and therefore there is an appropriate mechanism available to enable Council to secure this land. However, if Council does not wish to acquire the land, it is appropriate that the area be developed for residential purposes. This is justified on the basis that the adjoining Ara Hills development is required to deliver a neighbourhood park which would adequately service future residents of the Delmore site. In contrast, the retention of a neighbourhood park within Stage 2 is supported, as this location is more removed from adjoining neighbourhood parks and is necessary to ensure an appropriate distribution of parks across the wider catchment.	Outstanding – The applicant has considered the residential society outcome for 5020 but not considered this for Lot 1800. Park provision is therefore not protected. It is positive that the applicant intends to retain a degree of open space provision regardless of whether acquisition proceeds. The proposal to maintain the Stage 2 park in perpetuity through a residents' society acknowledges existing gaps within the open space network in this greenfield context. Figure 1 presents a gap analysis which indicates that the level of service for both Stage 1 and Stage 2 parks is largely contained within the scope of the fast-track development. The Stage 1 catchment, modelled under a medium to high-density scenario, does not extend sufficiently to service other parts of the Ara Hills development (Figure 2). On this basis, the rationale used to secure the Stage 2 park through a residents' society due to a perceived network gap could equally be applied to the Stage 1 park, supporting its retention in perpetuity.

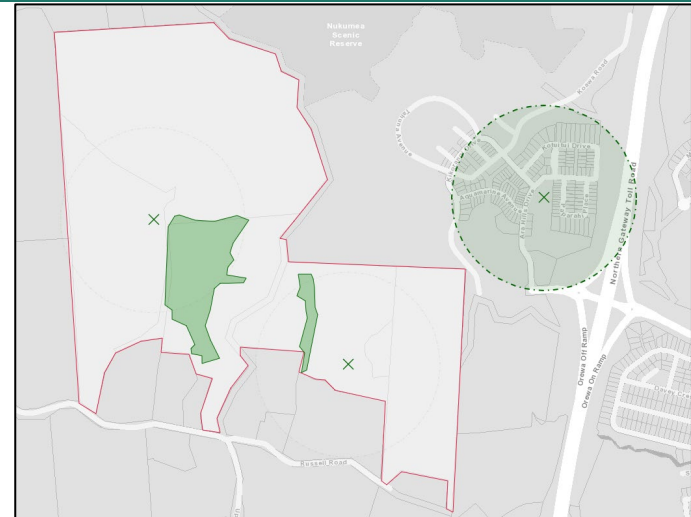


Figure 1: Existing provision within wider catchment.

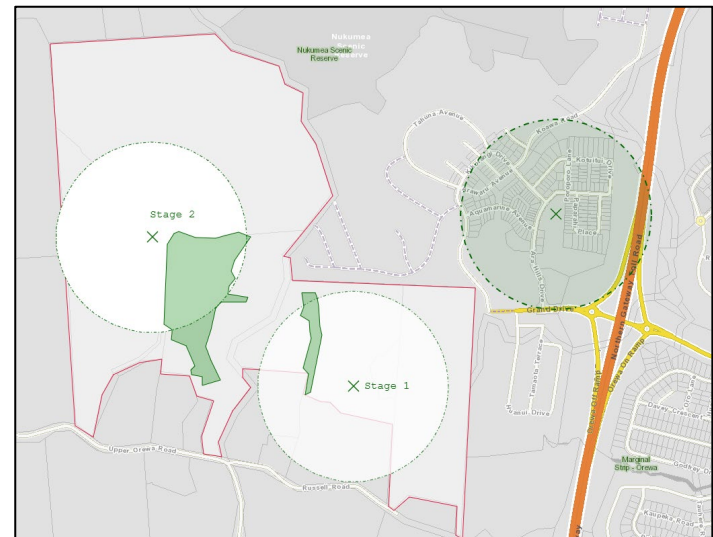


Figure 2: Updated catchment of Delmore park locations.

		<u>Please note previous incorrect references to Lot 1800 and 5020. Lot reference within column 1 have been edited accordingly.</u>
2. Access pathways into park space (Lot 5020) Drawing 2535/36 (Stage 2 Lot Design Part 10) depicts walkway connections from the private lots into the adjacent park lot (5020). This is not supported from a Parks Planning lens.	These paths will be removed from the landscape plans. A full set of updated landscape plans will be provided on 20 April, however some preliminary updates are attached.	Resolved - Considered to be addressed in depictions from high level landscape plans provided on 20/04/2026. Detailed plans of staging of landscape plans have not been provided.
3. Maintenance period requirements for native species No confirmation of extended (3-year) maintenance period for slow-establishing natives. A 3-year maintenance period is now considered the standard Parks Planning practice for street trees as per the COP Chapter 7 Landscape.	As per the response to conditions below, a two-year maintenance period for street trees is considered appropriate and consistent with experience across previous projects.	Outstanding - Minimum standards for tree establishment for The Auckland Code of Practice for Land Development and Subdivision – Chapter 7: Landscape requires three (3) years. Newly planted street trees experience the highest stress and mortality risk during their first three years, particularly in constrained urban environments where soil volume, water availability, and physical damage are common challenges.
4. No gradient confirmations in drainage reserves including a 1:1 slope in Lot 1800 (park) No confirmation that gradients meet safe use and maintenance requirements. - 1:5 maximum gradient for grass - 1:3 maximum gradient for planting	The drainage reserve plans are being updated to show the gradients and will be provided on 20 April. The 1:1 slope has been shifted and is no longer within the boundary of Lot 1800. This will be indicated on the updated plans to be provided on 20 April.	Outstanding – Outlined as confirmed in applicants’ comments but updated plans have not been provided. Remains outstanding. Uncertain compliance with vesting and safety standards. Slips, erosion, unsafe public access and maintenance risks. Healthy Waters may reject the proposed assets.

A small eastern portion of Lot 1800 adjacent to the covenanted vegetation maintains a 1:1 slope.		
5. Access to drainage reserves for maintenance Lack of clarity on whether maintenance access meets required standards given access through private lots for the below lots: - Lot 1624 provides a right of way for maintenance access over private lots.	The design has been updated in all necessary locations to ensure maintenance access is provided from a public access point directly to the reserve. Easements over private land are no longer proposed. Updated scheme plans will be provided on 20 April.	Outstanding - Outlined as confirmed in applicants' comments but updated plans have not been provided. Remains outstanding. Uncertain compliance with vesting and safety standards. Slips, erosion, unsafe public access and maintenance risks. Healthy Waters may reject the proposed drainage assets.
6. Flooding of Lot 1800 during culvert blockages Insufficient hydraulic modelling and supporting technical information.	Updated flooding drawings have been provided showing no impact on Lot 1800 during the SWCoP culvert blockage assessment. These plans will be provided by 20 April.	Outstanding – Concerns remain as per review from Healthy Waters specialists. Uncertain compliance with vesting and safety standards. Potential for unmitigated flood risk to public land and users under blockage conditions.
7. Canopy coverage optimization and calculation. No clear strategy to maximise canopy in berms with available space or canopy coverage calculations.	Greenwood Associates have incorporated street trees in all suitable locations. While specific canopy coverage calculations have not been provided, the proposed streetscape and berm layout demonstrate that the design maximises canopy coverage while maintaining a predominance of native tree species.	Outstanding – Uncertain delivery of long-term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements). Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.
8. Confirmation of available soil volumes and rooting space Documentation does not clearly demonstrate how recommended soil	At the EPA stage, specific information on soil volumes within berms can be provided if required.	Outstanding – Uncertain delivery of long-term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements).

volumes will be achieved within the constrained corridor between planting areas and vehicle crossings. Root barriers as noted in Appendix 11 (overview Memo) are acceptable where intersecting with SW infrastructure.	However, it should be noted that during the submission process of the previous proposal that 2/3 of the street trees had sufficient space for a minimum of 10cu.m of planting soil. For the remaining 1/3 trees, the majority were generally afforded space to allow between 8-9.95 cu.m, for these areas a detail was proposed that allowed for the provision of structural soil below the adjacent proposed footpath with would allow for root spread and increase the soil area. After investigation of allowable soil volumes at the EPA stage, Greenwood Associates will consider if such a detail is appropriate and, if it is determined to be so, will be included within the EPA landscape drawing package.	The applicant's response partly relies on soil volume assessments prepared for a previous Fast Track application, which indicated that most trees would receive approximately 10 m³ of soil and that structural soil solutions may be used in constrained areas. However, these assessments relate to an earlier iteration of the proposal and cannot be relied upon for the current application. Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.
9. Species selection not supported B. tarairi proposed despite known high failure rates after ~10 years. Raupō and Carex secta proposed despite long-term maintenance and performance issues (Stormwater pond edge species selection). Reduces confidence in species resilience and suitability.	These three species will be removed from the proposal and substituted with more suitable species as described below: Where B.taraire forms a part of the wider planting mix 'BM' it will be removed and its 2% coverage within this planting group dispersed amongst other native trees within this planting mix, specifically A.excelsus, D.spectabile, K.excelsa and P.totara.	Outstanding – Not resolved with no plans provided to confirm changes. Can be addressed at EPA for detailed design changes. Parks Planning cannot support S.chatamica (Kōwhai), S.microphylla (Kōwhai), M.excelsa (Pōhutukawa), or P.costata (Tawapou) as street trees. M.excelsa 'Maori Princess' (Pōhutukawa 'Maori princess') as a replacement street tree species can be supported.

	• Where B. taraire is a street tree our recommendations for substitution are S.chatamica (Kōwhai), S.microphylla (Kōwhai), M.excelsa (Pōhutukawa), M.excelsa 'Maori Princess' (Pōhutukawa 'Maori princess') and P.costata (Tawapou). • In terms of carex (C.secta) and raupo (T.orientalis) within SM-Stormwater pond edge planting mix, our recommended substitutions for carex are A.fulvida (toetoe) and V.Stricta (koromiko) and recommended substitutions are P.tenax (harakeke) and S.tabernaemontanii (kuawa).	
10. Fencing adjacent to drainage reserves The landscape plans indicate 1.8m solid fencing adjacent to specific drainage reserve locations (Lots 1623 & 1605). Other locations appear to provide 1.8m open security fencing (50% permeable).	The landscape plans will be revised to ensure a consistency in fencing treatments adjacent to drainage reserves. Updated landscape plans will be provided on 20 April.	Outstanding – Plan depictions do not match applicants' commentary.
11. Consideration of modified soil profiles in species selection It is unclear whether the planting palette has been assessed against the likely modified or compacted soil conditions resulting from development.	This has been considered and specific details will be provided for these slopes and soil conditions as part of the updated landscape plan set on 20 April.	Resolved - Can be determined at detailed design.

12. Root management or engineering solutions near vehicle crossings No clear information is provided on whether design responses (e.g. structural soils, soil cells, or connected trench systems) will be used to expand rooting space beneath hard surfaces.	These details are typically addressed at the EPA stage, where site-specific design responses such as structural soils, soil cells, or trench systems can be appropriately resolved. The provision of this information at that stage is standard practice and would not materially affect or alter the overall design outcomes proposed at the consent stage.	Outstanding - Uncertain delivery of long-term canopy coverage outcomes including: - Urban Ngahere Strategy 30 percent canopy coverage. - 12-15% tree canopy closure (AT requirements). Can be determined at detailed design but limits the ability to assess whether the design will support mature canopy tree growth as intended.
13. Stormwater line location measurement depth not demonstrated. The depth appears to exceed 1m at a minimum of 1.7m in depth at a high-level measurement. (Drawing Number 3725-1-3610 on Appendix 26 Stage 1 and SW line depth measurements under front berm for collector road and N/O.R 6).	As per above, details outlining the street tree relationship can be provided during the EPA submission stage.	Outstanding – Original lodgement documentation depicted a measured 1.7m separation distance. Street tree locations and updated plans do not confirm a measured vertical distance.
14. Admin update to reference for Lot 5020 The scheme plan does not clearly identify Lot 5020 as open space or land in lieu of reserve.	The Scheme Plans are being updated and will be provided to Council on 20 April.	Resolved – Applicant has updated and provided a clear plan reference for Lot 5020.
15. Appendix 9.1 Retaining walls do not include an assessment on retaining walls adjacent to lots to vest for reserve areas	The applicant is currently working through details on retaining walls adjacent to drainage reserves and will provide an update as soon as practicable.	Outstanding - Plan depictions do not match applicants' commentary. No further detailed retaining wall indications or plans have been provided for the landscape plans

Appendix 9.1 does not include assessment of retaining walls adjoining reserve boundaries.		
16. Drainage Reserve planting suitability in high-velocity zones Carex secta proposed without confirmation of water velocity conditions.	As per response to point 9, Carex secta within SM-Stormwater pond edge planting mix, is recommended to be substituted for A.fulvida (toetoe) and V.Stricta (koromiko).	Resolved – Replacement species considered to be suitable.
17. Interface with new commercial lot requires clarification for Lot 5020. No detail is provided on how level changes between park and commercial lot will be managed. One retaining wall under 1m is depicted.	This a low-level wall, if a specific treatment is required then planting can be used to soften any perceived effects. Conditions have been included as per request for fencing and retaining wall heights adjacent to Lot 5020.	Outstanding - Plan depictions do not match applicants' commentary. No further detailed retaining wall indications or plans have been provided for the landscape plans
18. Walkway vesting arrangements appear to be privately owned. Walkways shown on landscape plans do not specify whether they will vest or remain privately owned. Parks Planning and Parks and Community Facilities (PCF) will not assume ownership or maintenance responsibilities.	All walkways on private land will remain in private ownership to be managed by the residential society.	Resolved – walkways will remain in private ownership. Council is not amenable to take ownership of any associated walkways.
19. Delineation of park boundary with residential lots is unclear for Lot 5020. Private/public boundaries are not accurately demonstrated with fencing or post locations in relation to Lot 5020.	This will be a 1.2m fence, plans will be revised to clearly show this and will be provided on 20 April.	Outstanding – Plan depictions do not match applicants' commentary.

7.0 Response to Recommended / Amended Conditions

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

The recommended conditions outlined in sections below must be considered for inclusion by the applicant. Where a specific condition number has not been identified, a 'X#' has been used to indicate its inclusion accordingly.

Standard Parks Planning conditions have been included accordingly.

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

Conditions adopted by the applicant

7.1 General conditions

7.2 Land Use Conditions

As part of the future formalised assessment, Parks Planning will review the land use conditions for consistency with additional conditions for insertion noted below.

Condition Request from Council on the lodged condition document (Appendix 44 to the AEE)		Applicants Response	Council Specialist response
	<u>Advice note:</u>	This advice note is already included as part of the land use conditions, however, has been expanded as per	Resolved and included accordingly under condition 42 of 2.1.15.

	<u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created, and land is to be vested at the time of subdivision. It is advisable that any landscaping as part of the land use be designed in accordance with Auckland Council standards and in particular “The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape</u>	the request. Refer Section 2.1.15 of the conditions.	
X83.	<u>Fencing to adjacent Neighbourhood Parks</u> <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) (Lots 1800 and 5020) must be low height (1.2m) and at least 50% visually permeable.</u> <u>The council is exempt from sharing costs. A consent notice will be required to be registered on Lots 358 and 1113-1127. The consent notices will be prepared by the Council’s solicitor at the consent holder’s cost.</u>	This condition is already included as part of the land use conditions (refer section 2.1.24 of the conditions).	Partially Resolved - Ensures interface transparency and passive surveillance while managing height and privacy. Protects open space amenity. Specific lot references are preferred to maintain consistency including second paragraph. No information has been provided regarding gradients or the treatment of retaining walls adjacent to the drainage reserves. This condition may need to be updated if more detailed plans, beyond the current high-level depictions, are submitted.
X84.	<u>Fencing to adjacent Drainage Reserves</u> <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves (Lots 1800, 5020, 1600-1602, 1604-1609, 1616, 1620-1624, 1627-1629) must be either low height (1.2m) or at least 50% visually</u>	This condition is already included as part of the land use conditions (refer section 2.1.24 of the conditions).	Partially Resolved - Ensures interface transparency and passive surveillance while managing height and privacy. Protects open space amenity.

	<u>permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.</u> <u>The council is exempt from sharing costs. A consent notice will be required to be registered on all adjacent residential lots. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u>		Specific lot references are preferred to maintain consistency including second paragraph. No information has been provided regarding gradients or the treatment of retaining walls adjacent to the drainage reserves. This condition may need to be updated if more detailed plans, beyond the current high-level depictions, are submitted.
X85.	<u>Retaining Walls</u> <u>Any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots (Lots 358 and 1113-1127) and must be clear of the boundary of the reserve(s) (Lots 1800 and 5020). The retaining wall must be no higher than;</u> - <u>1m above existing ground level adjacent to Lot 5020.</u> - <u>1.5m above existing ground level adjacent to Lot 1800.</u> <u>A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u>	This condition is accepted and has been included as part of the updated condition set (refer section 2.1.24 of the conditions).	Partially resolved - Ensures all retaining structures are private and do not encroach on public land. Protects usability and safety of reserves. Specific lot references are preferred to maintain consistency. No information has been provided regarding gradients or the treatment of retaining walls adjacent to the drainage reserves. This condition may need to be updated if more detailed plans, beyond the current high-level depictions, are submitted.
7.3 Subdivision Conditions		Applicants commentary	Council Response

X137.	<u>Streetscape landscaping</u> <u>Prior to the issue of the section 223 application under the RMA (at Engineering Plan Approval stage), the consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens/ street trees/ street gardens for approval by the Manager Parks Planning. In particular, the plans must:</u> a) <u>Be prepared by a suitably qualified landscape architect.</u> b) <u>Be in general accordance with the plans prepared by Greenwood Associates and referenced under Condition 1.</u> <u>Be in general accordance with the plans prepared by Greenwood Associates, dated 19/12/2025, Revision A and 10/04/2026, Revision A and referenced under Condition 1.</u> c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.</u> d) <u>Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.</u> e) <u>The provision of root barrier solutions for any encumbered street tree locations.</u> f) <u>Include planting methodology.</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions).	Resolved - Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP. Concerns remain over provided landscaping plans. Only high level plans dated 10/04/2026 were provided within the response review, labelled as 'initial updates'.
-------	---	--	---

	g) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> <u>Advice note:</u> <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></i>		
X138.	<u>Parks condition only where drainage reserves are acceptable to Healthy Waters</u> <u>Drainage reserves/ Stormwater ponds</u> <u>Prior to the issue of the section 223 application under the RMA At (at Engineering Plan Approval stage), the consent holder must submit a detailed landscaping plan(s) for stormwater ponds and drainage reserves for approval by the Manager Parks Planning. The plans must:</u> a) <u>Be prepared by a suitably qualified landscape architect.</u> b) <u>Be in general accordance with the xxx prepared by xxx dated xxx.</u> c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.</u> d) <u>Include planting methodology.</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions).	Resolved - Standard Parks Planning condition for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP. The applicant has not included the green highlighted header.

	e) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u> f) <u>demonstrate a flood overlay identifying flood-prone areas within the reserve.</u> g) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> h) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u> i) <u>Provide a Safety in Design Register for the 3m wide shared pathway within the drainage reserves.</u> j) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> <u>Advice note:</u> <u>Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.</u>		
X139.	<u>Implementation of streetscape works</u>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions).	Resolved - Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose.

	<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 approved streetscape plans and to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u> 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> <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>		
X140.	<u>As-built plans</u>	This condition is accepted with a minor amendment that clarifies this is for areas to be vested. Therefore, this would not apply if the neighbourhood park in Stage 2 is to be retained in	Standard parks Planning conditions which provides records of assets for registration and future maintenance. Critical for Council asset handover.

	<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 to be vested in the following format:</u> 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> i. <u>All dimensions are to be in millimetres, and all levels and lengths in metres.</u> ii. <u>All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).</u> c) <u>All graphical data to be located/plotted to the following accuracy:</u> 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>	private ownership. Refer section 3.1.14 in the updated condition set.	The additional reference to 'within all proposed parks, reserves and streets to be vested' is considered acceptable.
--	---	--	---

	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> 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> 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> g) <u>Existing assets and assets to be removed or abandoned must be shown on as-built plans.</u> h) <u>Copies of the following documents are required, where these assets will be maintained by Auckland Council.</u> 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> <u>Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.</u>		
--	---	--	--

	<u>Post Development</u>		
X141.	<u>Maintenance – Streetscape</u> <u>Prior to the issue of the section 224(c) certificate [Replace green text for KO applications with: the start of the maintenance period], the consent holder must provide for the approval of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (Lots 2000-2006, 2008, and 2100-2106). The Maintenance Plan must include:</u> 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>	This condition is accepted and has been included as part of the updated condition set (refer section 3.1.14 of the conditions). (d) has not been included as it is unclear what this relates to.	Subject to further review and detailed commentary during future lodgement. Ensures plant establishment and survival while aligning with maintenance standards and provides accountability for plant losses. Removal of point 'd' is suitable.
X142. To Split a.	<u>The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two 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.</u>	This condition has been partially accepted, with an amendment that requires the maintenance period to be two years (refer section 3.1.14 of the conditions)	Ensures that all streetscape planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover

			Separate condition preferred for damage and theft noting this applies to all reserves and streetscapes.
X142. To Split b.	<u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of three years following the replacement planting, to the satisfaction of the Manager Parks Planning.</u>	This condition is only partially accepted and has been combined with the condition above (refer section 3.1.14 of the conditions). While the replacement of any damaged or stolen planting during the maintenance period is supported, the requirement to reset and apply a new three-year maintenance period for each individual replacement plant is not practical for a development of this scale. This approach would create an ongoing and potentially indefinite maintenance obligation that is difficult to monitor, administer, and enforce, particularly where damage or theft may occur at different times across the site. A more appropriate approach is for all replacement planting to be maintained for the remainder of the original maintenance period, rather than triggering a new maintenance period for each instance. This ensures that planting is successfully established while providing a clear, consistent, and manageable	As per above, ensures consistency with the certified landscape design not only for the streetscape but for all reserves.

		timeframe for both the consent holder and Council.	
X143.	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 approval every 3 months for the duration of the 3-years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of respect of all planting and landscaping established in the road reserve: Lots 2000-2006, 2008, and 2100-2106: 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).	This condition has been partially accepted, with an amendment that requires the maintenance period to be two years (refer section 3.1.14 of the conditions).	Subject to further review and detailed commentary during future lodgement. Provided detail on establishment, canopy development, erosion, pest control, and replanting needs over time. Supports Standard Parks Planning Lot reference preferred.

	<u>Any recommended remediation work must include a start date for replanting.</u> <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u> <u>Advice Note:</u> <u>This condition requires monitoring reports to be submitted for a minimum of 3 years following planting.</u> <u>This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u>		
Stage 1B			
X163.	Lot 1800 shall be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) if by the time of application for the survey plan for Stage 1B to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for the sale and purchase of Lot 1800.	The applicant did not provide commentary.	Resolved and included within applicants conditions set.
X164.	If no agreement is in place in accordance with Condition 141 by the time of application for the survey plan for Stage 1B-2 to be approved under section 223, then Lot 1800 <u>will remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u> <u>Advice Note</u> <u>If a sale and purchase agreement is not entered into, the</u>	This condition is not accepted as currently framed, due to reasons outlined in Section 1.2 above.	Edited accordingly for original and standard Parks Planning wording. Ensures that if no agreement is in place, the intended outcomes for park and green space is still enabled even if not acquired by Council. See further comments an analysis in Section 6 Paragraph 1 above.

	<u>intended outcome for park and open green space, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u> shall be developed into residential lots in accordance with the following plans: • Scheme plan titled “Alternative Plan for Lots 359 370, 1512 Being Subdivision of Lot 1800 DP XXXXXX Stage 1B 1”, dated 18 December 2025. • Architectural plans prepared by Terra Studio titled “A S1 1 87, A S1 1 88, A S1 1 89, A S1 1 90”		
X165 / X166.	<u>Balance lots for Neighbourhood Park purposes (Stage 1 Park Lot 1800)</u> <u>Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.</u> <u>The following requirements must be met in order to satisfy the condition:</u> <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> <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u>	The applicant did not provide commentary.	Ensures that if no agreement is in place, this conditions ensures that the future residents’ society will be responsible for the ongoing management and maintenance of the publicly accessible open space.

	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> d) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> 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</u>		
--	---	--	--

	<u>setting, collecting and enforcing the payment of levies.</u> 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> 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>		
X165.	Lot 1800 must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms, unless agreed in writing with Auckland Council.	The applicant did not provide commentary.	Resolved - Retained
X167.	If additional lots are included as a result of Condition 142, the consent holder must register the below consent notices on the record of title, where relevant.	The applicant did not provide commentary.	Incorrect reference for Condition 142 which relates to maintenance periods. Parks Planning does not support condition 142 or the applicants updated condition 164. This condition is suggested for deletion from a Parks Planning lens.

	Stage 2		
X180.	<u>If no agreement is in place in accordance with Condition 170 by the time of application for the survey plan for Stage 2B-3 to be approved under section 223, then Lot 5020 will transfer to the Residential Society and the management and maintenance of the reserve shall be included as part of the Residential Society obligations as outlined in 113. will remain as a balance Lot for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u> <i>Advice Note</i> <i><u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u></i>	The amendments to this condition are accepted and have been updated as part of the condition set.	Resolved - Ensures that if no agreement is in place, the intended outcomes for park and green space is still enabled even if not acquired by Council.
X181.	Lots 2100, 2102-2106 on the scheme plans approved under Condition 1 must be vested to Auckland Council as a public road. The consent holder must meet all costs associated with the vesting of the road.	The applicant did not provide commentary.	Resolved – Vesting of public roads
X188.	<u>Residential Society</u> The owners of all residential lots shall belong to the Residential Society and shall abide by its constitution (or similar incorporation documentation) and shall pay all monies levied by the Residential Society for the Common Infrastructure.	This condition is not accepted for the reasons outlined above (relating to Stage 1 park).	Ensures that if no agreement is in place, this conditions ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.

Balance lots for Neighbourhood Park purposes (Stage 2 Park Lot 5020)

Prior to the issue of a s224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition 175 above.

The following requirements must be met in order to satisfy the condition:

- g) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- h) The structure, functions and rules of the Incorporated Society must include provision for the following:
 - i) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
 - j) The structure, functions and rules of the Incorporated Society must include provision for the following:
 - vi. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;

	vii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> viii. <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> ix. <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> x. <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> k) <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> <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</u>		
--	---	--	--

	evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.		
Standard Parks Planning conditions not adopted by the applicant but required			
X1.	<u>Park and Reserve Development</u> <u>Prior to the implementation of the works and as part of the Engineering Plan approval, the consent holder must submit for the approval of the Manager Parks Planning detailed engineering and landscaping plans for all hard assets / park furniture / fixtures /planting/grassing to enable reserve development to be undertaken within Lots 1800, 5020, 1600-1602, 1604-1609, 1616, 1620-1624, 1627-1629. The plan(s) and supporting planting methodology, to be submitted for approval, must;</u> a) <u>Be in general accordance with the plans prepared by Greenwood Associates, dated 19/12/2025, Revision A and 10/04/2026, Revision A and referenced under Condition 1.</u> b) <u>Be prepared by suitably qualified person/s</u> c) <u>Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.</u> d) <u>Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.</u>	This condition is not accepted. A new condition is proposed below which clarifies that the consent only requires basic reserve formation, consistent with the landscape drawings which show a grassed outcome. The applicant is willing to consider amendments if Council has standard wording. <i>“Prior to section 224(c) for the relevant stage, the consent holder must form the recreation reserves (Lot 1800 and Lot 5020) to a mowable grassed surface, including final shaping, topsoiling, grassing, and removal of weeds and rubbish.</i> <i>Advice Note: No planting, park furniture, fixtures, structures, shared paths, or other hard or soft landscape</i>	Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP. Landscape drawings do not only depict a grassed outcome. One neighbourhood park also maintains planting and gradients which required detailed design, species selection, gradient confirmations and CPTED outcomes. The applicants proposed conditions is not accepted.

	e) <u>Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.</u> f) <u>Include specifications for plant condition and a written specification detailing the planting methodologies to be used.</u> g) <u>Identify the existing species to be retained.</u> h) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> i) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u> j) <u>demonstrate a flood overlay identifying flood-prone areas within the reserve.</u> k) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> l) <u>Include the location and specifications for a shared pathway (pedestrian and cycle) at a minimum of 3 metres in width.</u> m) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u> n) <u>Provide a Safety in Design Register for the 3m wide shared pathway within the drainage reserves.</u> o) <u>[Parks planner to insert] Any other relevant agreed assets to mitigate for the development including accessways to vest, walkways, boardwalks, park edge road developments for</u>	<i>works are required as part of this consent.”</i>	
--	---	--	--

	<u>new roads adjacent to existing park land, bridges,</u> <u>Advice note:</u> <u>Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.</u>		
X2.	<u>In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets</u>	Conditions are already included for each stage which require a consent notice to be registered on the record of title for the residential society. No further amendments to the conditions are considered necessary.	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. The neighbourhood Park Lots (Lots 1800 and 5020) are not covered by the applicants updated condition 126.
X3.	<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> a) <u>Stage 1 Park Lot 1800 and Stage 2 Park Lot 5020 must be shown as land in lieu of reserve (for the purpose of recreation).</u> b) <u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access</u>	The parks conditions already require that they are to be transferred as “land in lieu of reserve (for the purpose of recreation)”. Furthermore, no right of ways easement is needed for the parks as they are all accessed via road frontage. No further amendments to the conditions are considered necessary.	Partially resolved - Required for appropriate vesting classification and maintenance access. Maintenance access is not just for the neighbourhood park locations but all associated drainage reserves. Point ‘b’ is not required where access is provided via the associated vested road network. However, where access is not secured by easement, point ‘b’

	<u>and/or reserve maintenance to allow access to Council staff and contractors</u>		should apply. Lots 1601 and 1603 will require a right-of-way mechanism to ensure access, including during interim stages of works given the staging. .
X4.	<u>Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.</u>	The parks conditions already require that they are to be free of easement, encumbrances and structures. No further amendments to the conditions are considered necessary.	The applicants condition X165 only extends to Lot 1800. This is required to ensure reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development
DURING DEVELOPMENT			
X5.	<u>Implementation of park landscape works</u> <u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the park/s (lots 1800 and 5020) must be implemented in accordance with the approved landscape plans to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:</u> a) <u>All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed</u> b) <u>and rubbish free.</u>	This condition is not accepted for the reasons outlined above. A new condition is proposed as identified above.	Not resolved - Provides assurance for asset condition before Council handover. Ensures proposed open space assets are fit-for-purpose during implementation.

	c) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u> d) <u>Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the [council staff title] immediately.</u> e) <u>At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</u> f) <u>Any defects identified at the practical completion audit are to be remedied by the 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>		
X6.	<u>Weed control</u>	The applicant is currently reviewing this condition in the context of the email received from Auckland Council Parks on 15 April and will provide an update by 20 April.	Not resolved - The applicant has not included this as a condition. Standard Parks Planning weed control condition to ensure re-vegetation efforts and prevents reinfestation.

	<u>The consent holder must submit a Weed Control Programme to the satisfaction of the Manager Parks Planning prior to the start of earthworks. The Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</u> a) <u>An inventory of the weed species to be removed;</u> b) <u>Removal techniques to be utilised; weed disposal methods</u> c) <u>Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins)</u> d) <u>Any re-vegetation programme required to prevent re infestation of weeds</u> e) <u>As assessment of any ecological issues around the removal of vegetation</u> f) <u>Methods for addressing stability and erosion and sediment control methods</u>		Also critical for handover and acquisition. This is also in line with the COP Chapter 7.
<u>POST DEVELOPMENT</u>			
x7.	<u>Monitoring Report – Reserves (5-year maintenance period)</u> <u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information</u>	The applicant is currently reviewing this condition in the context of the email received from Auckland Council Parks on 15 April and will provide an update by 20 April.	Not resolved or provided in updated conditions set. Provided detail on establishment, canopy development, erosion, pest control, and replanting needs over time. Supports operational readiness and final hand-over to acceptable standard of assets.

	in respect of Lots 1800, 5020, 1600–1602, 1604–1609, 1616, 1620–1624, 1627–1629: 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> <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u> <u>Advice Note:</u> <u>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting.</u> <u>This condition will be deemed satisfied upon a</u>		
--	--	--	--

	<u>satisfactory final inspection after the maintenance period and subsequent bond release.</u>		
X8.	<u>CONSENT NOTICES</u> <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 Lots 358 and 1113-1127. The consent notice/s must record that condition/s 83, 84 and 85 are to be complied with on a continuing basis.</u> a. <u>Any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots and JOALs and must be clear of the boundary of the reserve(s) (Lots 358 and 1113-1127). The retaining walls must be no higher than;</u> b) <u>1m above existing ground level adjacent to Lot 5020.</u> c) <u>1.5m above existing ground level adjacent to Lot 1800.</u> b. <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) (Lots 1800 and 5020) must be low height (1.2m) and at least 50% visually permeable.</u>	This condition has been partially accepted and included within the updated condition set (section 3.3.2 and 3.4.2).	Provides ongoing legal mechanism to secure interface and boundary treatment obligations into future. The applicants consent notices do not go into specific height or treatment details. Specific lot references are preferred to maintain consistency. No information has been provided regarding gradients or the treatment of retaining walls adjacent to the drainage reserves. This condition may need to be updated if more detailed plans, beyond the current high-level depictions, are submitted.

	c. <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves (Lots 1600-1602, 1604-1609, 1616, 1620-1624, 1627-1629) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.</u>		
	<u>Advice Notes</u>		
	<u>LANDOWNER APPROVALS</u> <u>All works in Reserves will require Landowner Approval prior to any works being undertaken. Approval requests can be sent to landadvisors@aucklandcouncil.govt.nz</u>		Standard Parks Planning advice note for works on assets that have already vested to Council or on Council owned land.
	<u>TREE ASSET OWNER APPROVALS</u> <u>Any tree removals or works affecting vegetation on Reserve land or existing street trees will require Tree Asset Owner Approval from the Community Facilities Urban Forest Specialist Team. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.</u>		Standard Parks Planning advice note for works on assets that have already vested to Council.