1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Auckland Surf Park Community Stage 2
Fast-Track application number:	FTAA-2606-1246
Council reference number:	BUN60467823

2.0 Technical Specialist Memo – Earthworks & Erosion and Sediment Control

To:	Brooke Dales - Consultant Planner Warwick Pascoe - Principal Project Lead
From:	Simon Button (Landscape and Visual) – Isthmus Group Limited
Qualifications & Relevant Experience:	I hold a BA qualification in landscape architecture with town and regional planning and a Masters' qualification in landscape architecture obtained from the University of Sheffield (United Kingdom). I am a registered member of the New Zealand Institute of Landscape Architects NZILA Tuia Pito Ora and an elected member of the board, where I currently hold the position of Vice President. I am an Associate Landscape Architect at Isthmus Group Limited (IGL) with 14 years' experience. I have worked at IGL since March 2019 and prior to this I was a landscape architect in the United Kingdom. Throughout my career I have worked with both private and public sector clients on a wide range of projects in both urban and rural landscapes across the United Kingdom and New Zealand. I regularly undertake landscape, visual and natural character assessments, and peer reviews, for projects of varying scales in the residential, industrial, commercial, renewable energy, recreational and infrastructure sectors.
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 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:	Tuesday 29th September 2026

3.0 Executive Summary

The proposed Auckland Surf Park Community Stage 2 represents an expansion of the previously consented Stage 1 surf park development, introducing approximately 486 dwellings, a village centre, live-work precinct, data centre expansion, open space network, transport infrastructure and associated community facilities within the Future Urban Zone at Dairy Flat.

Overall, I consider the applicant's assessment of landscape character, natural character and visual amenity effects to be broadly robust, and I agree that the receiving environment has a planned capacity for significant change, reflecting its strategic role within the future urbanisation of the wider Silverdale West and Dairy Flat area. In landscape terms, the proposal will result in a clear transition from a modified pastoral landscape to a mixed-use urban community.

I broadly agree with the applicant's conclusion that adverse landscape character effects will generally be low. Similarly, adverse visual effects across most viewing audiences are expected to range from low to low-moderate, with the most notable visual effects occurring along portions of Dairy Flat Highway and Postman Road where the hotel, data centre and broader residential development will be most apparent. While some localised moderate visual effects will occur, particularly before landscape mitigation becomes established, these effects are localised and will reduce over time as planting matures.

Notwithstanding this broad agreement, several matters require clarification. In particular, there are inconsistencies throughout the application regarding the proposed mitigation planting, including the location, density and establishment size of planting intended to provide visual screening and landscape integration. These inconsistencies create uncertainty when assessing the effectiveness and timing of mitigation measures and should be resolved through revised plans, to be referenced in the consent conditions.

The most significant concern relates to the interface between the proposed northern residential neighbourhoods and the adjoining Heavy Industry Zone identified within the Silverdale West Dairy Flat Industrial Area Structure Plan. In my opinion, the currently proposed 5 metre planted corridor is insufficient to appropriately manage the transition between the proposed residential activities and future industrial development, creating the potential for reverse sensitivity effects over time. Subject to clarification of the proposed mitigation planting and provision of a substantially enhanced planted buffer (with a minimum depth of 40 metres) along the common site boundaries to the north, I am satisfied that adverse landscape and visual effects can be appropriately managed and can ultimately support the application from a landscape and visual perspective.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- *Assessment of Environmental Effects – B&A – 24 April 2026*
- *Appendix 9 – Masterplan (parts 1-3) – Studio Pacific Architecture - 5 June 2026*
- *Appendix 10 – Open Space Strategy · Studio Pacific Architecture -23 April 2026*
- *Appendix 12 – Data Centre Architectural Plans - Studio Pacific Architecture -23 April 2026*
- *Appendix 13 – Northeastern Residential Precinct Architectural Plans – Gibbons Co and Novak + Middleton - 21 January 2026*
- *Appendix 14 – Northeastern Residential Precinct Design Statement – Gibbons Co and Novak + Middleton - 21 January 2026*
- *Appendix 15 - Northeastern Residential Precinct Landscape Drawings – Greenwood Associates – 16 February 2026*
- *Appendix 16 - Northwestern Residential Precinct Architectural Plans · Studio Pacific Architecture -10 December 2025*
- *Appendix 17 - Northwestern Residential Precinct Residential Design Controls- Studio Pacific Architecture - 20 February 2026*
- *Appendix 18 – Southern Residential Precinct Architectural Plans · Studio Pacific Architecture -23 January 2026*
- *Appendix 19 – Village Centre Precinct Architectural Plans · Studio Pacific Architecture -23 January 2026*
- *Appendix 20 – Live Work and WWTP Precinct Architectural Plans · Studio Pacific Architecture -9 February 2026*
- *Appendix 21 – Stage 5 Vacant Low Subdivision Architectural Plans · Studio Pacific Architecture -5 June 2026*
- *Appendix 22 – Accommodation Precinct Architectural Plans · Studio Pacific Architecture -6 November 2025*
- *Appendix 23 – Surf Lagoon and Amenity Precinct Design Report – Warren and Mahoney – 7 October 2025*
- *Appendix 24 - Surf Lagoon and Amenity Precinct Architectural Plans - Warren and Mahoney – 25 September 2025*
- *Appendix 25 - Surf Lagoon and Amenity Precinct Landscape Drawings (parts 1-2) - Warren and Mahoney – 23 February 2026*
- *Appendix 56 – Landscape Visual Assessment (parts 1-2) – B&A – 3 June 2026*

- *Appendix 60 – Stage 1 s127 Variation to Conditions – 5 June 2026*
- *Appendix 61 - Stage 2 Conditions – [undated]*

Information provided following the s67 Request

- *S67 Matters Response Tracking Table (notably section 10) – B&A – 14 September 2026*
- *Amended Appendix 56 Landscape Assessment (parts 1-2)- B&A – 26 August 2026*
- *Revised Visual Simulations – Warren and Mahoney – September 2026*

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

The applicant has identified the reasons for consent relating to Landscape matters within the Landscape Assessment (Appendix 56 to the application). I concur with those reasons for consent.

6.0 Specialist Assessment

This memorandum provides a high-level review of the landscape assessment matters within the Fast-track Application (referred to as *'the Assessment'* herein). Note, it focusses on matters where there is a difference in opinion, identified issue, gap or inconsistency which is material in degree. Where differences of opinion are immaterial, they are not addressed in detail.

I attended a project briefing and undertook a site walkover on 18th February 2026, accompanied by Auckland Council members and the Applicant's technical specialists who have authored reports to support the Fast-track Application.

Methodology

The methodology is provided at Section 1.1 of the Landscape Assessment, supported by a statement within Appendix 1. The methodology and assessment, in my opinion, is broadly consistent with Te Tangi a Te Manu, considering the matters relevant to the context and project nature and extent; however I maintain the position expressed within the s67 request that the Assessment's combination of 'sensitivity' and 'magnitude of change' to determine a level of effect is inconsistent with Te Tangi a Te Manu (refer paragraph 6.43).

Throughout this review, I have given consideration to the potential effects of the proposal, assessed against the landscape and amenity values of the area. Where this has resulted in a notable or material departure in effects to those identified within the Assessment, it is stated in this review.

For clarity, a comparison between the seven point scale level of effect (per Te Tangi a Te Manu) and RMA equivalent (less than minor, minor and more than minor) is provided below



The Proposal

I acknowledge that the proposal is for a staged development, with Stage 1 comprising the previously consented Surf Park masterplan, with amendments to integrate it with the wider masterplan and enable delivery of Stage 2. Stage 2 extends development across additional land and introduces more residential areas, a village centre, business land, open space, and transport connections.

The applicant applies the consented baseline of the Stage 1 development, on which to assess effects from.

Of specific note, the project now seeks to include three residential neighbourhoods (an additional 486 dwellings) which were not consented under Stage 1.

Whilst I agree with the description of the proposal within the Assessment, there are inconsistencies between the application and the s67 response from the applicant with regard to mitigation planting. These are identified below and need to be clarified:

- The s67 response clarifies that the northern site boundary (at the interface with the Heavy Industrial Zone within the Silverdale West Dairy Flat Industrial Area Structure Plan) is to include a 5m deep planted corridor with native vegetation achieving a density of one plant per sqm. There is no planting plan to support this for the northwestern neighbourhood. For the northeastern neighbourhood (refer Appendix 15 - *Greenwood Associate Plan 2465/08*), only sparse planting is proposed (around 16 trees over a 400sqm area).

- The location and extent of planting illustrated on the Vegetation Strategy (refer *Appendix 10, Open Space Strategy · Studio Pacific Architecture page 14*) is inconsistent with the illustrative masterplan (within Appendix 9). Notably relating to 'buffer planting' between and to the south of the proposed Data Centres, and mitigation planting along the western edge of the solar farm.

- Inconsistency with the proposed scale of planting to be implemented within the s67 response. Within the response to matter 10.3, the applicant states that "*we propose that the plants grades are all 2L except for the titoki which must be 45L grade trees*". However, within the response to matter 10.6 of the s67 response, the applicant states that *"The specimen trees in the visual simulations are proposed to either: Be installed at grades of 400L or 1000L. The heights of these trees are likely to be between 3m and 4m and are accurately illustrated in the simulations for VS1 and VS2B; or, Must be of a minimum height of 3m and 4m*

at the time of completion". This larger scale and sizing of planting is illustrated on the visual simulations and is seemingly relied upon within the landscape assessment (which is informed by the simulations).

In my opinion, the size, location and density of any mitigation / buffer planting should be clarified to inform an effects based assessment and to give surety to any mitigation planting proposed, overall.

To further clarify, I note that planting is to be implemented post construction (prior to occupation) for the various stages of the proposal (refer to *Appendix 60, condition 75*). In my opinion, it should be clarified (if proposed) what impact the proposed mitigation and buffer planting will achieve if implemented after construction and potentially at minimal grades / sizes (2L).

Planning Provisions

In my opinion, the Landscape Assessment appropriately identifies the relevant statutory documents.

With regard to the **Silverdale West Dairy Flat Industrial Area Structure Plan (2020)**, which is addressed at 3.3 of the Landscape Assessment, I agree that whilst the blue-green corridor has been retained within the proposed development layout, per the above I have concerns about the planned interface and setbacks between the northeastern / northwestern neighbourhoods and the Heavy Industry Zone to the north. The Structure Plan includes (at 4.6.3) the inclusion of buffers between residential development and light industry (20m) and the highway and light industry (40m). In my opinion, and consistent with other industrial zones across Tamaki Makaurau, the Structure Plan seeks to 'internalise' the Heavy Industry Zone which is encircled by the Light Industry Zone (which provides a transition and therefore tapers down the severity of potential external effects). The Surf Park Stage 2 application includes a residential activity (which is considered a more sensitive zone) in the northern part of the site which will abut the Heavy Industry Zone with no intermediary Light Industry Zone.

In my opinion, the proposed layout does not adequately address the residential-to-industrial interface along the northern site boundary; with potential reverse sensitivity effects over time as development within the Heavy Industry Zone is established. The proposal includes a 5m planted corridor in this location. In my opinion, this is insufficient, with a 20m corridor provided elsewhere within the Structure Plan between residential development and the Light Industry Zone.

Overall, in my opinion, a more substantial planted setback along the northern site boundary should be provided to appropriately address this interface. Given the buffers already established within the Structure Plan, in my opinion, a **minimum 40m planted buffer would be sufficient to mitigate reverse sensitivity effects to an appropriate level**.

Existing Environment / Site Description / Identification of Landscape Values

I broadly agree with the description of the site, its localised setting and the identified landscape values.

Visual Catchment

I agree with the defined visual catchment of the project outlined within the Assessment, which has been informed by ZTV analysis (noting however that the visibility scale in the ZTV legend appears to be inverted [Appendix 5, Figure 8 to the Landscape Assessment]). The viewing audiences are broken down into five groups, with effects (assessed separately in chapter 7 of the Assessment) considering different catchment areas within each viewing group.

Whilst I broadly agree with the descriptions of the respective Viewing Audience Groups, I maintain the position outlined within the s67 request that a housing inventory to assess individual views would be more beneficial to capture the nuance of individual effects which may differ from the average effect of an audience group, many of which are broad in their scale and proximity to the site. Furthermore, given the inconsistencies in mitigation planting sizes and their location within the application, I query the accuracy of the simulations which support the Assessment. For example, View 1 shows 5m-6m high tree and shrub planting along site boundaries post completion.

Landscape and Visual Effects

Potential effects on landscape character values (including natural character values) are assessed at chapter 7.1 of the Assessment. Overall, I broadly agree with the **Low** adverse effect rating, acknowledging the transitioning (urban and industrial) landscape anticipated by both the Structure Plan and Future Urban Zone, and when assessed against the existing and consented environment.

Whilst I do have concerns relating to the integration of a residential land-use within this future industrial setting (notably at the interface along the northern site boundary), in my opinion this is better addressed under reverse sensitivity and is raised under the commentary of the Silverdale West Dairy Flat Industrial Area Structure Plan (2020) within the Planning Provisions section of the Assessment and this review.

Visual effects are assessed at chapter 7.2 of the Assessment. Given the discrepancy in mitigation planting (locations and size), the assumption that larger grade planting (as illustrated in the simulations) has been made in this review in order to determine a level of effect. The Visual Audience Groups are discussed in turn, below.

<u>Visual Audience Group 1 (Viewpoints 1-3)</u>

- The Assessment identifies **Low** effects from Viewpoint 1. In my opinion, effects from Viewpoint 1 will be **Very Low**.
- The Assessment identifies **Low – Low Moderate** effects from Viewpoints 2 and 3. I agree that, once mitigation planting matures (to the level shown in the Visual Simulations), effects will be **Low – Low Moderate**; however should planting be implemented at a reduced grade (2L) then in my opinion, there will be temporary effects of **Low Moderate – Moderate** until such a time that planting establishes to a sufficient height to integrate the development into the receiving environment.

<u>Visual Audience Group 2 (Viewpoints 4-6)</u>

- I agree with the Assessment, that effects from Viewpoint 4 will be **Moderate**.
- I agree with the Assessment, that effects from Viewpoint 5 will be **Low - Moderate**.

- I agree with the Assessment, that effects from Viewpoint 6 will be **Low**.

Visual Audience Group 3 (Viewpoint 9)

- I agree with the Assessment, that effects from Viewpoint 9 will be **Very Low**.

Visual Audience Group 4 (Viewpoint 10)

- The Assessment identifies **Low** effects from Viewpoint 10. In my opinion, effects from Viewpoint 10 will be **Very Low**.

Visual Audience Group 5 (Viewpoints 7-8)

- I agree with the Assessment, that effects from Viewpoint 7 will be **Very Low**.
- I agree with the Assessment, that effects from Viewpoint 8 will be **Low**.

The Assessment provides an 'overall visual effects rating' at paragraph 7.2.6, stating that overall, the project will result in **Low Moderate** adverse effects. This approach of averaging effects is inconsistent with Te Tangi a Te Manu and is misleading, as the score is a product of viewpoint selection rather than overall effect. Overall, and in my opinion (which is broadly consistent with the Assessment against individual Visual Audience Groups), the Project will generally result in **Low – Low Moderate** adverse effects, with some localised **Moderate** effects on visual amenity values.

7.0 Section 67 Information Gap

Regarding landscape matters, I conclude that there are the following s67 information gaps or matters of clarification:

- Inconsistencies with proposed mitigation planting, relating to its density, grade at implementation and location (notably around the proposed data centre).

8.0 Recommendation

Whilst I support the application from an effects based perspective on landscape character, natural character and visual amenity values (whilst acknowledging some localised Moderate effects), I have substantial concerns relating to reverse sensitivity effects as a result of the proximity and treatment of the northern site boundary to manage the residential-to-industrial interface. In my opinion, if the proposed interface and 5m planted corridor remains unchanged, it may result reverse sensitivity effects which are High adverse.

Subject to a more substantial planted buffer being provided along the northern site boundary (at a minimum width of 40m) to manage this interface, I ultimately support the application.

9.0 Proposed Conditions

Tables 1 and 2 below contain the landscape related conditions proposed by the applicant both for Stage 1(s.127) and Stage 2 respectively.

Table 1 – Applicants Proposed Consent Conditions (Stage 1 (s.127)) – Appendix 60.

Condition	Proposed Conditions	Comment or suggestion
74	*Prior to the landscaping works commencing within the Surf Lagoon and Amenity Precinct or Accommodation Precinct, the Consent Holder must submit a finalised set of landscape design drawings and supporting written documentation for that Precinct, which have been prepared by a suitably qualified and experienced practitioner landscape architect, to the Council.* *The submitted information for the Surf Lagoon and Amenity Precinct must be consistent with the consented landscape plans prepared by Warren and Mahoney Architects as referenced in Condition (7).* *The submitted information for the Accommodation Precinct as must be consistent with the consented landscape plans prepared by Studio Pacific Architects, referenced in Condition (7).* *At a minimum, submitted information must include landscape design drawings, specifications, and maintenance requirements including:* *a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant), and, a 16 metre wide corridor in relation to the private north - south road to allow for the potential construction of a future road and walking and cycling pathways;* *(aa) Minimum planting widths and depths, and requirements for continuity, to achieve the intended screening and containment outcomes along the Dairy Flat*	I concur with this condition wording

	Highway frontage; *(b) A plant schedule based on the submitted planting plan(s) which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(c) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(d) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(e) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.* *(f) Details of the location, type and materiality of any acoustic attention, if required by condition (64);* *(g) An annotated stream plan detailing a soft-bottomed stream bed consistent with the existing stream environment; and* *(h) An annotated staging plan which communicates the extent of each stage.*	
75	*The Consent Holder must implement the landscape design prior to the operation and occupation of the various stages in accordance with the staging plan as required by Condition (74). The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been approved*	I concur with this condition wording

	under Condition (74) above.	
201	*The Consent Holder must implement the landscape design within those parts of the site that are developed prior to the operation and occupation of that part of the data centre in accordance with the Landscape Plans prepared by Design Group Stapleton Elliott, dated 18/06/2023, that has been approved under Condition (7). The landscaping must be retained and maintained thereafter in perpetuity.*	I concur with this condition wording however note that it should reference the most recent plan set.
202	*Except where restricted by the Airport Approach Surface Overlay height restrictions under Standard D23.6.1 of the Auckland Unitary Plan, the planting along the Postman Road frontage must be established and have at least 1.5m of vertical growth at the time of construction of the data centre being completed.*	This condition is inconsistent with what is illustrated on the visual simulations which support the application, and is inconsistent with the s.67 response (matter 10.6) from the applicant which states that planting must be a minimum height of 3m and 4m at time of completion.

Table 2 – Applicants Proposed Consent Conditions (Stage 2) – Appendix 61.

Condition	Proposed Conditions	Comment or suggestion
62	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The Northern Neighbourhood Park, roads and lanes and any riparian planting must be generally consistent with the details in the*	I generally concur with this condition wording, however as per my review, I recommend that a minimum 40m planted setback is also provided between residential development and the northern site boundary.

	Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1); *(c) At least one specimen tree in the front yard of each dwelling that is:* *(i) Selected from the Residential Planting Indicative Planting Palette (Tree Species) from the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);* *(ii) A minimum bag size of PB60;* *(d) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(i) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(j) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(k) Location and details of any rainwater tanks and storage units/sheds;* *(l) Any fencing or landscape screening elements; and* *(m) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
74	*The Consent Holder must implement the certified landscape design as required by Condition (62) prior to the occupation dwellings unless otherwise agreed in writing by Council. Any subsequent*	I concur with this condition wording.

	amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (62).	
87	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the consented landscape plans prepared by Greenwood Associates as referenced in Condition (1) and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) Details of entrance sculpture and wayfinding signage;* *(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(n) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(o) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(p) Location and details of any rainwater tanks and storage units/sheds;* *(q) Any fencing or landscape screening elements; and* *(r) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:*	I generally concur with this condition wording, however as per my review, I recommend that a minimum 40m planted setback is also provided between residential development and the northern site boundary.

	(i) Weed control; *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
99	*The Consent Holder must implement the certified landscape design as required by Condition (87) prior to the occupation dwellings unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (87).*	I concur with this condition wording
111	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The roads and lanes must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);* *(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(e) An annotated pavement plan and related specifications,*	I concur with this condition wording

	detailing proposed site levels and the materiality and colour of all proposed hard surfacing; *(f) Location and details of any rainwater tanks and storage units/sheds;* *(g) Any fencing or landscape screening elements; and* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
123	*The Consent Holder must implement the certified landscape design as required by Condition (111) prior to the occupation dwellings unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (111).*	I concur with this condition wording
135	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The Southern Neighbourhood Park, Village Square, Village Green, roads and lanes must be generally consistent with the details*	I concur with this condition wording

	in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1); *(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(f) Location and details of any rainwater tanks and storage units/sheds;* *(g) Any fencing or landscape screening elements; and* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
147	*The Consent Holder must implement the certified landscape design as required by Condition (135) prior to prior to the occupation or operation of buildings within the Village Centre Precinct unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (135).*	I concur with this condition wording

163	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The landscaping must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) including the Coastal Forest Planting Indicative Planting Palette;* *(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(f) Location and details of any rainwater tanks and storage units/sheds;* *(g) Any fencing or landscape screening elements; and* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and*	I concur with this condition wording

175	*The Consent Holder must implement the certified landscape design as required by Condition (163) prior to the occupation or operation of buildings within the Accommodation Precinct unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (163).*	I concur with this condition wording
188	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The landscaping, roads and lanes must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1);* *(c) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(f) Location and details of any rainwater tanks and storage units/sheds;*	I concur with this condition wording

	(g) Any fencing or landscape screening elements; and *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
200	*The Consent Holder must implement the certified landscape design as required by Condition (188) prior to prior to the occupation or operation of buildings within the Live/Work Precinct unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (188).*	I concur with this condition wording
212	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) The landscaping, roads and lanes must be generally consistent with the details in the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) . This includes a 10m deep planted setback (excluding accessways) along the frontage of Postman Road and the proposed vested road (Lot 2003). All trees, including at maturity, must not exceed the Airport Approach Surface*	I concur with this condition wording

	Overlay height restrictions under Standard D23.6.1 of the Auckland Unitary Plan; *(c) Minimum planting widths and depths, and requirements for continuity, to achieve the intended screening and containment outcomes along the Postman Road frontage;* *(d) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(f) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(g) Any fencing or landscape screening elements; and* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
215	*The Consent Holder must implement the certified landscape design as required by Condition (212) prior to prior to the occupation or operation of buildings within the Data Centre 2 Precinct unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (212).*	I concur with this condition wording

242	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) as well as the Stream Restoration Plan required by Condition 160 of BUN60429155 and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(c) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(d) Details of pathways, boardwalk and related specifications, detailing proposed site levels;* *(e) Details of pedestrian bridge and boardwalk crossings;* *(f) Lighting details;* *(g) Details of any wayfinding signage; and* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	I concur with this condition wording

247	*The Consent Holder must implement the certified landscape design as required by Condition (242). Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (242).*	I concur with this condition wording
248	*Following establishment of the Stream Park Precinct planting, the Consent Holder must submit a completion report to Council for certification. The completion report must provide evidence that all actions required by the certified landscape plan have been actioned.*	I concur with this condition wording
253	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the data centre landscape plan prepared by Studio Pacific Architects as referenced in Condition (1) and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(c) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(d) An annotated plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(e) Any fencing or landscape screening elements; and*	I concur with this condition wording

	(f) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements: *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
263	*The Consent Holder must implement the certified landscape design as required by Condition (253) prior to the operation of the data centre unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (253).*	I concur with this condition wording
293	*The Consent Holder must submit to the Council for certification, a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a suitably qualified and experienced practitioner landscape architect. The submitted information must be generally consistent with the Open Space Strategy prepared by Studio Pacific Architecture referenced in Condition (1) as this relates to the Wastewater-Water Treatment Precinct and, at a minimum, must include landscape design drawings, specifications, and maintenance requirements including:* *(a) An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, mitigation planting and natural revegetation (if relevant);* *(b) A 3m deep landscaping strip of screening specimen trees and hedging along the northern Wastewater-Water Treatment Precinct adjacent to Live/Work Building B3;* *(c) Riparian stream planting to be provided along the western*	I concur with this condition wording

	boundary adjacent to 1326 Dairy Flat Highway; *(d) A plant schedule which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;* *(e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;* *(f) An annotated plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;* *(g) Any fencing or landscape screening elements;* *(h) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:* *(i) Weed control;* *(ii) Plant replacement;* *(iii) Inspection timeframes; and* *(iv) Contractor responsibilities.*	
297	*The Consent Holder must implement the certified landscape design as required by Condition (293) prior to the operation of the WWT Plant unless otherwise agreed in writing by Council. Any subsequent amendments to the certified landscape design must be submitted to the Council for certification. The landscaping must be retained and maintained thereafter in accordance with the maintenance programme/plan/report which has been certified under Condition (293).*	I concur with this condition wording