

Sunfield Fast-track

Auckland Council Specialist Memo

Annexure 9:

Parks Planning

Lea van Heerden

4 August 2025

Parks Planning Memo

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Approved by: Hester Gerber, Manager Parks Planning

Date: 4 August 2025

1. INTRODUCTION

1.1 This memorandum provides Parks and Communities comments on the open space, formal, passive and recreation aspects of the Sunfield fast-track approval application (**Application**).

1.2 It is structured as follows:

(a) Introduction

(i) Qualifications, Relevant Experience and Code of Conduct

(ii) Executive summary

(iii) Documents reviewed

(iv) Site visit

(b) Regulatory and Strategic Context

(c) Technical Assessment: Key Constraints and Open Space Usability based on Applicant's Proposal

(d) Strategic Network Evaluation and Policy Fit – Parks and Community Facilities Strategic Assessment and Recommendations

(e) Proposed conditions.

Qualifications and Relevant Experience

1.3 I hold the qualification(s) of Bachelor's (Honours) in Town and Regional Planning and have 10 + years of experience in resource consents, transport planning and open space planning.

1.4 I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.

Code of Conduct

1.5 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.

Executive Summary

- 1.6 This memorandum provides a technical assessment of the Application's proposed open space and landscaping strategy for the "Sunfield" development, identifying significant concerns regarding its ability to deliver functional, policy-compliant recreational outcomes.
- 1.7 The Site is subject to major development constraints, including extensive floodplain (approximately 80% of the land), flat topography, widespread peat soils, and high groundwater levels. Most of the site (188ha) is zoned Rural – Mixed Rural, with the remainder (56.5ha) zoned Future Urban Zone (**FUZ**).
- 1.8 The Application proposes 27.7 ha of open space, concentrated between the residential and industrial catchments. This includes tree-lined streets and reserves featuring landscaping and recreational assets (e.g. playgrounds, courts). However, all open space is proposed to vest as drainage reserve. No land is identified for vesting as formal recreation reserve.
- 1.9 Council's assessment has identified a network gap in the provision of flood-free, formal neighbourhood parks. While one neighbourhood park has received political approval for acquisition, no parks are proposed for vesting in flood-free locations. All proposed recreational assets are located within stormwater land, which Council does not support for formal recreational use.
- 1.10 Healthy Waters advises that much of the open space is frequently inundated (1:2 to 1:10-year flood events) and therefore unsuitable for safe, year-round recreational use. Peat soils further compromise the long-term stability and maintenance of recreational infrastructure. The open space network is also traversed by a 25-metre-wide gas pipeline designation, reducing usable land.
- 1.11 Despite proposing formal play and amenity development, the applicant relies on stormwater land for all such infrastructure. This raises a fundamental concern as this land cannot reliably support enduring, safe, or accessible recreational outcomes. These areas are prone to frequent flooding, soft or shifting ground due to peat soils, and poor drainage, leading to several adverse effects:
 - High maintenance requirements due to erosion, waterlogging, vegetation die-off, and damage to surfaces and play equipment following inundation events.
 - Reduced safety where saturated soils or unstable ground increase the risk of slips, falls, or structural failure of assets (e.g. playgrounds, paths).
 - Compromised recreational function as frequent closures, muddy or inaccessible conditions, and degraded amenity limit regular use and community benefit.
- 1.12 Formal recreation includes a broad range of structured, community-serving uses, beyond just play equipment or sports fields, encompassing facilities like clubrooms, libraries, and community buildings typically delivered through the parks and open space network.
- 1.13 Advice from Healthy Waters and Council's geotechnical specialists confirms these limitations.
- 1.14 The applicant's use of informal "Neighbourhood Service Hubs" and privately owned green pockets introduces uncertainty around long-term public access, recreational functionality, and

asset maintenance. As these spaces are not proposed to vest with Council, there is no guarantee they will remain publicly accessible, be designed to meet open space standards, or be maintained to a level suitable for ongoing community use. This creates a risk of fragmented, inequitable provision and limited recreational benefit for future resident. This approach does not align with the Auckland Council Open Space, Sport and Recreation Strategy 2025, which requires neighbourhood parks to be flood-free, safe, and within a 400m walk of all dwellings.

- 1.15 In response, Council has recommended an alternative, policy-aligned open space layout. This includes three additional flood-free neighbourhood parks, supported by a central suburb park, all integrated with the street network to ensure accessibility, safety, and long-term performance.
- 1.16 In its current form, the proposal fails to deliver a fit-for-purpose open space network for formal recreation. Without substantive redesign, the network risks functioning primarily as stormwater infrastructure, a blue network, with limited recreational value as a green network. The adverse impacts of this limited recreational value include:
- Missed opportunities for community wellbeing, as residents will lack access to usable, high-quality parks for sport, play, and social gathering.
 - Public spaces that are inaccessible or unusable during or after rain events due to ponding, waterlogging, or poor ground conditions.
 - Lower amenity and urban quality, as the absence of well-functioning green spaces can negatively affect perceptions of safety, liveability, and neighbourhood identity.
 - Increased pressure on the wider open space network, as future residents will be forced to rely on existing parks and community facilities outside the development. These are already under demand, and, in many cases, there is no available land to accommodate additional social infrastructure.
- 1.17 In summary, while the proposed open space provides some passive and ecological benefit, it does not meet Council strategy requirements for formal recreation reserves.
- 1.18 The Auckland Open Space, Sport and Recreation Strategy was formally adopted by Auckland Council's Planning and Environment Committee on 15 May 2025, consolidating five previous strategies into a single, unified roadmap for the delivery of open space, sport, and recreation across the region. The Strategy seeks to ensure equitable access to quality open spaces that promote the wellbeing of people, land, water, and whānau throughout Tāmaki Makaurau. It is structured around five strategic directions, including "Make all of Tāmaki Makaurau our backyard" and "Enhance our response to climate disruption", and is guided by four investment principles that promote benefits-led, evidence-based, equitable, and collaborative decision-making.
- 1.19 Its three core policies, particularly "Making the most of our open spaces," set clear expectations for the delivery of purpose-designed, functional recreation spaces. Critically, the Strategy distinguishes between stormwater infrastructure and public recreation land, affirming that only flood-free, publicly vested, and accessible areas qualify as formal neighbourhood parks. It also highlights the need for open spaces to be safe, climate-resilient, usable year-round, and located within a 400-metre walk of all dwellings to ensure long-term community benefit and equity

- 1.20 Stormwater land held primarily as stormwater infrastructure has a different purpose to land held for a multifunctional recreation network. It is typically subject to regular inundation, has poor drainage characteristics, and is often constrained by steep batters, overland flow paths, or geotechnical instability, making it unsuitable for safe, accessible, or year-round recreational use. These conditions lead to waterlogging, vegetation die-off, and asset degradation, compromising the long-term functionality and safety of play equipment, courts, and pathways. As such, redesign is required to ensure the open space network complies with policy and delivers resilient, fit-for-purpose parks that meet community needs.
- 1.21 The key recommendations arising from the assessment outlined in this memorandum are summarised in **Section 4** below. Comments on the Applicant's proposed conditions are provided in **Section 5** and **Appendix A**.

Documents Reviewed

- 1.22 The following documents have been reviewed in preparing this memorandum:
- Document 01A: *Sunfield Fast-track Approvals Act 2024 Substantive Application, Planning Report* – dated 31 March 2025 (**AEE**)
 - Document 01C: *Sunfield Conditions of Consent* – dated 11 February 2025
 - Document 3B: Sunfield Wai Mauri Stream Park Design Report – February 2025
 - Document 3C: Sunfield Open Space Strategy Design Report – February 2025
 - Document 3P: Sunfield Plating Palletes (1) - February 2025
 - Document 4: Sunfield Urban Design Assessment - 11 February 2025
 - Document 07: *Three Waters Strategy Report, Sunfield – Fast-Track Approvals Application, Ardmore, Auckland* – Revision E, dated 07 February 2025
 - Document 10 (Part A to Part O): *Sunfield Engineering Plans*
 - Document 11: *Sunfield Scheme Plans (including Staging Plan)*
 - Document 24 (Part A to Part J): *Sunfield Developments Limited, Geotechnical Assessment Report* – Revision 0, dated 6 December 2024
 - Document 34: *Sunfield Baseline Ecological Assessment* – Version: Draft A, dated 2 December 2024

Site visit

- 1.23 A site visit was undertaken by PCF Staff (Lea van Heerden), on the 11th July 2025, alongside the Applicant's representatives.

2. REGULATORY AND STRATEGIC CONTEXT

- 2.1 The proposed open space network has been assessed in relation to key statutory and strategic planning documents. While the proposal demonstrates partial alignment in terms of passive recreational outcomes, it falls short of meeting Council expectations for the delivery of a comprehensive, multifunctional formal recreation network.
- 2.2 Auckland Unitary Plan (AUP): The subject land is zoned Mixed Rural and Future Urban, and the proposal is not currently consistent with these zoning provisions. While the development may align with the broader urban growth outcomes anticipated under the AUP, the lack of appropriately zoned and flood-free land for formal recreation limits its ability to support the delivery of enduring community infrastructure. This includes facilities typically delivered through the open space network, such as sport fields, play spaces, courts, clubrooms,

community halls, libraries, and other multipurpose buildings that serve structured recreational and social functions. Without suitable land to accommodate these, the proposal fails to provide for the long-term recreational and community needs of future residents.

- 2.3 Future Development Strategy (FDS): The site subject to FUZ is identified as suitable for urbanisation subject to the resolution of infrastructure funding and flood constraints. The proposal does not fully respond to these prerequisites, particularly the lack of usable, flood-free land for formal recreation purposes. Without securing such land, the development risks failing to meet the FDS's expectation for coordinated, serviced, and resilient urban growth.
- 2.4 The FDS does not apply to the Rural – Mixed Rural Zone. The purpose of the Rural – Mixed Rural Zone is to provide for rural production, generally on smaller rural sites and non-residential activities of a scale compatible with smaller site sizes. Typically, the council will not seek to vest primary recreation land under the rural zone.
- 2.5 National Policy Statement on Urban Development (NPS-UD): While the proposal, on paper presents itself to contribute to a well-functioning urban environment in part through self-funded infrastructure and a walkable neighbourhood layout, it fails to provide formal recreation parks or a coherent, flood-free green network. The concentration of recreational assets within stormwater land compromises the delivery of inclusive, accessible, and enduring open space. This approach is inconsistent with the NPS-UD's emphasis on equitable access to public services and social infrastructure.
- 2.6 Manaaki Tāmaki Makaurau – Auckland's Open Space, Sport and Recreation Strategy: The proposal demonstrates partial alignment with the strategy through the integration of ecological and passive recreational outcomes along the stream corridor, supporting the intent of multi-functional open space. However, much of this land is subject to flooding and stormwater devices, which would render the majority of the proposed infrastructure unfeasible. Critically, the absence of land suitable for primary formal recreation—such as neighbourhood parks capable of accommodating play, sport, and future community facilities—represents a substantial shortfall. The current layout fails to deliver the hierarchical, adaptable, and inclusive open space network envisaged by the strategy.
- 2.7 Structure Plans (Drury – Opāheke Structure Plan, Pukekohe-Paerata Structure Plan): The proposal incorporates elements from these structure plans, including green corridor integration and stream enhancement. However, the site in question has not been considered under the structure plans as the majority of the site sits within the rural zone. Key issues remain around sequencing, stormwater resolution, and coordination of infrastructure such as neighbourhood parks to support recreation outcomes. The absence of a clear delivery pathway for formal parks ahead of urbanisation creates uncertainty around the long-term usability of the open space network.
- 2.8 Manaaki Tāmaki Makaurau Strategy (General): The broader strategic direction supports resilient, multifunctional spaces that provide for environmental, social, and cultural wellbeing. While the blue network proposed contributes to ecological enhancement and passive recreation, the limited provision for future community facilities—such as sport fields, libraries, clubrooms etc. —does not reflect the full intent of the strategy to enable thriving, inclusive communities.

3. TECHNICAL ASSESSMENT: KEY CONSTRAINTS AND OPEN SPACE USABILITY BASED ON APPLICANT'S PROPOSAL

- 3.1. This assessment evaluates open space provision and specifically landscaping assessment, where reserves and roads are proposed to be vested in the Council by Winton Land Ltd (**Applicant**) for the Sunfield development. It integrates both a technical assessment, considering usability, functional resilience, ownership, ground concerns, and the impact of stormwater infrastructure on delivery and a strategic-level review of both formal and passive recreational and amenity outcomes.
- 3.2. The strategic assessment also evaluates the proposed Sunfield open space network in the context of the surrounding provision patterns, broader accessibility needs, and service outcomes under the Auckland Council Open Space, Sport and Recreation Strategy 2025. It examines how the development integrates with the wider network, identifies gaps in local play and park access, and assesses whether the proposal supports or undermines long-term planning outcomes.
- 3.3. The Applicant proposes an open space network of approximately 27.7 hectares, equating to an average of circa 80m² per household. While the proposal presents as a visually integrated and comprehensive network when reviewing the plans, it is heavily reliant on stormwater infrastructure to deliver core recreational, ecological, and amenity outcomes. No land is currently proposed to be vested in Council as recreation reserve under the Reserves Act 1977 specifically for formal recreation purposes. This central reliance introduces strategic risks, as the actual usability and long-term success of the proposed open space network will depend significantly on the resolution of key stormwater and soil challenges.
- 3.4. The following section addresses the key concerns raised by the Parks and Community Facilities department in response to the Applicant's proposal, with reference to the network's ability to deliver these outcomes in a policy-compliant and technically feasible manner.

Clarification on Formal Recreation Provision

- 3.5. For the purposes of this assessment, it is important to clarify that formal recreation is not limited to the provision of play equipment or individual sport fields. Auckland Council defines formal recreation more broadly as land and facilities that can support structured, community-serving recreational functions. This includes, but is not limited to, sport fields, play spaces, clubrooms, libraries, community buildings, and other social infrastructure typically delivered through parks and open space networks.
- 3.6. The current application proposes only a narrow interpretation of formal recreation, limited to playgrounds and a single sport field (SP1) (Sunfield Park), both located within or adjacent to primary stormwater infrastructure. No land has been identified or secured that could feasibly accommodate the future development of broader community facilities such as clubrooms, formalised sports facilities, swimming pools or civic buildings, particularly in flood-free areas with suitable soil conditions.
- 3.7. This approach presents a long-term constraint on Council's ability to deliver adaptable, multi-functional open space outcomes that respond to the diverse recreational and social infrastructure needs of future residents. It also risks foreclosing options for future community

use by failing to secure land that could enable strategic public investment in facilities beyond early-stage play infrastructure.

Centralisation within Stormwater Infrastructure

- 3.8. This assessment has been informed by the technical memorandum and supporting advice provided by Auckland Council's Healthy Waters specialists, including hydraulic modelling and flood performance data prepared as part of their review. The assessment also relies on soil advice from Council's soil specialists regarding the suitability of peat soils for recreational asset development. The following comments reflect a Parks Planning perspective, drawing on this specialist input to evaluate the viability of dual recreational and stormwater functions within the proposed open space network.
- 3.9. The majority of the Applicant's proposed recreational assets are co-located within land primarily designated for stormwater functions. The most prominent spaces—Central Stormwater Park (11.6 ha), Wai Mauri Stream Park (10.4 ha), and the Wetland Park (9.5 ha)—are designed to serve stormwater attenuation, conveyance, and ecological enhancement, while also delivering active and passive recreation. In fact, most of the open space is proposed to vest as drainage reserve, which reinforces the primary function of these spaces as stormwater mitigation assets.
- 3.10. From a Parks perspective, it is important to note that the ability of this land to serve dual formal and informal recreational and stormwater functions reliably is constrained. Council's Healthy Waters team and soil specialists have raised material concerns regarding the feasibility of this approach. While the open space network may appear adequate in plan view, the actual width and functional extent of these drainage reserves are unlikely to accommodate the full volume and effects of stormwater generated at development capacity.
- 3.11. Healthy Waters' hydraulic modelling confirms that both the Northern Wetland Park and central stream corridor areas will be inundated during relatively frequent events (e.g. 1:2 and 1:10-year events), rather than only during extreme events such as the 1:100-year. Notably, the model shows the Northern Wetland Park as being fully submerged in such events, and the central open space draining to the Awakeri Wetland also experiencing substantial flooding.
- 3.12. Playgrounds, sports fields, and other recreational infrastructure located in flood-prone land are likely to experience accelerated wear, surface damage, and asset failure due to waterlogging, erosion, and sediment deposition. This increases maintenance costs and can lead to prolonged closures, reducing community access and amenity. Furthermore, the saturated ground conditions and underlying peat soils render the land unsuitable for buildings such as libraries, community centres, or swimming pools, which require stable, flood-free foundations. These limitations result in a significant adverse impact on the ability to deliver safe, durable, and functional community infrastructure.
- 3.13. It should also be made clear that the current model was developed to assess the performance of drainage reserves, including ponds, channels, and downstream flow effects, only. It does not fully reflect on-site flooding across the development area itself. Therefore, the true extent of flooding likely to affect other parts of the proposed open space network remains to be determined and may be significantly greater than what is currently shown, it is unclear. In the case of Wai Mauri Stream Park, while this area is steeper and has more defined flow paths,

potentially avoiding full inundation during a 1:2-year event, the absence of comprehensive flood modelling for this site limits certainty regarding its ongoing recreational usability.

3.14. These limitations have direct implications for how much of the proposed open space will remain dry, accessible, and functional for its intended secondary recreational purposes. It also raises concerns as to whether the informal paths will be constantly washed away or whether the paths should be formalised as raised boardwalks to sit above the 1:10 year flow. Given these constraints, and consistent with the Council's soil advice on peat soils, the appropriateness of locating formal recreational infrastructure in these areas is fundamentally compromised.



Figure 1 The figure on the left illustrates flood levels across all proposed open spaces under the 1:2-year, 1:10-year, and 1:100-year storm events, in relation to the existing gradients. The figure on the right represents the flood resilience outcomes that Healthy Waters expects the applicant to achieve.



Figure 2 The performance of the proposed stormwater devices intersects with areas identified as open space drainage reserves during a 1:2-year storm event. However, this modelling does not address broader flooding issues across the site that remain unresolved and may further impact the usability of the proposed open space.



Figure 3 The performance of the proposed stormwater devices intersects with areas identified as open space drainage reserves during a 1:10-year storm event. However, this modelling does not address broader flooding issues across the site that remain unresolved and may further impact the usability of the proposed open space.



Figure 4 The performance of the proposed stormwater devices intersects with areas identified as open space drainage reserves during a 1:10-year storm event. However, this modelling does not address broader flooding issues across the site that remain unresolved and may further impact the usability of the proposed open space.

Geotechnical Constraints: Peat Soils

- 3.15. This assessment has been informed by technical advice from Auckland Council’s soil specialist, specifically in relation to the presence of peat soils across much of the site. The following comments are made from a Parks Planning perspective and respond to the ground and infrastructure-related constraints identified by Council specialists. These constraints are material to the long-term feasibility, safety, and affordability of delivering and maintaining formal recreational infrastructure within these conditions. Careful consideration should be given to the limitations described below, as they directly affect the functionality and suitability of reserves proposed for vesting to Council.
- 3.16. Council’s soil and Healthy Water specialist has advised that much of the land is underlain by peat soils, a condition known to pose serious challenges to the construction and durability of built assets over time. Peat is highly compressible and prone to settlement, which can result in deformation or structural failure of surface infrastructure such as playground equipment, paths, boardwalks, and courts. In this instance, the proposed service provision of formal recreational assets, particularly those intended to vest with Council, including play spaces and sports fields, is not considered appropriate from a community affordability perspective, due to the elevated risk of long-term maintenance failure and asset replacement costs. The increased repair and maintenance costs will be potentially high. The full extent of the adverse impact remains unclear at this stage. This is due to ongoing uncertainty around the final stormwater management design, flood risk modelling, and the extent and depth of peat soils across the proposed open space areas. However, asset development on peat is at higher risk of early failure, requiring frequent repairs, realignment, or full replacement well before expected lifespans.¹
- 3.17. These constraints also raise safety concerns. Ongoing soil movement associated with peat shrinkage may compromise the stability of recreational equipment and surfaces, increasing the need for frequent safety inspections and potentially reducing asset lifespan. Furthermore, the proximity of some proposed public facilities to the designated gas pipeline corridor amplifies the risk profile and warrants further scrutiny regarding asset placement and long-term public safety.
- 3.18. In addition, saturated peat conditions present significant challenges for landscaping, particularly in relation to planting success and ongoing maintenance. Research confirms that plant establishment is significantly compromised where peat soils are subject to frequent inundation. The Thünen Institute’s water management review² notes that in saturated peatlands, the successful establishment of species such as sedges and peat mosses is impeded when water remains above the soil surface, leading to failed vegetative cover (Thünen Institute, n.d.).

¹ **Waikato Regional Council (2021)** *Subsidence in Drained Waikato Peatlands: Implications for Land Use and Infrastructure*. Technical Report TR2021/10. Hamilton: Waikato Regional Council. Available at: <https://www.waikatoregion.govt.nz/assets/WRC/TR202110.pdf> (Accessed: 25 July 2025).

² Thünen Institute (n.d.) *Water Management in Peatlands*. Available at: <https://www.thuenen.de/en/thuenen-topics/water/watermanagement-in-peatlands> (Accessed: 25 July 2025).

- 3.19. A related summary by National Institute of Water and Atmospheric Research (NIWA) and the Waikato Regional Council highlights that drained peatlands in the region continue to undergo subsidence and soil compaction under wet conditions, which undermines root stability and increases the need for ongoing remedial work and infrastructure repair (Waikato Regional Council, 2021³). Further evidence from fen and marsh organ experiments shows that inundation reduces biomass and root structure, resulting in weaker, less resilient vegetation more prone to failure when waterlogged (Nyman et al., 2006⁴). These findings indicate that in environments like Sunfield, where peat soils coincide with regular flooding, planting outcomes are likely to be poor and maintenance requirements ongoing, with elevated costs and reduced long-term amenity
- 3.20. This undermines the viability of many of the proposed amenities located within or adjacent to the central stormwater corridor and wetland parks.
- 3.21. For the panel's benefit, it is also noted that the drainage of peat soils—often suggested as a mitigation option—can result in broader environmental impacts. As highlighted by the Waikato Regional Council, [Managing Peat:](#)

“Drainage has greatly improved our ability to farm peatlands; however, too much drainage can lead to:

- a) increased shrinkage of peat soils, and*
- b) large amounts of carbon dioxide (CO₂) being lost to the atmosphere – contributing to greenhouse gas emissions.”*

- 3.22. Ongoing and increased shrinkage of peat soils will have adverse impacts on infrastructure assets, including without limitation to ground movement, deformation of built surfaces, increased repair and maintenance costs, and reduced asset lifespan. These conditions present considerable challenges to the delivery and long-term performance of recreational infrastructure. These factors further support the need to avoid placing formal recreational infrastructure within peat-dominated areas where possible. Instead, investment should be directed toward stable, flood-free land that can deliver durable, safe, and climate-resilient formal recreational outcomes in line with Council's open space planning objectives.

Gas Pipeline Designation and Buffer Constraints

- 3.23. The gas pipeline (Designation 9104) traverses the Sunfield site and creates a 25m-wide statutory constraint through the core of the open space network. The Applicant has integrated this corridor within drainage reserves to minimise land use conflicts; however, this limits recreation potential and triggers third-party approval requirements from First Gas Limited. The need for written approvals and uncertainty around the pending Safety Management Study present significant delivery risks.

³ Waikato Regional Council (2021) *Subsidence in Drained Waikato Peatlands: Implications for Land Use and Infrastructure*. Technical Report TR2021/10. Available at: <https://www.waikatoregion.govt.nz/assets/WRC/TR202110.pdf> (Accessed: 25 July 2025).

⁴ Nyman, J.A., Crozier, C.R. and DeLaune, R.D. (2006) 'Marsh Vegetation Response to Flooding and Sediment Deposition', *Wetlands*, 26(4), pp. 1038–1046.

- 3.24. The 25-metre-wide gas pipeline designation further constrains an already burdened central open space corridor by precluding the placement of key formal recreation assets, but further now requires third-party approval on council-owned land should the council consider developing assets further. Its integration within the drainage reserve network may reduce land use conflicts with development but results in a spatial outcome that significantly limits the ability to deliver functional, active recreation within the core of the open space network.

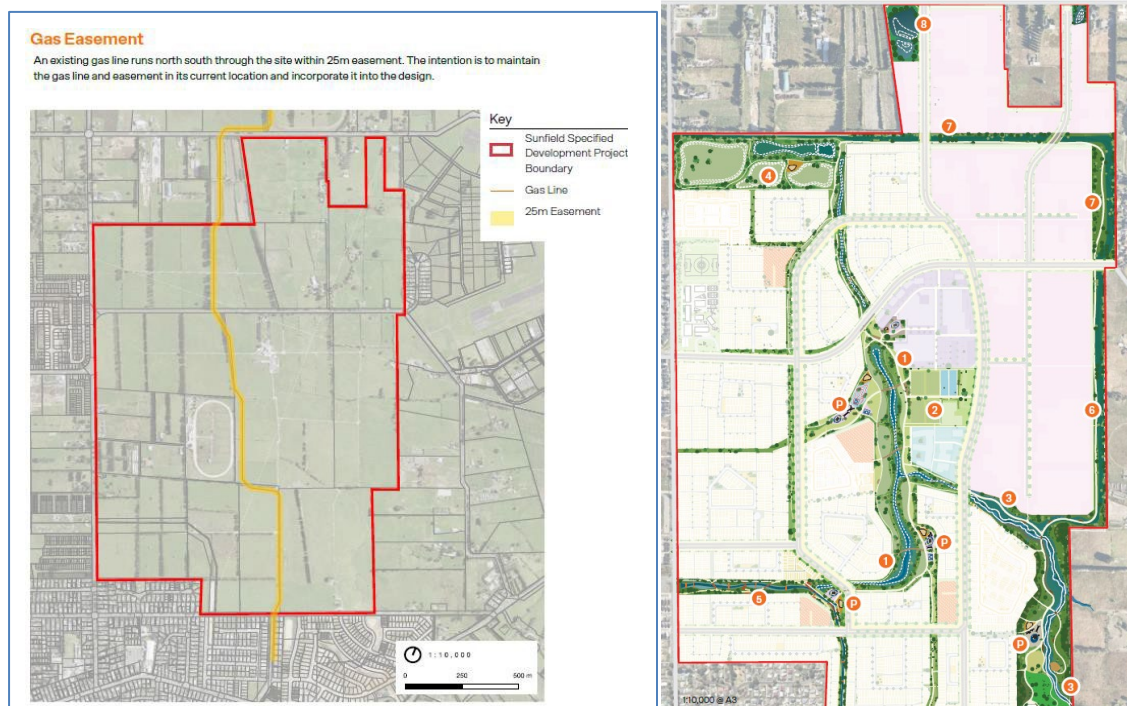


Figure 5 Proposed gas line to traverse the site in relation to the open space network.

Neighbourhood Service Hubs and Private Green Pockets

- 3.25. Neighbourhood Service Hubs and informal green spaces are distributed throughout the development; however, these areas are not proposed to vest with Auckland Council.
- 3.26. Several of these spaces—including areas referred to as "pocket parks," "neighbourhood parks," and "play areas in pedestrian laneways"—are located within Commonly Owned Access Lots (COALs) and Commonly Owned Lots (COLs). The application materials state that these areas will be "owned and managed by a residents' association (or similar)." This confirms that such spaces are not intended for public vesting and has not been assessed as part of the wider open space strategy.
- 3.27. As such, the ongoing maintenance and operational responsibilities for these spaces, including any pedestrian laneways and associated play amenities, would fall within the remit of a resident-managed entity. While these features may provide localised amenity value, there is insufficient certainty that they will meet the requirements of formal, flood-free neighbourhood parks intended to be publicly accessible in perpetuity for formal recreation purposes.

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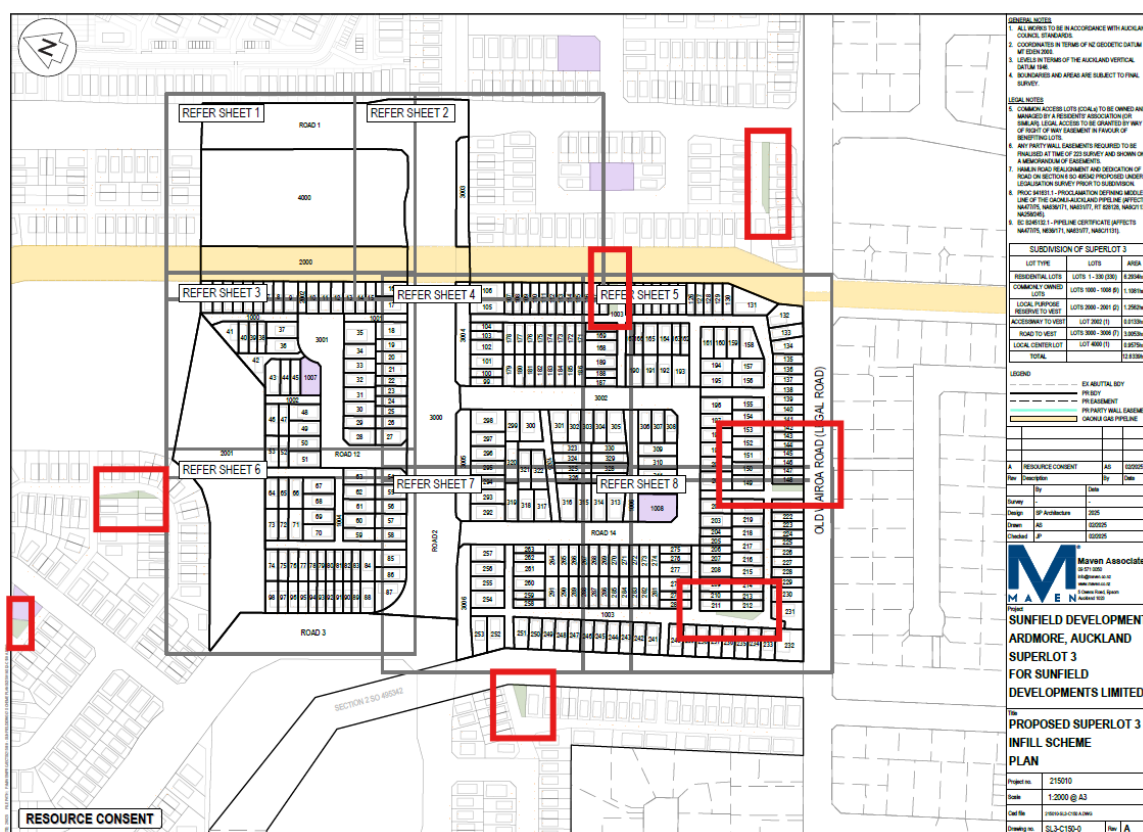


Figure 6 Examples of green pockets and commonly owned access lots throughout the scheme plan prepared by Maven, Revision A, DWG SL4-C150-0 and DWG SL3-C150-0

No Formal Parks Proposed for Vesting

- 3.29. The Applicant has not proposed the designation of any land or land to be vested as formal recreation reserves. This is of concern given that Auckland Council has consistently signalled the need for a neighbourhood park with formal recreation as its primary function. Despite this, no land has been identified or set aside for such a purpose. Instead, all proposed formal recreational assets, such as play areas, courts, and associated infrastructure, are located within land designated for stormwater management or on privately held land (i.e., Commonly Owned Lots or Access Lots).
- 3.30. This approach presents a significant constraint in terms of long-term accessibility, functionality, and equitable access. This is inconsistent with the Auckland Council Open Space, Sport and Recreation Strategy 2025, which aims to ensure that all residents have access to usable, flood-free neighbourhood parks within a 400-metre walking distance. While 400 metres is generally considered a five to ten-minute walk for people of varying abilities, this standard assumes safe, direct, and accessible routes to open space.
- 3.31. The absence of dedicated, flood-free neighbourhood parks significantly limits the capacity to deliver essential recreational functions, such as children's play, informal sport, and social infrastructure—and will place additional pressure on the wider open space network.

Unsecured Amenity Development Commitment and Funding Risk

- 3.32. While the applicant has verbally indicated that all open space and amenity assets, including playgrounds, recreation infrastructure, sports courts, greenways, landscaping, and associated structures, will be delivered at their own cost as shown in the Sunfield Open Space Strategy Design Report, this commitment has only been provided orally during the site visit held on 11 September 2025. To date, no formal written confirmation has been provided, and the current draft conditions only secure the delivery of stormwater and transport infrastructure. There are no proposed conditions that could be registered against the title to the land in a consent notice to require the construction of, and ongoing provision of, the proposed formal recreational and amenity assets to Auckland Council standards where it is considered to be acceptable for vesting.
- 3.33. Should the Panel determine that the application is to be approved, it is strongly recommended that a condition be included requiring the development of these assets on land designated as formal recreation reserve where it is developed on privately owned and managed land for public use that it is appropriately secured through a legal entity such as a resident's society. The design and delivery of these assets should occur in consultation with the Parks and Community Facilities team at the Engineering Plan Approval (**EPA**) stage, where they will be vested, and be delivered at the developer's cost should it be acceptable to Council. This will ensure that all service provision and asset delivery meet Council standards and reflect long-term affordability for the community.
- 3.34. It is important to note that the subject land is currently zoned FUZ and Rural – Mixed Rural, and was not identified for acquisition or development under the current Long-term Plan (**LTP**). As a result, no capital (**CAPEX**) or operational (**OPEX**) funding has been allocated by Council. Advancing the acquisition and development of parks and formal recreational infrastructure ahead of the planned sequencing presents significant funding and operational risks, reinforcing the need for robust conditions to secure both delivery and long-term maintenance of the privately held recreation infrastructure assets.

Reserve Landscaping and Maintenance Limitations

- 3.35. While proposed landscaping along stream corridors and wetlands is acceptable in principle, the use of grassed depressions for stormwater attenuation is problematic. These areas are likely to remain consistently waterlogged due to the underlying peat soils and frequent inundation (e.g. during 1:2 and 1:10-year events), rendering them unsuitable for informal recreation and difficult to maintain through conventional mowing. Peat soils are highly organic, poorly draining, and prone to compaction and shrinkage, all of which pose risks to successful plant establishment and long-term landscape performance.
- 3.36. In these conditions, turf species are unlikely to thrive, and access for maintenance machinery will be limited or unsafe. If not appropriately treated, these areas may become degraded, unsightly, or overgrown. It is therefore recommended that all areas subject to frequent or prolonged inundation be planted with appropriate wetland species that are tolerant of saturated peat conditions. Such planting, once established, is more resilient, better suited to the hydrological function of these areas, and will reduce long-term maintenance demands.
- 3.37. This approach supports both ecological enhancement and operational efficiency, ensuring that stormwater functions are met without compromising the integrity or usability of adjacent open space assets

3.38. This has been discussed with Healthy Waters.

Street landscaping and maintenance limitations

3.39. The majority of the tree species proposed for streetscape planting are not well-suited to open urban conditions and are more appropriate for use in revegetation areas, where they can contribute to longer-term ecological succession. As currently proposed, many of these species, from operational experience within this area, are likely to fail under urban stressors such as exposure, limited soil volumes, underlying peat, and constrained growing environments.

3.40. From an operational perspective, there is concern regarding the scale and composition of proposed street planting, particularly in the context of Auckland Council and Auckland Transport's broader direction for road corridors to achieve 12-30% canopy closure and reduce long-term maintenance costs. Only a limited number of the proposed species, such as Titoki, Puriri, and Pohutukawa, are considered potentially appropriate for urban streetscapes. A greater variety of species is recommended to ensure biodiversity and resilience, thereby adequately incorporating streetscape landscaping that is not just ornamental.

3.41. Several species included in the palette may also be considered unacceptable for use in streetscape environments. While some of these matters can be addressed through detailed review at the EPA stage, the overall approach raises concerns about sustainability, survivability, and maintenance burden over the life of the assets.

Residual Information Gaps

Information Gap	Nature of Deficiency	Decision-making Impact	Risk / Uncertainty
Neighbourhood park metrics	Detailed cross sections and site-specific design metrics due. Criteria include slope, flood-free status, and infrastructure-free zones.	Cannot assess acquisition suitability.	High – Inadequate land may be accepted.
Updated scheme plan	<p>Lot numbers and reserve references are unclear or missing.</p> <p>The supporting documents do not sufficiently demonstrate whether the extent of the proposed land to vest is appropriate and will deliver additional public benefit that cannot otherwise be achieved through private ownership and maintenance.</p>	Vesting decisions and legal referencing compromised.	High – Confusion in conditions and agreements.

Retaining wall plans	Confirmation needed that walls near and in reserves are <1m.	Affects interface design and passive surveillance.	Medium – Poor CPTED outcomes possible.
Interface details	No clear CPTED treatment or boundary interfaces for Stage reserves.	Park usability and visibility unclear.	Medium – Substandard edge treatments.
Canopy closure confirmation for street corridors	Needs alignment with Urban Ngahere and AT targets (15%/12%).	Council targets for amenity and biodiversity not met.	Medium – Weak ecological and climate outcomes.
Service line depths	Must enable front berm tree planting without conflict.	May restrict future street tree planting.	Medium – Reduced tree canopy and network costs.
Drainage reserve elements	Limited detail on fencing, bollards, maintenance access.	Hard to confirm usability, safety, or function.	High – Can limit operational efficiency and compromise entire open space network
Landscape plans	Needs updated species selection for gradients, canopy, riparian zones and peat soils.	Non-compliance with Urban Ngahere Strategy (2019).	Low – Can be resolved at EPA stage.

Additional Technical Review at EPA Stage

3.42. All open space and streetscape elements proposed by the applicant will be subject to full review during the EPA process. This includes but is not limited to:

- a. All landscaping for roads, accessways and reserves, including design details, gradients and maintenance plans.
- b. Service provision and spatial allocation for hard and soft formal and informal recreational assets;
- c. Street tree and landscape design, including adequate soil volumes and canopy closure at maturity assessment;

- d. Gradients and cross-sections to determine usability and accessibility;
 - e. The location and design of encumbrances, retaining walls, transformer boxes, and other utilities which may constrain recreational function;
 - f. Drainage and stormwater interfaces that may affect asset longevity and maintenance burden.
 - g. Council's review at EPA stage will ensure all landscaping and service delivery is appropriately coordinated and compliant with Auckland Council and Auckland Transport's operational expectations.
- 3.43. Overall, while the open space network appears comprehensive and well-integrated in plan, its actual success, for informal recreation, is highly contingent on the resolution of stormwater and geotechnical constraints. land. However, the land identified for formal recreation is predominantly flood-prone and underlain by peat soils, which are not suitable for safe, durable, or cost-effective formal recreational infrastructure. As currently proposed, the dual use of this land for both stormwater management and formal recreation is not feasible. Without clear evidence to the contrary and substantial redesign, the proposal overstates the extent of usable land available for formal recreation. To deliver functional and policy-aligned outcomes, more stable, flood-free land must be identified and set aside specifically for formal recreation.

4. STRATEGIC NETWORK EVALUATION AND POLICY FIT – PARKS AND COMMUNITY FACILITIES STRATEGIC ASSESSMENT AND RECOMMENDATIONS

Surrounding Network Gaps

- 4.1. Sunfield is located in Ardmore within the Franklin Local Board area, approximately 2km east of Papakura and Takanini. It sits opposite the Awakeri Wetland development (Papakura Local Board), within a landscape framed by arterial roads—Mill, Cosgrove, Clevedon, and Airfield Roads—and adjacent to the Ardmore Airport. These geographic and transport boundaries significantly constrain pedestrian permeability and reinforce the need for a self-sufficient internal open space network.
- 4.2. Several established or planned parks exist within the wider catchment:
- a. Bruce Pulman Park (~500m): A regional sports destination, including future destination play and skate facilities. However, Mill Road is a significant barrier, particularly for young children.
 - b. McLennan Park (~725m): A suburb park offering informal play and club-level sport but is distant and isolated from Sunfield by arterial routes.
 - c. Awakeri Wetland (~25m): Includes two neighbourhood parks and one suburb park under development. Cosgrove Road creates a functional divide, and safe crossings are not yet guaranteed.
 - d. Pukeroa Park: Directly backs onto Sunfield but offers only a basic playground (5–8 years) and half-court basketball.

- e. Fernaig Park (~290m): A small neighbourhood park with nature play for ages 0–8; lacking variety or broader appeal.
- 4.3. Nearby parks such as Bruce Pulman Park, McLennan Park, and Awakeri Wetlands are either age-limited, inaccessible across arterial barriers, or not sufficient to offset Sunfield’s internal deficiencies. These cannot be relied on to meet local neighbourhood park needs. The strategic implication is that these parks cannot substitute for internal formal recreation open space.
- 4.4. The reliance on external parks without complementary internal delivery and connectivity risk failing to meet policy-mandated accessibility, equity, and service level outcomes.
- 4.5. There is a gap for formalised play provision and formal recreation assets. Whilst the applicant has proposed these service provision assets, all assets are proposed on primary drainage reserves and have been centralised adjacent to the stream corridor.

Evaluation of the Applicant’s Proposed Scheme for Open Space Provision

- 4.6. The applicant’s five proposed neighbourhood parks are located along the central blue-green corridor and subject to 1:2 and 1:10-year flood risk. Healthy Waters has confirmed these areas should not be relied upon for active use. Crossings will require elevated boardwalks above flood lines and be adapted to peat soils. Service coverage is poor in the northern, western, and southern residential areas. Park integration, programming, CPTED, and road frontage details are unclear.

street edge visibility to ensure accessibility for all users. Flooding should not prevent regular, safe use of the space for informal sport, play, and community gathering.

- c. All proposed parks must meet the minimum requirements to enable Council management.

4.8. A policy-aligned redesign has therefore been recommended that would:

- a. Retain SP1 (Sunfield Park) as a dual-function suburb/neighbourhood park if lifted above flood levels and classification changed;
- b. Three flood-free neighbourhood parks (NP1–NP3) across under-served catchments, where one of the parks must be offered to the Council as mitigation.
- c. Improved CPTED, street frontage, and integration with transport fabric;
- d. Avoidance of flood-prone land, gas designations with risk of subsequent third-party approval.

4.9. This revised configuration meets 400m access targets, improves network efficiency, and reduces long-term asset costs, while delivering resilient, accessible, and equitable formal recreational assets. To address identified service provision gaps and ensure adequate coverage of the residential catchment, we have therefore recommended three neighbourhood parks within the super lots , Super Lot 3 Park Lot X, Super Lot 25 Park Lot xx, and Super Lot 11 Lot xx—within the relevant stages of the development, of which the council would seek to acquire a lot at Super Lot 25 Park Lot xx via a political approval.

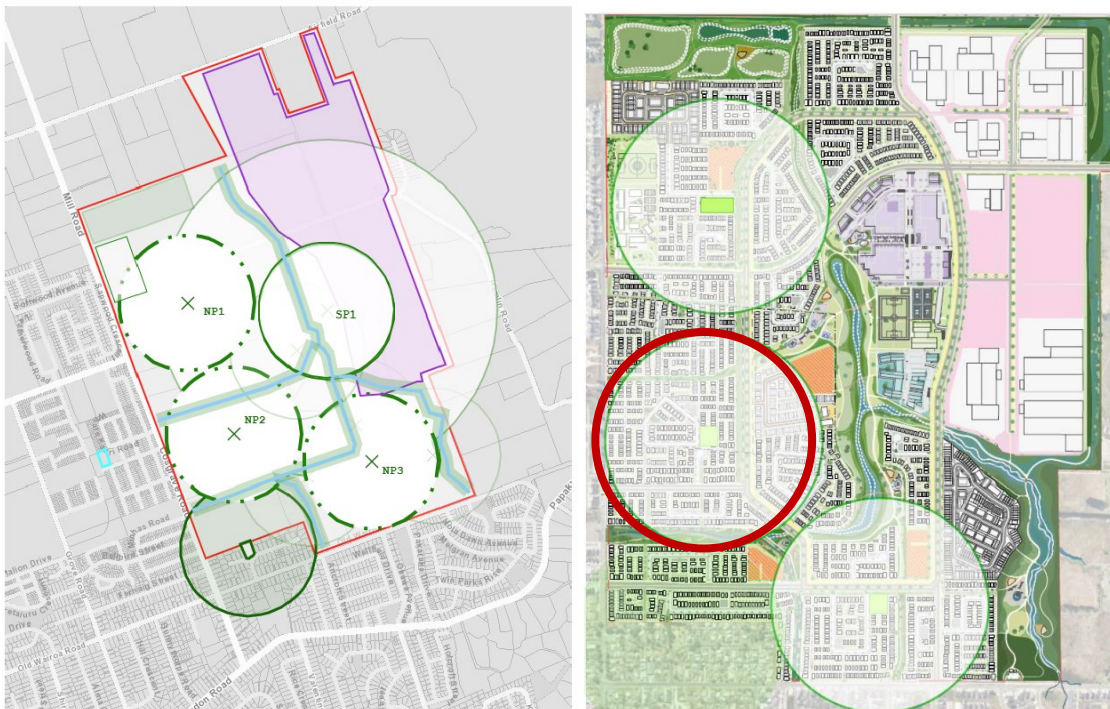


Figure 8 Recommended neighbourhood parks to be vested as formal recreation reserves in the form of neighbourhood parks, including the provision of Sunfield Park. The red circle indicates the preferred location for a park to be transferred to the neighbourhood by the council as a neighbourhood park under Super Lot 25.

5. RECOMMENDATIONS

- 5.1. Key reasons and recommendations for the Applicant to address the issues and concerns outlined in the above assessment are summarised below. We consider that these recommendations are critical to understanding effects and feasibility of the development. We do not believe that these can be deferred to later stages, due to the impact they may have on the overall viability of the development.
- 5.2. A review has been undertaken of the applicant's proposed draft conditions. It is acknowledged that several of Auckland Council's standard Parks and Community Facilities conditions have been appropriately incorporated.
- 5.3. These include:
- a. Review and approval of hard and soft landscaping assets during the Engineering Plan approval (EPA) stage;
 - b. Implementation conditions relating to the delivery of open space and amenity assets;
 - c. Maintenance and monitoring conditions throughout the establishment period; and
 - d. Bonding conditions to secure compliance and ongoing asset performance under s222.
- 5.4. While the inclusion of these conditions is supported, there are minor inconsistencies when compared to Parks' standard conditions. Additions and amendments have been made. Please refer to Appendix A for the recommended changes and additions. The reasons for the changes and additions are:

a.	Streetscape Landscaping Maintenance.	The applicant has proposed a minimum of two years. A minimum three-year maintenance period should be applied to all streetscape landscaping, to reflect the scale of the development and ensure successful establishment in the local context and to bring it in line with the Auckland Design Manual - Code of Practice Chapter 7.
b.	Reserve Landscaping, asset development and Maintenance	<p>The applicant has proposed a minimum of three years. Although Auckland Council's standard requirement is a five-year maintenance period for vested reserves, a minimum ten-year maintenance period is recommended for all reserves within this development, with monitoring for at least the first five years. This reflects the scale of the development, the poorly draining peat soils, and the frequent inundation risks affecting much of the open space.</p> <p>Peat soils are highly compressible, prone to settlement, and challenging for plant establishment, particularly in saturated conditions. Many reserve areas are also integrated with stormwater infrastructure, increasing the risk of landscape failure and asset degradation over time.</p> <p>A longer maintenance period is necessary to ensure:</p>

		<p>Vegetation establishes successfully in challenging soil and hydrological conditions;</p> <p>Stormwater devices perform as intended without compromising amenity use;</p> <p>Risks are identified and addressed before assets are handed over to Council.</p> <p>Given these site-specific risks and the absence of these assets from the current Long-term Plan, a ten-year maintenance term—with an associated bond—is required to secure long-term functionality and reduce lifecycle costs to the public.</p>
c.	Delivery of Formal Recreation Assets	<p>All formal recreation assets (e.g. playgrounds, courts, sports fields) must be located on land that is suitable for formal recreation and acceptable for vesting as recreation reserve. Formal infrastructure is not supported within drainage reserves, as these areas are primarily intended for stormwater management and do not provide the necessary usability, safety, or durability for recreational functions.</p> <p>Where formal recreation assets are proposed on appropriate, flood-free land intended for public vesting, these may be considered on a case-by-case basis subject to Local Board approval. All such assets must meet Auckland Council's design and service standards and be coordinated with the Parks and Community Facilities team at the Engineering Plan Approval (EPA) stage.</p>
d.	Neighborhood Park Recommendations	<p>Informed by the strategic open space assessment, three additional neighbourhood parks should be provided, each a minimum of 2,500–3,000m², vested as land-in-lieu of Reserves. These parks should be distributed to achieve a walkable catchment across the development and enable formal recreation outcomes. The applicant is responsible for delivering the required assets on these parks and maintaining them for ten years.</p>
e.	Flood-Free Recreation Reserves	<p>A condition of consent should clearly require that all neighbourhood parks and formal open space reserves be flood-free and useable for recreation purposes, in line with the Auckland Council Open Space, Sport and Recreation Strategy 2025.</p>
f.	Design-Level Flood Modelling	<p>All open space areas proposed for vesting that demonstrate formal asset development (key pathways and bridges, infrastructure) must be demonstrated, through detailed design-level modelling,</p>

		to sit above the 10-year flood level. This must be demonstrated at Engineering Plan Approval Stage in liaison with Healthy Waters.
g.	Stormwater Peer Review for Recreational Assets -	<p>A condition should require that any land and assets proposed for recreation be certified as having adequate stormwater freeboard to support asset development, in accordance with Auckland Council standards. This ensures that areas intended for public vesting are demonstrably flood-free, or mitigated and suitable for passive and active recreational use.</p> <p>It is further emphasised that formal recreation assets are not supported within land primarily functioning as drainage reserve. Such areas should not be relied upon to justify the location or delivery of core recreational infrastructure.</p>
h.	Reconfirmation of SP1 (Sunfield Park)	Reconfirmation of SP1 (Sunfield Park) - The applicant should provide specific confirmation that SP1 can be raised above flood levels and be suitable for vesting as a recreation reserve, to anchor the local open space network.
i.	Restriction of Formal Assets in Floodable Areas	Restriction of Formal Assets in Floodable Areas - No formal recreation assets (e.g. play, courts, furniture) should be located within land modelled to flood in 1:2 or 10-year events or more frequent.
j.	Peat Soil Geotechnical Mitigation	Peat Soil Geotechnical Mitigation - Where recreational assets are proposed in areas underlain by peat soils, appropriate geotechnical design responses must be developed and approved at EPA stage to ensure long-term functionality. It is further emphasised that formal recreation assets are not supported within land primarily functioning as drainage reserve.
k.	Landscape Response to Inundation	Landscape Response to Inundation - The landscape plan must demonstrate conversion of frequently inundated grassed depressions into wetland planting, ensuring passive ecological value while avoiding unmaintainable turf areas.
l.	Vesting Plan Confirmation	Vesting Plan Confirmation - The updated scheme plan should clearly identify land proposed for the purpose of formal recreation, including neighbourhood parks that meet Council's design and service requirements. These areas must be capable of supporting core recreational functions such as play, sport, and community use.

m.	Connectivity and CPTED Review	Drainage reserves may support passive recreation and associated amenities only where adequate freeboard is demonstrated to ensure safe and functional use especially where walkways and boardwalks bridges are being proposed. Where this standard cannot be met, drainage land should not be relied upon to deliver recreational outcomes requiring public vesting. This distinction ensures that land proposed for vesting is appropriately aligned with its intended recreational function and long-term usability, while enabling flexibility for passive use within the stormwater network where conditions allow.
n.	Refinement of Landscaping on Vested Asset	Connectivity and CPTED Review - A CPTED and connectivity review should be provided at EPA stage to confirm that safety, legibility, and accessibility are appropriately integrated into the open space design.

6. CONCLUSION

- 6.1. Parks and Community Facilities supports the establishment of a blue open space network that enables passive recreation, subject to Healthy Waters being satisfied that the Applicant has demonstrated its suitability in relation to flood modelling and ground conditions. However, Council cannot support the current distribution of formal recreation assets, which are predominantly located within constrained drainage reserves subject to frequent inundation and underlain by peat soils.
- 6.2. It is important to note that formal recreation should not be narrowly interpreted as limited to play equipment and sport fields. Council's expectation is that formal recreation reserves provide the opportunity to accommodate a range of structured community and civic facilities, such as clubrooms, libraries, and other public infrastructure that support active community use. The Applicant's proposal does not secure land that would enable this broader range of outcomes.
- 6.3. The proposal does not include sufficient flood-free land for formal recreation reserves capable of delivering a well-distributed, accessible, and policy-aligned open space network. To address these service gaps and ensure formal recreation outcomes, we recommend the inclusion of additional flood-free neighbourhood parks as recreation reserves.
- 6.4. Unless the proposal is revised to secure additional, flood-free neighbourhood parks as formal recreation reserves, the development risks failing to meet the intent of national and regional open space policy and undermining equitable recreational access for future residents.

7. PROPOSED CONDITIONS

- 7.1. If the Panel is minded to grant approval, additional and recommended conditions sought from a parks planning perspective are provided as Appendix A.

- 7.2. These initial suggestions are provided to assist the Panel, but are offered without prejudice to the Council's ability to make more comprehensive comments on any draft conditions under section 70 of the Fast-track Approvals Act 2024, should the Panel decide to grant approval.

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

Due to the timing of this material's provision relative to the deadline for Council family comments, insufficient time has been available for a thorough review and analysis of these conditions. These condition edits are therefore based on the application material as lodged which will require reference updates (such as Lot numbers).

APPENDIX A: RECOMMENDED CONDITIONS REGISTER

7.0 Proposed Conditions		
<p>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.</p> <p>It has been observed that a number of Parks Planning's previously recommended conditions have either been changed or removed.</p> <p>To obtain Parks Planning's support for the proposal, the recommended conditions outlined in sections 7.1 and 7.2 below must be included. Where a specific condition number has not been identified, a 'X#' has been used to indicate its inclusion accordingly.</p> <p>The applicant's proposed conditions will be depicted with strikethrough lines in the green text (deletions) and insertions in blue text (insertions)</p>		
7.1 Land Use Conditions	Commentary	
31.	<p><u>Include Advice note:</u></p> <p><u>Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created, and land is to be vested at the time of subdivision. 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></p>	General additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.
X1.	<p><u>Include condition:</u></p> <p><u>Implementation and Maintenance of Landscaping and Fencing</u></p> <p><u>Prior to occupation of the respective dwellings, the consent holder must implement the landscape design in general accordance with the landscape plans approved under Condition 1.</u></p> <p><u>Advice note:</u></p> <p><u>Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7:</u></p>	<p>Include this condition under section 31 (Landscaping) before condition 32 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure appropriate boundary interfaces between public and private land, even at land use.</p>

	Landscape” and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.	
X2.	<p>Include condition:</p> <p>Retaining Walls adjacent to Neighbourhood Parks & Drainage Reserves</p> <p>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s). The retaining walls must be no higher than 1m above existing ground level.</p>	<p>Include this condition under section 31 (Landscaping) before condition 32 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure appropriate boundary interfaces between public and private land, even at land use.</p>
X3.	<p>Include condition:</p> <p>Fencing to adjacent Neighbourhood Parks</p> <p>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) must be low height (1.2m) and at least 50% visually permeable.</p> <p>Advice notes: Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are to be created, and land is 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”.</p>	<p>Include this condition under section 31 (Landscaping) before condition 32 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure appropriate boundary interfaces between public and private land, even at land use.</p>
X4.	<p>Include condition:</p> <p>Fencing to the adjacent Drainage Reserves</p> <p>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). 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.</p>	<p>Include this condition under section 31 (Landscaping) before condition 32 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure appropriate boundary interfaces between public and private land, even at land use.</p>
95	<p>Include Advice note:</p> <p>Advice note:</p> <p>Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular “The Auckland Code of Practice for Land Development and Subdivision Chapter 7:</p>	<p>Stream works and associated landscaping often overlap with riparian planting on land intended for vesting with Council. In urban settings, it is important to balance this with design</p>

	Landscape” and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.	considerations that avoid creating a 'green wall' effect and support passive surveillance.
118	Include Advice note: As-built plans for landscaping and recreational assets on land (roads and reserves) to vest in council will be required at subdivision stage and as part of the certification under s224(c).	Ensure clarity on the process and responsible parties for asset vesting and Engineering Approval close-out for green and recreational assets.
121	Include Advice note: Advice note: Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular “The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape” and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.	General additional advice note for Land Use conditions noting the sequencing of subdivision and vesting of assets.
7.2 Subdivision Consent Conditions		Commentary
157	Amendment: The Consent Holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plans titled ‘Proposed Superlot Scheme Overview Plan’, drawing numbers CXX to CXX, prepared by Maven Associates. The survey plan must show all easements in gross (or otherwise) and all lots to vest in Council (including roads and the drainage reserves). The easements shall include (but are not limited to) the following: a) Right to convey electricity, water and telecommunications (both standard and in Gross) b) Right to drain stormwater and sewage (both standard and in Gross) c) Maintenance d) Right of Way e) Eave Overhang	Strike through of drainage, to encompass all reserve classifications vested in the Council.
160	NB: This Parks condition is proposed only where drainage reserves are acceptable to Healthy Waters.	To ensure appropriate vesting classification trigger.

	<p><u>Amendment and addition of advice note:</u></p> <p><u>Drainage Reserve to Vest</u></p> <p>The proposed drainage reserves shown as Lot XX on the approved plans referenced in Condition [XX] shall vest in the Council as <u>Land-in-lieu of reserve for the purpose of stormwater Local Purpose Drainage Reserves.</u> In accordance with s239, these reserves must vest free of encumbrances, transformers and structures unless the structure is associated with stormwater devices. The Consent Holder must meet all costs associated with the vesting of the reserves.</p> <p><u>Advice note:</u></p> <p><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></p> <p><u>If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.</u></p>	
X5.	<p><u>Include condition:</u></p> <p><u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed:</u></p> <ol style="list-style-type: none"> <u>Super Lot 25 Park Lot XX must be shown as land in lieu of reserve – neighborhood park. The parks must be at least 3000 square meters, enable a 30m x 30m kick-about space, located outside of flood prone land and located on flat land (≤3% slope) with strong street edge visibility to ensure accessibility for all users.</u> <u>Super Lot 3 Park Lot X and Super Lot 11 Park Lot XX must be shown as land in lieu of reserve – neighborhood park. The parks must be at least 3000 square meters, enable a 30m x 30m kick-about space, located outside of flood-prone land and located on flat land (≤3% slope) with strong street edge visibility to ensure accessibility for all users.</u> <u>All vested reserves must comply with section 239 of the Resource Management Act 1991 and must be free of easements and encumbrances with no utility structures, devices, transformers, pipes, or similar infrastructure are to be located within the reserve or along its road frontages or berms.</u> <u>A right-of-way easement in favour of Auckland Council must be established over any private lots required for public access and/or reserve maintenance purposes, to enable access for Council staff and contractors.</u> 	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>To be consistent with Delmore Fast Track and to ensure mitigation where formal recreation is required, and an appropriate vesting classification trigger for political approvals.</p> <p>Also ensures that reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development.</p>

X6.	<p><u>Include condition:</u></p> <p><u>Neighbourhood Reserves (SL25 Park Lot XX)</u></p> <p><u>Prior to the submission of a survey plan under section 223 of the RMA for any stage that includes Super Lot 25 Park Lot XX, the consent holder must transferred Super Lot 25 Park Lot XX to Auckland Council as land in lieu of reserve for the purpose of a neighbourhood park as mitigation to vest if by the time of application for the survey plan for Super Lot 25 Lot xx to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u></p> <p><u>Advice Note: The Council has obtained political approval for a neighbourhood park of 3000 square metres to be transferred to the Council within Super Lot 25, and the lot number is to be confirmed.</u></p>	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure mitigation where formal recreation is required.</p> <p>Separated SL 25 Lot xx from the other two recommended lots as this is the council's preferred lot to be acquired.</p> <p>Required for appropriate vesting classification trigger for political approvals.</p>
X7.	<p><u>Include condition:</u></p> <p><u>Neighbourhood Reserves (SL3 Park Lot X and SL11 Park Lot XX)</u></p> <p><u>Prior to the submission of a survey plan under section 223 of the RMA for any stage that includes Super Lot 3 Park Lot X and Super Lot 11 Park Lot XX, the consent holder must transferred Super Lot 3 Park Lot X and Super Lot 11 Park Lot XX to Auckland Council as land in lieu of reserve for the purpose of a neighbourhood park as mitigation to vest if by the time of application for the survey plan for Super Lot 3 Park Lot X and Super Lot 11 Park Lot XX to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u></p>	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>To ensure mitigation where formal recreation is required, but instead of using neighbourhood park, just refer to formal recreation.</p> <p>Required for appropriate vesting classification trigger for political approvals.</p>
X8.	<p><u>Include condition:</u></p> <p><u>Super Lot 3 Park Lot X, Super Lot 25 Park Lot XX, and Super Lot 11 Park Lot XX must be free of all easements and encumbrances and must not contain any utility devices, pipes, transformers, structures, or similar infrastructure on the land or within road frontages or berms, regardless of whether the land is proposed to vest with Auckland Council or be retained as common land.</u></p>	<p>Ensures reserve land is free of infrastructure and suitable for future public use. Supports safe and functional park development.</p>

X9.	<p><u>Include condition:</u></p> <p><u>If no agreement is in place in accordance with Condition X6 and X7 by the time of application for the survey plan to be approved under section 223 then Super Lot 3 Park Lot X, Super Lot 25 Park Lot XX, and Super Lot 11 Park Lot XX will remain as a balance for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u></p> <p><u>Advice Note</u></p> <p><u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in Council Strategic Assessment, will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u></p>	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>Ensures that if no agreement is in place, the intended outcomes for park and open green space is still enabled even if not acquired by Council.</p>
X10.	<p><u>Include condition:</u></p> <p><u>Balance Lots for Neighbourhood Park Purposes (SL3, SL25, SL11)</u></p> <p><u>Prior to the issue of a section 224(c) certificate for any stage that includes SL3 Park Lot X, SL25 Park Lot XX, or SL11 Park Lot XX not vested with Auckland Council, the consent holder must establish an Incorporated Society (or equivalent legal body) to own, manage, and maintain all communal park lots and associated infrastructure not vested in Auckland Council under conditions X6 and X7.</u></p> <p><u>The following requirements must be met in order to satisfy the condition:</u></p> <ol style="list-style-type: none"> a. <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> b. <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> 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> <ol style="list-style-type: none"> i. <u>All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;</u> ii. <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> 	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>If no agreement is in place, this condition ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.</p>

	<ul style="list-style-type: none"> iii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets. iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies. e. All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder. f. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for. 	
X11.	<p>Include condition:</p> <p>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.</p>	<p>Include this condition under condition 160, Drainage reserve, before condition 161 of the Appendix 01 C Proposed Conditions.</p> <p>This condition secures the long-term maintenance of shared open spaces and infrastructure by requiring future lot owners to be members of an Incorporated Society. It ensures these areas are managed and funded by residents if not vested in Council.</p>
Subdivision: Section 224 Condition Requirements		Commentary

<p>163. Amendments:</p>	<p>Pre-Commencement: Streetscape Landscaping Design</p> <p>At Engineering Plan Approval stage, Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit a detailed streetscape landscaping plan(s) for street trees and grass berms for the development to the certification of the Manager Parks Planning. (as indicated on the approved plans in Condition [XX]) for approval by the Parks Planning Team Leader. In particular, the plans must:</p> <ul style="list-style-type: none"> a. Be prepared by a suitably qualified landscape architect; b. Only show street trees and grass berm planting; c. Be in general accordance with the approved landscape plans referenced in Condition [XX]; d. 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; e. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice; Ensure that selected species are provided with growing environments that support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice. f. Include planting methodology, full written specifications, and draft maintenance plan, and g. Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape. h. Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor. 	<p>Standard Parks Planning conditions for appropriate species selection, spacing, and maintenance needs. Aligns with AT CoP and Chapter 7 of the Auckland CoP.</p>
<p>164. Amendments:</p>	<p>Pre-Commencement: Drainage Reserve Landscaping Design (all proposed reserves to vest)</p> <p>Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit detailed landscaping plan(s) for the proposed drainage reserves for the approval certification by the Parks Planning Team Leader Manager Parks Planning. In particular, the plans must:</p> <ul style="list-style-type: none"> a. Be prepared by a suitably qualified landscape architect; b. Be in general accordance with the approved landscape plans referenced in Condition [XX]; 	<p>Strike through of drainage, to encompass all reserve classifications vested in the Council.</p> <p>Additions Standard Parks Planning conditions for appropriate safety and CPTED considerations. Aligns with AT CoP and Chapter 7 of the Auckland CoP.</p>

- c. 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;
- d. Include specifications for plant condition and a written specification detailing the planting methodologies [and associated maintenance](#) to be used;
- e. Identify the existing species to be retained (if any);
- f. Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7:
- g. Include an annotated pavement plan and related specifications, detailing proposed site levels, [gradients](#) and the materiality and colour of all proposed hard surfacing.
- h. [Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.](#)
- i. [Demonstrate a flood overlay identifying flood-prone areas within the reserve. Demonstrate that any formal recreation assets \(e.g., play, courts, furniture\) are located outside of land modelled to flood in 1:10-year events or more frequent, with locations verified through detailed flood modelling in liaison with Healthy Waters](#)
- j. [Where recreational assets are proposed in areas underlain by peat soils, include geotechnical design details confirming appropriate mitigation measures to ensure asset stability and long-term functionality;](#)
- k. [Convert all frequently inundated grassed areas into wetland or appropriate moisture-tolerant planting to avoid unmaintainable turf and enhance passive ecological value;](#)
- l. [Include refinements to landscaping for all assets proposed to vest in Auckland Council, to the certification of the Parks Planning Team Manager, including adjustments to species selection, layout, growing environments, and long-term maintenance considerations. This requirement is in addition to any general landscaping condition imposed under the land use consent;](#)
- m. [Include a CPTED and connectivity review to ensure that safety, legibility, and accessibility are integrated into the open space and pathway network design.](#)
- n. [Provide a Safety in Design Register for shared pathway connections within the drainage reserves.](#)

Advice Note: [Any public structures or assets on the proposed reserves \(e.g., seating, tables, platforms and play provision\) require approval from the relevant Local Board. Parks Planning will initiate the consultation and approval process with the Local Board at the Engineering Plan approval stage if necessary.](#)

177.	<p><u>Amendments:</u></p> <p>When applying for a certificate under section 224(c) of the RMA, the Consent Holder must provide a Stormwater Report prepared by a SQEP to the satisfaction of the Council identifying:</p> <ul style="list-style-type: none"> a. The 1% AEP flood level for the Site, surrounding road reserves and reserve land; b. A layout plan of the overland flow paths for the Site and the adjacent land along the boundary by the approved Resource Consent/Engineering Plan; c. The overland flow path plan with as-built cross sections of all roads including the ponding areas with levels before overtopping; d. As built longitudinal plan and cross sections for overland flow path locations. 	<p>To ensure security and clarity around how the public reserves will function for safety and maintenance reasons.</p>
180.	<p><u>Amendments:</u></p> <p>Implementation of Streetscape Landscaping Works</p> <p>Prior to lodgment of the section 224(c) certification, all street landscaping for the development must be implemented in general accordance with the approved certified streetscape plans under condition 163 and to the satisfaction certification of the Manager Parks Planning the Parks Planning Team Leader. Landscaping must also be in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape and in particular the following:</p> <ul style="list-style-type: none"> a. A good quality topsoil, free of stones and clay lumps, must be used in areas where street planting is undertaken, including tree pits. b. Engineering tree pits must be avoided. c. All grassed and planted areas must be developed and completed with a minimum topsoil depth of 250mm. If the subsoil below the required depth 200mm is hard and compacted, it must be ripped to break up the under layer. d. All areas that have been grassed must have at least a 90% strike rate, be in a mowable condition (maximum gradient of 1:5) and be weed and rubbish free. Areas that are planted must have a maximum gradient of 1:3. e. The roads must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition. f. Should site factors preclude compliance with any of these conditions, the the Parks Planning Team Leader 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 to their satisfaction. 	<p>Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose.</p>

	<p>g. 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 monitoring staff as soon as practicable.</p> <p>h. Planting must be undertaken in the recognised planting season (May to September) and be undertaken by a SQEP.</p> <p>Advice Note: Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate development of the road reserves has been satisfactorily implemented and to formalise the commencement of the maintenance period.</p>	
181.	<p>Amendments:</p> <p>Implementation of Drainage Reserve Landscape Works</p> <p>Prior to lodgement of the section 224(c) certification, all hard and soft landscape works within the all drainage reserves must be implemented in general accordance with the approved certified landscape plans (approved under Condition 164) to the certification of the Manager-Parks Planning to the satisfaction of the Parks Planning Team Leader. Landscaping must also be in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape and in particular the following:</p> <ol style="list-style-type: none"> Removal of all organic and inorganic rubbish from drainage reserves. The drainage reserve must be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc. Removal of all invasive pest plant species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of drainage serve. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of the drainage reserve. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be cleared of any construction material, rubbish and surplus soil. Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade. 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 	<p>Provides assurance for asset condition before Council handover. Ensures streetscape assets are fit-for-purpose.</p> <p>Strike through of drainage, to encompass all reserve classifications vested in the Council.</p>

	<p>is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the council immediately.</p> <p>h. Any defects identified at the practical completion inspection are to be remedied. The practical completion of the works will be determined by the <u>Manager-Parks Planning</u> Parks Planning Team Leader to their <u>certification satisfaction</u>.</p> <p>i. <u>All areas of the reserve that have been planted must achieve 80% canopy closure and a minimum survival rate of the plants (being 90% of the original density)through the entire planting area(s).</u></p> <p>j. <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 and asset development 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</u></p> <p>Advice Note: Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate development of the drainage reserve has been satisfactorily implemented and to formalise the commencement of the maintenance period.</p>	
X12.	<p><u>Include condition:</u></p> <p><u>The application for a certificate under section 224(c) of the RMA for the recreational parks SL3 Park Lot X, SL 25 Park Lot xx and SL 11 Lot xx and the drainage reserves (Lots xx), where the land is vesting to the Council, must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:</u></p> <p>i) <u>a completion certificate has been issued in relation to any conditions to which section 222 applies;</u></p> <p>i) <u>a consent notice has been issued in relation to any conditions to which section 221 applies; and</u></p> <p>i) <u>a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</u></p>	<p>Include this condition after condition 181</p> <p>Implementation of reserve landscape works and before condition 182 of the Appendix 01 C Proposed Conditions.</p> <p>Standard parks Planning conditions which provides confirmation for conditions and relevant consent notices.</p> <p>Inclusion of Section 108(2)(b) will allow for future bonding requirements.</p>
182.	<p><u>Amendments:</u></p> <p>Drainage-Reserve and Street Planting As-built Plans</p> <p>Prior to the issue of the 224(c) certificate, the Consent Holder must provide to the Development Engineer and <u>the Manager Parks Planning</u> Parks Planning Team Leader as built plans for landscape works (hard and soft), <u>including</u></p>	<p>Strike through of drainage, to encompass all reserve classifications vested in the Council.</p> <p>Standard parks Planning conditions which provides records of assets for registration and future maintenance. Critical for Council asset handover.</p>

[asset development](#), within all proposed ~~drainage~~ reserves and streets in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:

- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as one pdf copy of the signed as-built plan(s).
- b. The following requirements apply to digital formats:
 - i. All dimensions are to be in millimetres, and all levels and lengths in metres.
 - ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
- c. All graphical data to be located/plotted to the following accuracy:
 - i. X & Y coordinates +/-100mm
 - ii. Z coordinates +/-50mm (e.g., lid level) in terms of the NZTM 2000 coordinates
 - iii. Invert levels +/- 20mm
 - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
- i) 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.
- i) 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.
- i) 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.
- i) Details of tree and plant types, including new and established trees and plants, using scientific (Latin) names and referencing any cultivars.
- i) Existing assets and assets to be removed or abandoned must be shown on as- built plans.

	<p>i) Copies of the following documents are required, where these assets will be maintained by Auckland Council:</p> <ul style="list-style-type: none"> i. All assets Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g., warranty, guarantee. ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals. 	
183.	<p>Amendments:</p> <p>Maintenance – Streetscape Landscaping</p> <p>Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the certification of the Manager Parks Planning approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape. The Maintenance Plan must include:</p> <ul style="list-style-type: none"> a. Mowing frequency. b. Surface removal. c. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies. d. 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. e. Design strategy, specification and management plans for the treatment/maintenance issues relating to the streetscape and drainage reserves. 	<p>Ensures that all streetscape planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover.</p> <p>Ensures compliance with AT CoP and prevents premature handover of incomplete works. Encourages plant survival and proper establishment.</p>
184.	<p>Amendments:</p> <p>The Consent Holder must undertake maintenance of the landscaping required in Condition 183 182 for a period of two three years, in accordance with the approved Maintenance Plan, commencing on the date that the section 224(c) certificate is issued.</p>	<p>Ensures consistency with the certified landscape design.</p> <p>3 years is consistent with COP7</p>

185.	<p><u>Amendments:</u></p> <p>If any damage/theft to the planting occurs, the Consent Holder must replace damaged/stolen plants with the same species and height to the satisfaction of the <u>Manager Parks Planning</u> Parks Planning Team Leader.</p>	<p>Ensures consistency with the certified landscape design.</p> <p>3 years is consistent with COP7</p>
186.	<p><u>Amendments:</u></p> <p>Monitoring Report – Streetscape (3 2-year maintenance period)</p> <p>Following the issue of the completion certificate under s224(c), the Consent Holder must submit a Monitoring Report to the <u>Manager Parks Planning</u> Parks Planning Team Leader, for approval every <u>3</u> 6-months for the duration of the <u>3</u> 2 years maintenance period, noting that the first measure of a plant's survival rate must be taken no sooner than 12 months after planting. The Monitoring Report must include but is not to be limited to the following information in respect of the road reserve to vest:</p> <ul style="list-style-type: none"> a. Success rates, including growth rates and number of plants lost; b. State of protection barriers where required <u>when used</u>. c. <u>Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;</u> 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). <p><u>Any recommended remediation work must include a start date for replanting.</u></p> <p><u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u></p> <p>Advice Note: This condition requires monitoring reports to be submitted for a minimum of 2 <u>3</u> years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</p>	<p>Tracks plant establishment, health, and replacement needs. Allows for early issue detection. Supports final signoff.</p> <p>3 years is consistent with COP7</p>

187.	<p><u>Amendments:</u></p> <p>Maintenance - Drainage Reserves Landscape Works</p> <p>Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the approval<u>certification</u> of the Parks Planning Team Leader<u>Manager Parks Planning</u> a Maintenance Plan, for all planting and landscaping, <u>hard and soft assets including asset development</u> to be established in the drainage reserves. The Maintenance Plan must include:</p> <ul style="list-style-type: none"> a. <u>Weed control and frequency.</u> b. <u>Mowing frequency.</u> c. <u>Surface litter and bin litter removal.</u> d. <u>Vandalism and replacement plans.</u> e. <u>Overall</u> maintenance methodology and dates / frequencies. f. 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. 	<p>Strike through of drainage, to encompass all reserve classifications vested in the Council.</p> <p>Ensures compliance with AC CoP and prevents premature handover of incomplete works. Encourages plant survival and proper establishment and asset development in line with Councils best practise.</p>
188.	<p><u>Amendments:</u></p> <p>The Consent Holder must undertake maintenance for a period of five<u>ten</u> years, in accordance with the approved<u>certified</u> Maintenance Plan, commencing on the date that the section 224(c) certificate is issued.</p>	<p>Ensures that all reserve planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover.</p> <p>The applicant has proposed a minimum of three years. Although Auckland Council's standard requirement is a five-year maintenance period for vested reserves, a minimum ten-year maintenance period is recommended for all reserves within this development, with monitoring for 10 years. This reflects the scale of the development, the poorly draining peat soils, and the frequent inundation risks affecting much of the open space.</p> <p>Peat soils are highly compressible, prone to settlement, and challenging for plant establishment, particularly in saturated</p>

		<p>conditions. Many reserve areas are also integrated with stormwater infrastructure, increasing the risk of landscape failure and asset degradation over time.</p> <p>A longer maintenance period is necessary to ensure:</p> <ul style="list-style-type: none"> • Vegetation establishes successfully in challenging soil and hydrological conditions; • Stormwater devices perform as intended without compromising amenity use; • Risks are identified and addressed before assets are handed over to Council. <p>Given these site-specific risks and the absence of these assets from the current Long-term Plan, a ten-year maintenance term—with an associated bond—is required to secure long-term functionality and reduce lifecycle costs to the public.</p>
189.	<p>Amendments:</p> <p>If any damage/theft to the assets, hard and soft landscaping planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants it with the same specifications, material, species and height, and must be maintained following the replacement of assets planting, to the satisfaction of the Parks Planning Team Leader Manager Parks Planning.</p> <p>Advice Note: A ten-year maintenance period is recommended due to the site's challenging peat soils, which are highly prone to settlement and poor drainage, increasing risk of vegetation and asset failure. Many reserves also serve dual stormwater functions, requiring long-term monitoring to ensure performance and amenity are not compromised. This extended period ensures resilience and reduces long-term costs to the Council.</p>	<p>Ensures consistency with the certified landscape design.</p>

190.	<p>Amendments:</p> <p>Monitoring Report – Drainage Reserves (ten3-year maintenance period)</p> <p>Following the issue of the completion certificate under s224(c), the Consent Holder must submit a Monitoring Report to the Parks Planning Team LeaderManager Parks Planning, for approval every 3 months for the first 18 months, and 6 monthly thereafter for a period of threeten years. The Monitoring Report must include but is not to be limited to the following information in respect of the drainage reserves:</p> <ol style="list-style-type: none"> Success rates, including growth rates and number of plants lost , noting that the first measure of the survival rate of plants must not be measured any sooner than 12 months following planting. State of protection barriers when used. Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc. A running record of fertilisation, animal and weed pest control and replacement of dead plants. Details on the condition of, and recommendations for maintenance of, any fencing installed as part of the works. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Surface and bin litter removal. Vandalism and vandalism replacement plan. <p><i><u>Advice Note:</u> This condition requires monitoring reports to be submitted for a period of 10 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></p>	<p>Ensures that all reserve planting successfully establishes to an acceptable standard following construction and prior to full public vesting or handover.</p> <p>The applicant has proposed a minimum of three years. Although Auckland Council’s standard requirement is a five-year maintenance period for vested reserves, a minimum ten-year maintenance period is recommended for all reserves within this development, with monitoring for at 10 years. This reflects the scale of the development, the poorly draining peat soils, and the frequent inundation risks affecting much of the open space.</p> <p>Peat soils are highly compressible, prone to settlement, and challenging for plant establishment, particularly in saturated conditions. Many reserve areas are also integrated with stormwater infrastructure, increasing the risk of landscape failure and asset degradation over time.</p> <p>A longer maintenance period is necessary to ensure:</p> <ul style="list-style-type: none"> • Vegetation establishes successfully in challenging soil and hydrological conditions; • Stormwater devices perform as intended without compromising amenity use; • Risks are identified and addressed before assets are handed over to Council. <p>Given these site-specific risks and the absence of these assets from the current Long-term Plan, a</p>
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		ten-year maintenance term—with an associated bond—is required to secure long-term functionality and reduce lifecycle costs to the public.
192.	<p>Remove condition</p> <p>Landscape Maintenance Bonds</p> <p>Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the Consent Holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to 1.5 times the dollar value of the contracted rate of landscape maintenance works (within public roads and reserves) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.</p> <p>The Consent Holder's liability will not be limited to the bond amount. The bond is to ensure the performance of Conditions [XX] [XX]:</p> <ul style="list-style-type: none"> e) The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (from a NZ registered bank). e) The Council's solicitor will prepare and execute the bond document. The Consent Holder must pay all costs incurred by the Council in preparing, executing, varying, administering, or releasing the bond. e) The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the Consent Holder has paid all the Council's costs in relation to the bond's administration. In this regard: <ul style="list-style-type: none"> — The streetscape maintenance bond will be held for a period of two years from the issue of a practical completion certificate. — The reserve maintenance bond will be held for a period of five years from the issue of a practical completion certificate. <p>Advice Note: The Council may use the bond during (and following) the implementation of the works for the following purposes:</p> <ul style="list-style-type: none"> • Any remedial works (by a qualified arborist engaged by the Council) to landscaping as a result of damage during works. • Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for 24 months. 	<p>Legally no longer require this to be a condition of consent where maintenance conditions have been applied.</p> <p>Standard parks Planning conditions which provides confirmation for conditions and relevant consent notices.</p> <p>Inclusion of Section 108(2)(b) , under Condition X12 will allow for future bonding requirements.</p>

X13.	<p><u>Include condition:</u></p> <p><u>Fencing to the adjacent neighbourhood reserves</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of reserves, whether the reserve is to vest in Auckland Council or be held in private ownership for the purpose of formal recreation – neighbourhood park, must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council’s solicitor at the consent holder’s cost.</u></p>	<p>Include this condition after Condition 195 Stormwater Management, before Condition 196 Fencing consent Notice of the Appendix 01 C Proposed Conditions.</p> <p>Maintains visual connection and safety while enabling passive surveillance. Supports CPTED and landscape integration.</p>
X14.	<p><u>Include condition:</u></p> <p><u>Fencing to adjacent drainage reserves to vest (Lots xx)</u></p> <p><u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots xx must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). 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. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council’s solicitor at the consent holder’s cost.</u></p>	<p>Include this condition after Condition 195 Stormwater Management, before Condition 196 Fencing consent Notice of the Appendix 01 C Proposed Conditions.</p> <p>Ensures interface transparency and passive surveillance while managing height and privacy. Protects open space amenity.</p>
X15.	<p><u>Include condition:</u></p> <p><u>Retaining Walls adjacent to lots to Reserves (Lots to be confirmed)</u></p> <p><u>Any retaining wall(s) and associated ancillary or supporting structures located within lots xx adjoining reserves—whether the reserve is to vest in Auckland Council or be held in private ownership for the purpose of open space—must be entirely located within the adjoining residential lots or jointly owned access lots (JOALs); be set back from the boundary of any reserve (including Lots XX); and must not exceed a height of 1 metre above existing ground level. A certificate from a licensed cadastral surveyor must be provided to Auckland Council at the time of survey plan lodgement under section 223 of the Resource Management Act 1991, certifying that this condition has been complied with.</u></p>	<p>Include this condition after Condition 195 Stormwater Management, before Condition 196 Fencing consent Notice of the Appendix 01 C Proposed Conditions.</p> <p>Ensures all retaining structures are private and do not encroach on public land. Protects usability and safety of reserves.</p>

196.	<p><u>Remove conditions:</u></p> <p>A consent notice must be registered with the Registrar-General of Land against the Records of Title of Lot XX, pursuant to section 221 of the RMA, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:</p> <p>Any fencing along boundaries or within 2 metres of boundaries of the Drainage Reserve (Lot XX) must either be low height (1.2m) or at least 50% visually permeable (max height 2.0m), or must be in accordance with an alternative fencing proposal that is approved as part of a resource consent. Where no fencing is constructed along the drainage reserve boundary, permanent demarcation posts comprised of 1 metre tall No. 3 sized posts placed at maximum 10 metre centres and at any change of direction must be maintained in perpetuity. Council is exempt from sharing costs for any fencing.</p>	To be replaced by condition X16
197.	<p><u>Amendments:</u></p> <p>A consent notice must be registered with the Registrar-General of Land against the Records of Title of Lots XX to XX, pursuant to section 221 of the RMA, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:</p> <p>Any fencing atop retaining walls over 1.5m in height must have pool style visually permeable fencing or similar, or must be in accordance with an alternative fencing proposal that is approved as part of a resource consent.</p>	To be replaced by condition X16
X16.	<p><u>Include Conditions:</u></p> <p><u>Consent Notices</u></p> <p><u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for reserves (lots xx) . The consent notice/s must record that conditions X13, X14, X15 and X11 are to be complied with on a continuing basis:</u></p> <ol style="list-style-type: none"> <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest, and held for the purpose of open space, must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s) (Lots xx). The retaining walls must be no higher than 1m above existing ground level, including drainage reserves.</u> <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of reserve lots (Lots xx), and held for the purpose of open space, must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u> 	Include this condition after Condition 195 Stormwater Management, and replace Condition 196 and 197 Fencing consent Notice of the Appendix 01 C Proposed Conditions.

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| | <p>c. <u>Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lots x-x must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). 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></p> <p>d. <u>The lots not selected for vesting in Auckland Council, from among SL3 Park Lot X, SL25 Park Lot XX, and SL11 Lot XX, must be held in private ownership (including by an Incorporated Society or equivalent legal entity) and maintained as land-in-lieu of reserve for the purpose of a neighbourhood park. The land must remain publicly accessible and used for open space and recreation by the surrounding community. Auckland Council is not responsible for, and will not contribute to, any costs associated with the ownership, development, maintenance, or renewal of these parks.</u></p> | |
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