

APPENDIX IX

Non-Conformance Report

Contract Name/No: RMA/2022/2524 NCR Ref No: 01
Country View Stage 2B

1 NON-CONFORMING WORK DETAILS:

(provide precise location, detailed description and sketches as appropriate)

Now that the development of Stage 2B is underway, there are a few things that have been revised since the original landscape plans were approved.

1. Changes to pedestrian crossing location, and revised lot staging layout.
2. Unable to source acceptable Magnolia 'Gere' trees at this time.
3. Developed link reserve design, following completion of neighbouring development.

Company responsible for NC

Xteriorscapes Ltd

Contractor (sign/date)

2 PROPOSED CORRECTIVE ACTION

(provide details with sketches)

1. The layout of street trees within Stage 2B has been revised. Please see updated plans attached.
2. Magnolia 'Gere' was substituted with Magnolia 'Star Wars' (following consultation with the project arborist and CCC).
3. The design of the link reserve (Lot 600) has been revised to better fit with the neighbouring developments half of the reserve (including a secondary flow path, and differing levels), and to include trees. To accommodate trees within the narrow reserve, compromised offset requirements have been discussed with CCC and the project arborist. We are also proposing the use of 600mm dagmat squares (ex terra lana) instead of the standard bark mulch, as the trees are within the secondary flow path, the bark mulch may be washed away in a storm event. The dagmat squares will be installed to manufacturers specifications (including decomposable pins), and will be easily replaced during the maintenance period if they start to look untidy.

Please see attached updated landscape plans (Revision A4) alongside this NCR.

3 APPROVALS:

- 3.1 The corrective action is accepted not accepted/ accepted subject to attached conditions.

Engineer

(sign/date)



Ellen George
Xteriorscapes Ltd
30/06/26

Council



Emma Välimäki Petersen 07/07/26

- 3.2 The corrective action has been completed.

Certified:

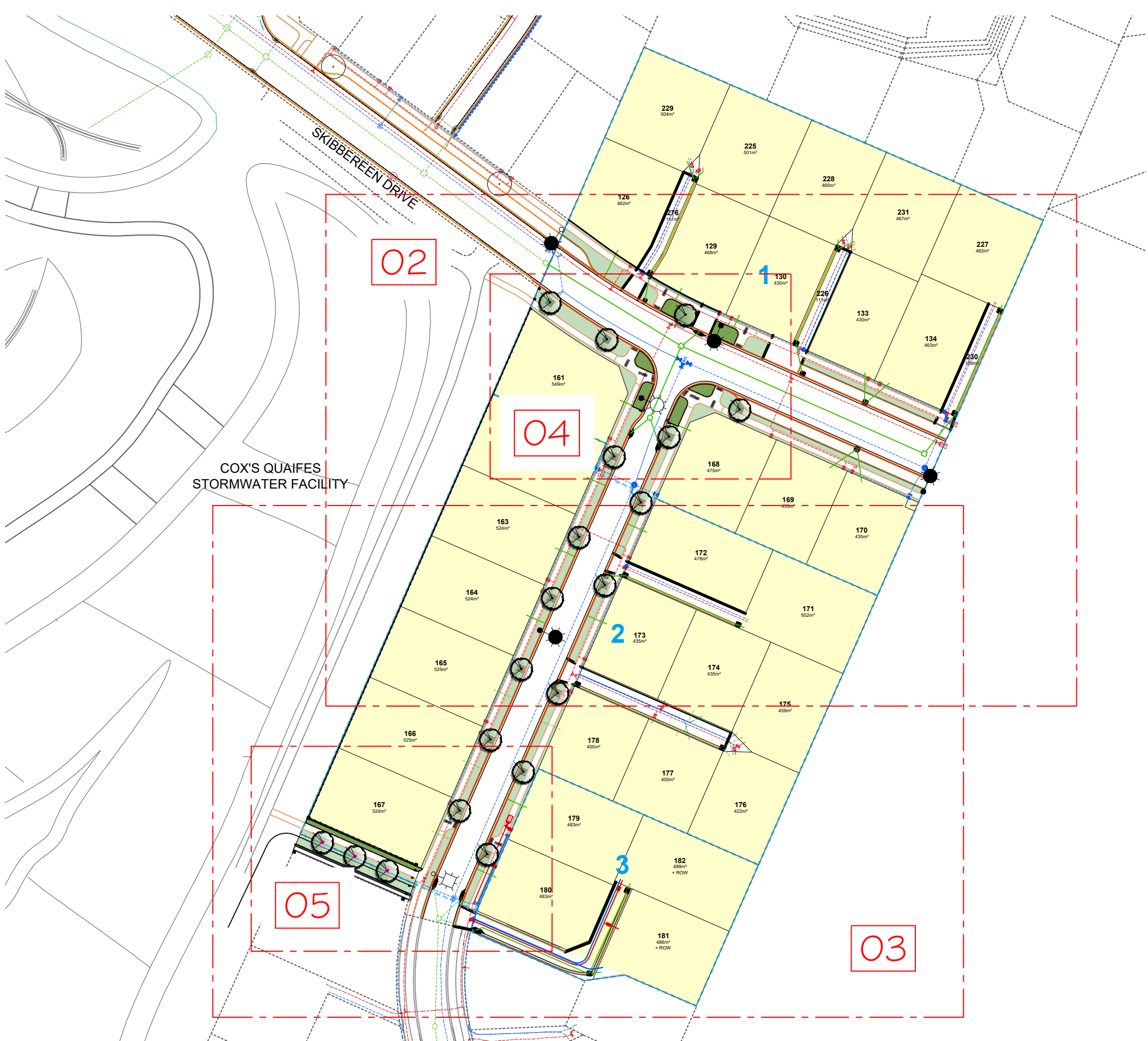
(sign/date)

Reviewed:

(sign/date)

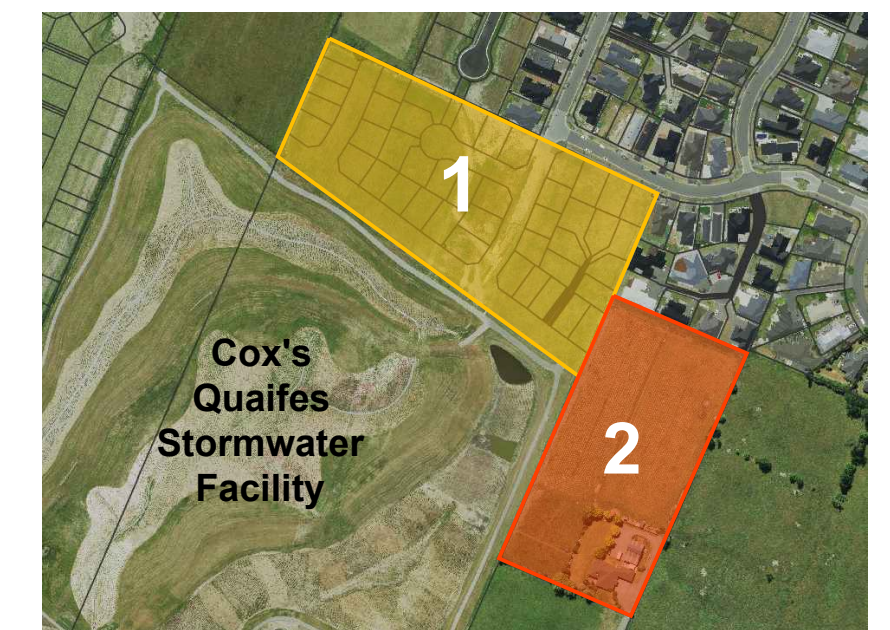
Approved:

(sign/date)



- Key:
- Existing Tree
 - Proposed Tree
 - Garden Bed
 - Grass
 - Proposed Lot
 - Proposed Street Light (with 6m radius as-shown)
 - Selected Reserve Boundary Fencing
 - Sewer
 - Stormwater
 - Water
 - Stage Boundary

Subdivision Location Plan (NTS)



- Key:
- Country View Stage 1 (RMA/2021/3650)
 - Country View Stage 2 (RMA/2022/2524)

PLEASE NOTE

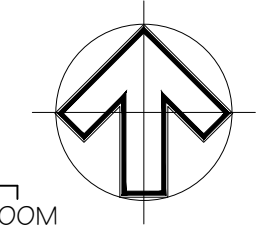
FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR

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Revisions

A0	19/10/23	Initial Design
A1	31/10/23	For Approval
A2	21/11/23	For Approval
A3	26/02/24	For Approval
A4	30/06/26	NCR 01

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Drawing		Project Date	
Conceptual Landscape Plan		Oct 2023	
Project/Client		Scale @ A3	
Country View Stage 2 [RMA/2022/2524]		1:1000	
Suburban Estates Ltd		Purpose of Issue	
Job reference Drawing number		Approval	
23111-01-01		Revision	
		A4	

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