

## 1.0 District Council Conditions of Consent – Subdivision Consent

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### 1.1 General Conditions Applicable to All Stages

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#### 1.1.1 Compliance with Application

- (1) That the project shall be undertaken in general accordance with all drawings and information as listed in Schedule 1 and received by the Environmental Protection Authority on 23 July 2025, specifically the approved scheme plan prepared by MAVEN XX dated XX Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.
- (2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (3) Copies of any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.
- (4) That pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered SUBXX shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

#### 1.1.2 Geotechnical

- (5) Unless already provided for, prior to completion of final design of subsequent subdivision scheme plans, an earthquake fault hazard study must be carried out by a suitably qualified earthquake hazard professional (such as GSN Science). The results of the study shall be submitted to MPDC's Team Leader – Consents Engineer prior to application under s224(c)
- (6) That prior to application for a completion certificate under Section 224(c) of the RMA a Geotechnical Completion Report from a suitably qualified and experienced geo-professional must be prepared and submitted to MPDC's Team Leader – Consents Engineer to confirm that all associated infrastructure and dwellings are stable and suitable for development.

#### 1.1.3 Survey Plan Approval (S223) Condition

- (7) The Consent Holder must submit a survey plan in general accordance with the subdivision scheme plan referenced in Schedule 1. The survey plan must show any lots to vest in MPDC (if applicable), and all easements and amalgamation conditions required by this consent.

#### 1.1.4 Easements, Consent Notices and Amalgamation Conditions

- (8) That all easements referenced in the attached Schedule 1 shall be duly granted and reserved. The easements shall be:
  - a. At least 1.5m either side of any wastewater or stormwater pipe invert where the pipe is less than 4m deep; and

- b. At least 3m either side of any wastewater or stormwater pipe invert where the pipe is more than 4m deep.

## 1.2 Infrastructure and Servicing

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- (9) That prior to commencing construction of the civil infrastructure works associated with this subdivision consent, the Consent Holder shall submit for Engineering Plan Approval to MPDC's Team Leader – Consents Engineer (or nominee). EPA shall be prepared by a SQEP and be in general accordance with the reports and drawings referenced in Schedule of this consent. Should EPA have been approved under the associated Land Use Consent (LUXXXX), this condition shall not be required.

### 1.2.1 Wastewater and Water Reticulation

- (10) The Consent Holder must install a water treatment plant to treat bore water extracted from the designated on-site bore, to a potable standard in compliance with NZ Drinking Water Standards 2022 and within consented water take limits.
- (11) The Consent Holder must design and construct connections to a private water reticulation network to serve the retirement development in general accordance with the requirements of the water utility provider and in general accordance with the approved plans referenced in Schedule 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- (12) That easement 'E' shall be duly granted to provide legal discharge to the proposed septic (treated wastewater) disposal field to the west of the RV site as proposed on MAVEN (Insert approved plans).
- (13) That the consent holder shall design, construct and maintain a suitable Wastewater treatment facility contained in proposed Lot 1. That the details and design of the Wastewater plant shall be provided to MPDC's Team Leader – Consents Engineer for certification prior to issuing of s224c for Lots 1-3.  
***Advice Note:** Provision shall be made to monitor quality of discharge in accordance with the regional council treated wastewater discharge consent and to adapt treatment if needed to ensure compliance and also to ensure no detrimental impact to bore water quality. Space should be provided for additional treatment modules, if required, as a contingency.*
- (14) That the Wastewater disposal system shall generally comply with the design and layout as proposed in the Ashbourne Development Hydrogeological Effects Assessment dated June 2025.
- (15) That separate Water and Wastewater connections to proposed Lot 2 and 3 shall be provided from the respective private Wastewater and Water treatment plants proposed.
- (16) Fire protection (sprinkler or other) for the aged care facility and hospital are to be designed by a qualified fire engineer. Water storage for fire water (hydrants supply) and potable emergency supply shall comply with PAS4509 and Regional Infrastructure Technical Specifications (RITS) respectively. Provision is to be made for backup power for firewater boosting, in the event of power outage/failure

### 1.2.2 Stormwater Reticulation

- (17) The consent holder must design and construct the stormwater management system including Stormwater Wetlands (if applicable), raingardens, and reticulated network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced under LUCXXX.
- (18) The Consent Holder must design and construct stormwater outfall structures in general accordance with the requirements of the RITS and in general accordance with the approved plans referenced in Schedule 1.
- (19) An Operation and Maintenance Plan (OMM) must be provided to Council to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include:
- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
  - b. a programme for regular maintenance and inspection of the stormwater management system;
  - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
  - d. a programme for post storm inspection and maintenance;
  - e. a programme for inspection and maintenance of the outfall;
  - f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
  - g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

### 1.2.3 Utilities

- (20) The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### 1.2.4 Roading

- (21) The Consent Holder must construct road connections to Lots 2 and 3 in accordance with EPA plans approved under Condition XX of this consent.

## 1.3 Section 224(c) Compliance Conditions

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- (22) The Consent Holder must demonstrate that Conditions (10)-(17) have been met for each Stage, at the time it applies for Section 224(C) certificate for each Stage or Sub-Stage.
- (23) The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of

subdivision consent have been complied with. Producer statements (PS-1 and 4) are to be provided for the design, installation and commissioning of the water treatment, storage and reticulation facilities as well as the wastewater treatment, reticulation and disposal systems respectively.

(24) Producer statements (PS-1 and 4) are to be provided for the design and installation of the private stormwater network on site.