Appendix 4K – Ashbourne Retirement Village Objectives & Policies Assessment

Contents

1.0 Overview

Appendix 4K includes an assessment of the proposed Ashbourne Retirement Village against relevant objectives and policies. Appendix 4K should be read in conjunction with Appendix 3K and Appendix 5N which include the assessment of the proposed solar farm and residential development and multifunctional greenway. Each appendix includes assessment that is specifically relevant to that part of the application. Across a number of themes and topics, assessment of the proposal against the relevant objectives and policies has considered the overall Ashbourne development as a whole, and in these instances the assessment has been duplicated across the three appendices.

2.0 National Policy Statements

2.1 National Policy Statement for Freshwater Management 2020

Provision	Comment
Objective: The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The Ashbourne Development prioritises the health and well-being of freshwater ecosystems by restoring and enhancing the Waitoa River corridor, incorporating indigenous planting, naturalised stormwater treatment, and protecting remnant wetland features. These measures support improved water quality, habitat connectivity, and ecosystem resilience. The development also protects human health needs by avoiding contamination of freshwater sources, managing stormwater discharge effectively, and ensuring safe separation from sensitive receiving environments. Specifically, the Ashbourne Retirement Village component includes a comprehensive stormwater management strategy to achieve stormwater attenuation and treatment. Proposed stormwater treatment devices will include swales, rain gardens, and the use of inert roofing materials. It is considered that the proposed stormwater management approach will prioritise the health and well-being of waterbodies which will be the ultimate receiving environment, as well as the health needs of people. The development will assist to provide retirement living for the wider community, contributing to housing variety, and is considered to enable people and their communities to provide for their social wellbeing.
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater bodies protects the health and well-being of the wider environment. The Ashbourne development, including the retirement village has been designed and planned to embody the principles of Te Mana o te Wai through integrated land and water management, ecological restoration, and cultural engagement.

Provision	Comment
	The proposal includes substantial riparian restoration and wetland enhancement along the Waitoa River and associated tributaries, improving water quality, ecosystem health, and hydrological function. These efforts restore the mauri of the waterway and reflect the principles of kaitiakitanga, as informed by engagement with tangata whenua. The development applies a water-sensitive urban design approach, including natural stormwater filtration systems, minimising impervious surfaces, and avoiding direct discharges to freshwater. This protects both ecosystem and human health, aligning with the hierarchy of obligations under Te Mana o te Wai. The retirement village component is strategically located to avoid adverse effects on water bodies, and will prioritise freshwater through the careful and considered engineering and design of the stormwater management approach.
Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.	Tangata whenua have been involved and consulted to this point of the project, which will continue to occur. The project has incorporated cultural values, using tangata whenua expertise to integrate their values and cultural heritage to the design aspects related to stormwater and waterbody protection. As noted above, a Cultural Impact Assessment and letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	As identified above, the Ashbourne Retirement Village is supported by a comprehensive stormwater management strategy to provide for stormwater management within the site. Overall, the project ensures that the effects of the development on the whole-of-catchment basis are responded to. This is supported by the Infrastructure Report, included at **Appendix 4D**.
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.	The proposed stormwater management strategy for the Ashbourne Retirement Village has been informed by allowances for climate change, including by assuming a temperature increase of 3.8 degrees.
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	Overall, and compared to the existing environment, the proposed stormwater management strategy for the Ashbourne Retirement Village will contribute to an improvement in water quality through the implementation of stormwater treatment devices.

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Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	N/A – as the Ecological Impact Assessment confirms, there are several natural wetlands within the wider Ashbourne site context. However, none of the natural inland wetlands are located close to or within the Retirement Village site and as such there will be no less of natural inland wetland extent.
Policy 8: The significant values of outstanding water bodies are protected.	While the Waitoa River is not officially classified as an outstanding water body, the proposal treats it as an ecologically and culturally significant waterbody due to its proximity and cultural associations with iwi (Ngāti Hauā, Raukawa). The project seeks to improve the health and well-being of the Waitoa River through significant ecological restoration and enhancement including through: • creating a network of vegetated drainage swales and wetlands within the greenway; • planting indigenous species to establish new habitats; and • maintaining separation between development edges and the Waitoa River, thereby preserving its marginal habitats. Through providing for the treatment of stormwater runoff associated with the proposed development, the proposed Ashbourne Retirement Village will provide for the protection of the values of receiving waterbodies and habitats of indigenous freshwater species. As there are no waterbodies located within the site, the proposed Retirement Village will not result in the loss of values to any existing waterbody. In addition, long-term ecological monitoring will be implemented to assess the success of these habitats in supporting native species re-establishment. The protection and restoration of freshwater environments is summarised in the Assessment of Ecological Impact Effects, included as **Appendix 1I**.
Policy 9: The habitats of indigenous freshwater species are protected.	N/A – there are no water bodies located within the Retirement Village site. Refer to the Assessment of Ecological Impact Effects.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	The proposal includes water take for potable water supply and irrigation purposes within the Retirement Village. As further assessed in the Hydrogeological Report and in the tables below, the proposal will not result in

Provision	Comment
	the over-allocation of freshwater form the underlying aquifer. A Water Management Plan (**Appendix 4M**) has also been prepared to ensuring the ongoing efficient use of water.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	The national target is to increase proportions of specified rivers and lakes that are suitable for primary contact (that is, that are in the blue, green and yellow categories) to at least 80% by 2030, and 90% no later than 2040, but also to improve water quality across all categories. As identified above, the proposed stormwater management strategy provides for the appropriate treatment of stormwater quality, and will ensure that the proposal will contribute to improving water quality outcomes.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	As outlined in the Assessment of Ecological Effects, ongoing monitoring will take place to ensure the condition of water bodies and freshwater ecosystems is not degraded. A draft Ecological Management Plan is appended to the Assessment of Ecological Impact Effects, included as **Appendix 1J**.
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The Ashbourne Retirement Village will provide for housing variety and choice to meet the needs of an ageing demographic. The proposal will provide for the social wellbeing of communities, while ensuring that stormwater is managed in accordance with the directions of the NPS-FM.

2.2 National Policy Statement on Urban Development 2020

Provision	Comment
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The project is consistent and delivers on the concept of a well-functioning urban environment in the following ways: • Ashbourne delivers an integrated, multi-functional development that includes over 500 new homes, opportunities for retirement living, including over 200 retirement units. Accessory to the Retirement Village development is a hospital

	facility and a new commercial node. This provides the opportunity for a variety of housing types, locations and prices in a logical and accessible location. • The site has good accessibility for all people to services, jobs, activities and amenity, particularly into Matamata. It encourages and promotes active transport through a range of walking and cycling options to community services and open spaces. • Ashbourne enables people to provide for their social, economic and cultural wellbeing, with the commercial node offering services, employment opportunities and community facilities, and the greenway offering accessibility, natural and open spaces, and cultural wayfinding. • It supports reductions in greenhouse gas emissions through renewable electricity generation via solar farms within the development and active modes of transport infrastructure. • It is cognisant of the current and future effects of climate change and actively seeks to manages flood hazards via the stormwater management provided by the greenway. Overall, the design supports social well-being through housing choice and local services, economic wellbeing through proximity to Matamata's town centre and employment areas, and cultural wellbeing through collaboration with tangata whenua and inclusion of cultural narratives in landscape design. The active transport infrastructure, and sustainable stormwater management promote public health, safety, and environmental resilience. Collectively, these features ensure that Ashbourne meets the present and future needs of its community in line with Objective 1.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The Ashbourne development will support a more competitive land market by releasing land for residential activities in a high-demand area adjacent to Matamata's urban edge. By delivering over 200 retirement units, the Ashbourne development will contribute to increasing housing supply and choice for the community. The development's staging, infrastructure integration, and alignment with strategic planning documents ensure it is feasible and timely, helping to meet both current and projected demand and contributing to a more responsive and competitive housing market consistent with Objective 2.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The Ashbourne development responds directly to the evolving needs of the Matamata community by providing a variety of housing types, including opportunities for retirement living. The inclusion of this option adjacent to the area indicated for residential dwellings will address demographic shifts in the district. Overall, the walkable layout, greenway connections, and local amenities support changing lifestyle preferences and mobility needs. The masterplan balances the existing character with future-focused design, enabling the urban environment to adapt and remain liveable, inclusive, and resilient over time.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Ashbourne has been developed in partnership with tangata whenua, including Ngāti Hauā and Raukawa, to reflect Treaty principles in both process and outcomes. Cultural values have informed the masterplan, including the integration of mātauranga Māori in the greenway design, opportunities for cultural storytelling, and recognition of historical iwi associations with the land and nearby waterways. Ongoing engagement ensures iwi perspectives continue to shape the development outcomes, aligning with the intent of Objective 5 to embed Te Tiriti o Waitangi in urban planning decisions. Furthermore, Future Proof Strategy 2024, identifies 'iwi aspirations' as a core transformational move. The Ashbourne residential development directly aligns with this by providing tangible opportunities for iwi involvement in shaping the development and realising cultural, environmental, and economic outcomes. By actively integrating Te Tiriti principles and aligning with Future Proof's strategic direction, Ashbourne demonstrates a strong and consistent response to Objective 5 of the NPS-UD.
Objective 8: New Zealand's urban environments: (a) support reductions in greenhouse gas emissions; and (b) are resilient to the current and future effects of climate change.	The project specifically takes into consideration climate change and is therefore consistent with Objective 8 of the NPS-UD. As identified above, the proposed stormwater management strategy for the Ashbourne Retirement Village has accounted for the likely effects of climate change. Overall, the Ashbourne development will support emissions reduction through delivering a compact, mixed-density residential design located within 800m of Matamata's town centre and schools, enabling walking and cycling. The street network prioritises active transport and supports a reduction in car dependency.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: i. meet the needs, in terms of type, price, and location, of different households; and ii. enable Māori to express their cultural traditions and norms; and (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change.	Policy 1 is linked to and reinforces the direction set in Objective 1 of the NPS-UD – refer to response above. The project is consistent and delivers on the concept of a well-functioning urban environment in the following ways: • It provides a diverse mix of housing typologies, including standalone homes, medium-density housing, and a retirement precinct which collectively have been designed to meet the needs of different households in terms of type, price, and location. Engagement with tangata whenua has informed the urban design, ensuring it enables Māori to express cultural traditions and norms, particularly through green space connections, planting, and restoration of waterways. • The inclusion of a small neighbourhood commercial centre provides for a variety of business opportunities, offering appropriately sized and located sites to support small-scale retail and services that serve the local population without detracting from Matamata's town centre. • The development has been designed to be highly accessible, with integrated street networks, cycling and walking paths, and connections to nearby community services and natural open spaces. This design supports active transport and contributes to a more inclusive and connected community. • By bringing a large, serviced area of development-ready land to the market in a strategically planned location, Ashbourne increases land supply and market competition, contributing to improved housing affordability and choice. • The proposal supports the reduction of greenhouse gas emissions through compact land use, reduced private vehicle dependence, and critically, the inclusion of the solar farms, which enables renewable energy generation and supports broader decarbonisation goals. • The development is climate-resilient, with infrastructure designed to manage weather events through protection of flood-prone areas via green corridors, and restoration of riparian areas to improve ecological function and stormwater performance. Together, the above demonstrate that the broader Ashbourne development is fully aligned with the definition of a well-functioning urban environment, as required by Policy 1 of the NPS-UD.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	The project aligns strongly with Policy 2, which requires tier 1, 2, and 3 local authorities to ensure that decisions on urban development contribute to well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety. **Provision of housing and infrastructure capacity** • Ashbourne will deliver approximately 520 new residential units and 218 new retirement units, directly responding to housing demand identified in the *Waikato Housing and Business Capacity Assessment (HBA)* and *Future Proof Strategy*. The HBA highlights significant shortfalls in long-term housing capacity in the Matamata-Piako District, especially in Matamata. The project addresses this with a 42ha staged, scalable development that ensures short, medium, and long-term capacity is available to meet projected growth. The variety of housing typologies proposed supports more affordable housing options, consistent with Policy 2 direction. **Strategic Urban Expansion and Location** • The site is located adjacent to Matamata's existing urban area, promoting a compact urban form. It builds upon existing infrastructure and aligns with the strategic growth direction identified in the *Future Proof Strategy 2024*, which supports well-planned greenfield development near existing urban footprints. Overall, the project delivers much-needed housing supply, including for retirement units, in a strategically appropriate location, enabling and supporting housing choice and affordability. In doing so, it contributes meaningfully to the district's ability to meet present and future housing demand in a manner that is efficient, inclusive, and sustainable.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people,	The project is consistent with Policy 6 in the following ways: **Enables urban change in an appropriate location** • Ashbourne is located on the periphery of the Matamata urban area, adjacent to existing residential and rural lifestyle development as well as the Eldonwood South Structure Plan ('ESSP') area. The development area, including the site for the Retirement Village, is serviced (or planned to be serviced) by infrastructure. It represents a logical and appropriate location for urban expansion and residential intensification, consistent with the strategic growth direction for

communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity (e) the likely current and future effects of climate change.	Matamata as outlined in the *Future Proof Strategy* and supported by the *Waikato Housing and Business Capacity Assessment*. **Supports a well-functioning urban environment** • While the introduction of some higher-density residential typologies and a new urban structure will result in a change from the site's current rural and lifestyle character, the development's design includes considered transitions at zone boundaries, with respect to the Retirement Village, this includes locating the development, which consists of a low-rise and low-density development pattern at the transition between the more intensive residential development and the existing rural land adjacent to the west, active transport integration, and a well-connected road and pathway network—demonstrating that urban character change can be well-managed and positive, and contribute to a well-functioning urban environment. **Recognises character change is not an adverse effect** • The proposal acknowledges that character change is an inherent and necessary outcome of urban growth and intensification. It avoids treating change in visual or built form character as an adverse effect in itself, consistent with Policy 6. Instead, the focus is on high-quality urban design and staging to ensure the transition supports community wellbeing and urban functionality. **Supports intensification and housing choice** The Retirement Village includes 218 retirement units and will contribute to providing housing choice within Matamata and the immediate catchment which can be expected to be serviced by the site. The Economic Assessment include at **Appendix 1K has** identified this as being a 45-minute drive from the Retirement Village site. **Climate change considerations and urban resilience** • The project takes into consideration climate change, particularly through the management of flooding hazards via the stormwater management strategy, and incorporates measures to support the reduction of greenhouse gas emissions including through low-carbon transport options such was walking and cycling which are prioritised. While separate to the residential development, the project more broadly includes two on-site solar farms which will allow the wider

	development, including residential dwellings, to benefit from renewable energy generation, further supporting national decarbonisation objectives.

2.3 National Policy Statement for Highly Productive Land 2022

Provision	Comment
Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.	The Retirement Village is located on land classified as Land Use Capability 2 (LUC2) land, which falls within the definition of *highly productive land* under the NPS-HPL. The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, however, there are exceptions to this in particular circumstances. Overall, it is considered that the portion proposed for the Retirement Village, while involving a level of urbanisation, remains consistent with the overarching objective of the NPS-HPL for the following reasons: **Justified urban use based on housing need** • The *Waikato Housing and Business Capacity Assessment (HBA)* and the *Future Proof Strategy* both identify a significant housing shortfall in Matamata. In addition, as identified in the Economic Assessment included at **Appendix 2D**, significant growth is projected within the 75+ age group demographic in the catchment surrounding the site, and it is estimated that over the long term, there will be a shortfall of 1,200 retirement units. The Retirement Village provides a critical and timely supply of housing diversity and choice to meet forecast demand. • The Retirement Village site is adjacent to the urban boundary, and no alternative, non-productive land is available at a comparable scale and location for timely development. In addition, as the site is immediately adjacent to the live zoned Rural Residential Land where the Ashbourne residential development is proposed, an alternative site is likely to result in greater fragmentation of productive land and would not facilitate the same locational benefits, in particular the extent to which it can integrate with the ESSP area. **Land use capability mapping**

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	• The site-specific LUC assessment, see **Appendix 2E,** demonstrates that the productive capacity of the land is overstated in regional maps. The majority of the southern portion is LUC 2 and 3, while the northern portion includes lower-productivity areas and a mix of non-productive land. The overall productivity is in particular constrained erosion and soil wetness which limits its long-term viability for large-scale primary production. **Avoidance of fragmentation and efficient land use** • The residential development avoids the fragmentation of other cohesive rural areas. Instead, it concentrates development within a single, integrated masterplanned area. This approach proposed is efficient, limits rural encroachment, and prevents uncoordinated lifestyle subdivision across the district's remaining productive land. In summary, while the development of land for residential activities as proposed involves the conversion of some highly productive land, the proposal is consistent with the intent of the NPS-HPL to protect highly productive land. The Retirement Village site is subject constraints which restrict the viable productive capacity of the land, and is located to facilitate a logical transition with the ESSP area without contributing to further fragmentation in the Rural Zone. These factors ensure that the long-term environmental, social, economic, and cultural benefits of the development outweigh the loss of productive capacity on this specific site.
Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.	As outlined above.
Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.	The project takes an **integrated approach** that aligns with Policy 2 by balancing land use, freshwater protection, and urban growth in a coordinated manner. • **Urban development integration:** While the site is zoned Rural under the District Plan, it is located adjacent to existing urban area and ESSP area that has been identified for urban development. The inclusion of that land in strategic growth planning (Future Proof Strategy, Waikato HBA) reflects the deliberate integration of urban expansion with productive land considerations. It is therefore considered that the Retirement Village site presents an opportunity to locate

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	urban residential development adjacent to the existing urban area to facilitate integrated and cohesive urban growth and development. • **Freshwater management:** The wider Ashbourne Development incorporates a multifunctional greenway that includes stormwater treatment and ecological restoration along the Waitoa River. This green infrastructure approach ensures that any effects on freshwater are managed within the development footprint, aligning with the NPS-FM and protecting the receiving environment from development runoff. • **Land use capability and site-specific evaluation:** The identification of highly productive land on-site was supported by a detailed LUC assessment, which determined that while parts of the site fall under LUC 1–3, much of it is constrained, fragmented, and compromised for long-term primary production. This assessment informed a balanced development approach to the site and wider Ashbourne Development. The Retirement Village proposed under the Ashbourne development demonstrates integrated management of highly productive land by aligning land use planning with urban growth needs and freshwater protection measures. It reflects a holistic, evidence-based approach consistent with Policy 2 of the NPS-HPL.
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.	It is acknowledged that the Retirement Village involves the conversion of some land mapped as LUC 1–3. While this is not directly consistent with the direction in Policy 4, the project has carefully considered the prioritisation of land-based primary production and demonstrates that its use for urban development is justified for the reasons outlined above, and consistent with the broader intent of Policy 4. Therefore, although the proposal results in the loss of some rural land, it reflects a considered trade-off where primary production is no longer the most appropriate or sustainable use due to urban pressures and the surrounding urbanising environment.
Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	While the proposal does not seek to rezone land under the Matamata Piako District Plan, it is acknowledged that some parts of the wider project include the development of land classified as highly productive (LUC 1–3) for residential

Provision	Comment
	activities. Clause 3.6(4) of the NPS-HPL, which enables the rezoning of highly productive land where: • Urban zoning is required to provide sufficient development capacity to meet expected housing demand; • There are no other reasonably practicable and feasible options; and • The benefits of rezoning outweigh the costs associated with the loss of productive land. While the proposal is not seeking to rezone the land but instead enable it for residential development, an assessment has been provided for completeness. The proposal broadly meets the criteria applicable in Clause 3.6(4) of the NPS-HPL. • Housing demand: The *Waikato Housing and Business Capacity Assessment* identifies a long-term housing shortfall in Matamata. Ashbourne directly addresses this by delivering a staged supply of diverse housing options, including retirement units to meet the needs of an ageing population. • Lack of alternatives: No comparably located, infrastructure-ready, non-productive land parcels of this scale exist in or near Matamata. The site is contiguous with the urban boundary and partially covered by an existing structure plan. • Balanced benefits: Detailed assessments show the site has limited long-term productive potential due to fragmentation, rural lifestyle encroachment, and urban proximity. The social, economic, and environmental benefits of compact, well-integrated urban development outweigh the loss of limited productive use particularly given the known housing shortfall. In addition to the above, the overall Ashbourne Development sites proposed for residential development and subdivision are predominantly located within the ESSP and is zoned for rural-residential purposes, signalling its long-term suitability for urban expansion. Given the clear and immediate need for housing, the site's proximity to existing infrastructure, and the absence of better-located alternatives, the proposal and use of the land is considered appropriate. Overall, urban development is concentrated, justified, and mitigated to align with the policy's intent.

Provision	Comment
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	The project does not involve any rural lifestyle zoning or development. Instead, it proposes a compact, integrated residential area with a variety of urban housing typologies and densities and retirement living units consistent with urban zoning This approach: • Avoids low-density rural lifestyle fragmentation, which is specifically discouraged under Policy 6; • Delivers efficient land use, infrastructure servicing, and walkable neighbourhoods; • Supports housing supply in a form that reduces pressure for future rural lifestyle development elsewhere on highly productive land. The proposal is also consistent with the NPS-HPL's purpose of avoiding piecemeal, inefficient encroachment into productive areas through unmanaged rural lifestyle development.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.	The proposed Retirement Village includes subdivision to locate the the aged care hospital and the units for nurses accommodation buildings on separate titles to the villas. While the proposed subdivision creates only a limited number of new titles, it is acknowledged that this is not entirely consistent with the broader direction of Policy 7 of the NPS-HPL. Notwithstanding, it is noted that under Clause 3.10 of the NPS-HPL, where subdivision may be allowed if: • The land is subject to permanent or long-term constraints making primary production economically unviable; • Fragmentation is avoided; • Reverse sensitivity effects are mitigated; and • The overall benefits of development outweigh the costs associated with the loss of productive land. The Ashbourne residential subdivision meets these criteria: • Long-term constraints: As outlined above, the site is subject to constraints which limit its viability for primary production.

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	• **Avoids fragmentation**: The subdivision will occur based on a comprehensive, master-planned urban framework, avoiding ad hoc or scattered lot creation and preserving larger productive land areas elsewhere in the district. • **Reverse sensitivity mitigated**: The layout incorporates buffers and design controls to manage potential effects on adjacent productive land. **Balanced public benefit**: The housing, infrastructure efficiency, and urban containment benefits outweigh the limited loss of productive potential on the site. which this proposal is able to deliver and to create a well-functioning urban environment with several environmental, social, cultural and economic benefits. The Economic Assessment (refer to **Appendix 1K**) confirms that Ashbourne can achieve social and economic benefits that outweigh the long-term social and economic costs associated with the loss of this classified highly productive land. Although subdivision is proposed, it is considered that the project broadly still aligns with and meets the exception criteria under the NPS-HPL. It is therefore consistent with Policy 7, as the subdivision is necessary, strategically located, and managed to avoid broader adverse outcomes. It will also deliver a wider benefit to the current and future community.
Policy 8: Highly productive land is protected from inappropriate use and development.	The proposed Ashbourne Retirement Village is not considered to represent inappropriate use and development with respect to the NPS-HPL and Policy 8 for the reasons outlined above, and in particular with respect to the assessment provided at the Objective and Policy 1, Policy 5, and Policy 6.
Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	The Retirement Village on land located centrally the Ashbourne development area, reducing the extent of direction interfaces with Rural zoned land and land-based primary production activities. In addition, the following comments are made: • **Edge treatments and buffers**: The masterplan incorporates larger lots, landscape buffers, and setbacks along the development's rural interfaces. This physical separation reduces the potential for future conflict between residential uses and neighbouring productive activities.

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	• **Design controls**: The development will incorporate design guidance to manage fencing, orientation, and interface treatments to reduce sensitivity to noise, odour, or visual effects from adjacent productive land uses. • **Integrated planning**: The proposal avoids fragmenting rural areas or introducing isolated residential lots that would otherwise expose productive activities to unmanaged reverse sensitivity risk. Reverse sensitivity effects are actively managed through layout, buffering, and design, ensuring that the project does not constrain neighbouring land-based primary production. The project is therefore consistent with Policy 9 of the NPS-HPL.

2.4 National Policy Statement for Indigenous Biodiversity 2024

Provision	Comment
Objective The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	Overall, it is considered that the proposal will give effect to the Objective for the following reasons: The Ecoligical Assessment included at **Appendix 1I** concludes that the Retirement Village development will have low to positive effects on ecological value in terms of vegetation, habitat, and freshwater features; The Ashbourne development has recognised the mana of tangata whenua as kaitiaki, including of indigenous biodiversity, as further set out in the Consultation Report at **Appendix 1D** and the Cultural Impact Assessment at **Appendix 1H**; • The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity; • Potential impacts on indigenous fish which may reside within the existing farm drains will be managed in accordance with the proposed Fish Relocation Plan; • Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration; and

Provision	Comment
	• The effects on long-tailed bats are acknowledged and managed through a Bat Management Plan, including Department of Conservation protocols and lighting design to avoid disruption.
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.	Extensive consultation with Tangata Whenua has been undertaken as part of the Ashbourne Development, as further detailed in the Engagement and Consultation Summary Report at **Appendix 1D**. A Cultural Impact Assessment and Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi. Overall, it is considered that the proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing.
Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: (a) managing indigenous biodiversity on their land; and (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and (c) actively participating in other decision-making about indigenous biodiversity.	The project aligns with Policies 1 and 2 of the NPS-IB through the early and ongoing engagement with tangata whenua that has been undertaken and the delivery of a masterplan and associated management plans that actively provides for their role as kaitiaki. Tangata whenua have been engaged through the planning stages of the project, consistent with the principles of partnership, participation, and protection under Te Tiriti o Waitangi. The project team recognises iwi and hapū as Treaty partners and continues to provide opportunities for input into ecological restoration, landscape design, and the expression of cultural values through place-making and naming. The development also incorporates a multi-functional greenway and riparian corridor along the Waitoa River, where there are active opportunities for tangata whenua to contribute to the design, planting, and ecological restoration using mātauranga Māori. Future opportunities for tangata whenua to participate in ongoing management and monitoring of biodiversity outcomes (e.g., through planting days, cultural education signage, or co-governance models) are being explored.

Provision	Comment
	The recognition of cultural narratives and relationships with whenua and wai is embedded in the landscape strategy, helping connect community awareness of biodiversity with Māori values.
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	The proposal is considered to be in keeping with this policy as all vegetation and ecological values on the site have been identified and assessed through the Assessment of Ecological Effects included at **Appendix 1I**, which is consistent with adopting a precautionary approach with respect to considering adverse effects of the proposal on indigenous biodiversity. Furthermore, the following comments are made in relation to the identification and management of uncertain or potential effects: • Long-tailed bats were detected. Despite limited survey timing, the project assumes potential roosting and commuting use and applies full Department of Conservation Bat Roost Protocols and lighting mitigation. • Although no lizards were found, the presence of copper skinks is assumed. A Lizard Management Plan is in place, including salvage, relocation, and habitat enhancement. • While no threatened species were recorded, the project assumes potential nesting and applies seasonal clearance restrictions and nest checks. Overall, the development of the Retirement Village site applies a precautionary approach by assuming presence and vulnerability of indigenous species, implementing robust management plans and mitigation measures and avoiding high-risk areas and enhancing ecological values.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.	As directed by Policy 4, the project through the residential development including the Retirement Village contributes to climate resilience through: • Restoration of native vegetation in the greenway and along the Waitoa River, enhancing ecosystem stability; • Incorporation of low-impact stormwater management to reduce runoff and erosion; • Provision of native shade planting and carbon-sequestering species.

Provision	Comment
	These measures contribute to the climate resilience of biodiversity and align with Policy 4 by integrating biodiversity enhancement into climate adaptation strategies.
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	No Significant Natural Areas (SNAs) were identified or located within the site – refer to the Assessment of Ecological Effects at **Appendix 1I**. On this basis, the policy is not directly relevant, although it is still broadly consistent with the overall policy intent through the precautionary and protective approach taken: • **Site Assessment**: Ecological investigations confirm the absence of mapped or qualifying SNAs within the project footprint. Nonetheless, areas with potential ecological value—such as riparian margins near the Waitoa River—have been treated with care and excluded from intensive development. • **Avoidance of Effects**: Development has been deliberately avoided in ecologically constrained areas, with these spaces set aside for enhancement through native planting and stormwater treatment functions. • **Landscape Integration**: The design incorporates a greenway corridor that functions as both ecological enhancement and a natural buffer. This protects any adjacent or downstream biodiversity values from indirect effects (e.g., runoff, edge effects). • **Future-Proofing**: Should any area within or near the site be identified in future as an SNA, the development includes flexibility to manage or adjust landscape treatments to avoid or mitigate potential adverse effects. Although no SNAs are present on the site, the project demonstrates full alignment with Policy 7 by avoiding adverse effects on potentially significant biodiversity values and embedding protective measures into its design and staging. The project ensures that subdivision and development will not compromise SNA protection, now or in the future.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	Although the Ashbourne site, and specifically the proposed Retirement Village site does not contain any identified SNAs, the Ecological Assessment demonstrates that the project recognises and provides for the importance of indigenous biodiversity across the wider landscape. This includes: • Recognition of biodiversity values outside SNAs

Provision	Comment
	○ Identification of long tailed bats using the site for commuting and foraging ○ Identification of copper skinks likely present in low numbers ○ Identification of native birds such as pūkeko, silvereye, and welcome swallow, which are common but still part of the indigenous avifauna • The provision of specific management plans for species and habitats outside SNAs including for bats, lizards and birds. • Habitat enhancement is proposed through native planting, pest control, and creation of refugia, contributing to long term biodiversity gains. • The avoidance of high-value habitats such as wetlands and riparian zones through the solar farm sitings. • Minimisation of earthworks, and retention of pasture under the solar panels, reducing habitat disturbance. Based on the above, it is considered that the wider project gives practical effect to Policy 8 by actively maintaining and enhancing indigenous biodiversity outside of identified SNAs. The proposed solar farm sites have been historically used for intensive farming and lacks significant remaining indigenous vegetation. Despite this, the proposal adopts a proactive approach by re-establishing indigenous biodiversity in degraded areas in order to deliver ecological and habitat enhancements.
Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.	The project aligns and is consistent with Policy 10 by delivering a balanced and integrated approach that contributes to all four wellbeing pillars as summarised below: • Social Wellbeing: The development delivers a significant number of new homes in response to a well-documented housing shortage in Matamata, and the Retirement Village will provide housing choice to an ageing demographic. • Economic Wellbeing: The development supports economic development by increasing the local population base, which strengthens demand for local services and businesses. It also includes commercial amenities within the site and contributes to local employment during construction and beyond.

Provision	Comment
	• **Cultural Wellbeing**: The Ashbourne development recognises and incorporates Māori cultural values through engagement with tangata whenua, and by integrating cultural narrative and opportunities for kaitiakitanga within the greenway and ecological areas. This supports ongoing cultural expression and connection to place. • **Environmental Wellbeing**: Despite being on modified land, the Ashbourne development will deliver net positive environmental outcomes by restoring riparian margins, enhancing indigenous biodiversity outside SNAs, integrating low-impact stormwater design, and supporting active transport. It ensures biodiversity is maintained alongside urban development. Ashbourne is fully consistent with Policy 10 of the NPS-IB. It is an example of responsible development that enables housing and community growth while enhancing indigenous biodiversity and reflecting cultural and environmental values—delivering a net benefit across all dimensions of wellbeing.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.	As identified above and outlined in the Ecological Assessment, the proposed planting, which includes indigenous vegetation, will contribute to restoring indigenous biodiversity by creating positive effects on habitats, including for bird and lizards.
Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.	As outlined above.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	As identified above, a proactive and precautionary approach has been taken to identify and support areas that may provide habitat or movement corridors for highly mobile indigenous fauna outside of SNAs. The Ecological Assessment prepared has considered the potential for the area to support highly mobile fauna commonly found in peri-urban and riparian environments. Specifically, the Ecological Assessment confirms the presence of long-tailed bats, a nationally critical and highly mobile species, using the site for commuting and foraging. Their activity was recorded across multiple locations, particularly along the Waitoa River corridor, which is likely to serve as a movement pathway through the landscape. In response, the proposal includes a comprehensive Bat Management Plan that incorporates

Provision	Comment
	Department of Conservation protocols for identifying and protecting potential roost trees, as well as measures to mitigate the effects of artificial lighting through bat-sensitive design standards. These actions directly support the maintenance of bat populations across their natural range. Furthermore, the Ecological Assessment contributes to improved awareness of long-tailed bats by documenting their presence and ecological context, and by integrating species-specific management into the project design. While lizards such as copper skinks are not typically classified as highly mobile fauna under the NPSIB, the project nonetheless includes a Lizard Management Plan to ensure their protection and habitat enhancement. Similarly, although most bird species recorded on site are not considered highly mobile in the context of the NPSIB, the proposal includes measures to avoid harm during nesting seasons and enhance habitat through native planting. A Fish Relocation Plan is also proposed to be implemented to address potential effects on indigenous fish residing within the existing farm drains. Through these targeted measures, the Retirement Village proposal demonstrates a proactive and informed approach to managing habitat for highly mobile indigenous fauna outside SNAs, in alignment with Policy 15.

3.0 Waikato Regional Policy Statement

Objective / Policy	Comment
Part 2: Resource Management Overview	
Integrated Management	
Objective IM-O1 – Integrated Management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;	The proposal achieves integrated management by providing housing diversity and choice, and specifically retirement units, to provide for the needs of current and future generations. The proposal is located on 20 hectares of land and has been designed in a manner that recognises the relationships between the land resource and natural systems and ecological outcomes. In particular, the proposed

2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	development will be coordinated with appropriate infrastructure servicing solutions to manage water quality, as well the establishment of new planting and landscaping.
Objective IM-O4 – Health and wellbeing of the Waikato River The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.	Although not located directly on the Waikato River, the site lies within the Waikato River catchment and contributes to its health and wellbeing. The proposal is considered consistent with and supports the objectives and principles of Te Ture Whaimana o Te Awa o Waikato for the following reasons: • Early engagement has occurred with iwi to ensure a holistic and integrated approach which allowed for iwi input into the design of the project; • It provides necessary housing and related infrastructure to enable development that will improve economic, employment, and in particular environmental outcomes – specifically freshwater quality; • The project has the potential to strengthen environmental resilience and risk management from natural hazards, including flooding; • Appropriate management of risks and adverse effects through a series of Management Plans through the project construction phase; • The project avoids any direct discharge into sensitive freshwater environments and is designed to mitigate indirect cumulative impacts through staged development and infrastructure that aligns with river protection goals. • Extensive landscape planting and ecological restoration is proposed along the Waitoa River, a tributary of the Waikato River. The planting will improve the ecological integrity of the water body and reconnect people with the awa in line with the Vision and Strategy. Collectively, these actions enhance mauri and improve ecosystem functioning.

Objective IM-O5 – Climate Change Land use is managed to: 1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on: (a) amenity; (b) the built environment, including infrastructure; (c) indigenous biodiversity; (d) natural character; (e) public health and safety; and (f) public access. 2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	The proposed stormwater management strategy for the Ashbourne Retirement Village has been informed by allowances for climate change, including by assuming a temperature increase of 3.8 degrees.
Objective IM-O7 – Relationship of tangata whenua with the environment 1. The relationship of tangata whenua with the environment is recognised and provided for, including: 2. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 3. the role of tangata whenua as kaitiaki.	The relationship of tangata whenua with the environment has been recognised and provided for in this proposal, with extensive consultation (**Appendix 1D**), provision of a Cultural Impact Assessment (**Appendix 1H**), and a design which recognises tangata whenua values and input. The proposed residential development provides for kaitiakitanga and cultural values through for example: • native restoration planting along the greenway; • recognition of mātauranga Māori in landscape design; • inclusion of cultural narratives in public spaces by way of signage and plaques to community the history and significance of the land.
Objective IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	It is considered that the proposal is in keeping with this Objective with respect to the sustainable use of natural and physical resources. In particular, the proposed Retirement Village can be efficiently serviced by infrastructure, includes a stormwater management strategy that has been informed by allowance for climate change, and will contribute to increasing housing supply and choice for the community.

Objective IM-O9 – Amenity 1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.	The proposal aligns with Objective IM-09 by delivering a high-quality masterplanned urban environment that enhances amenity and supports residential growth in a way that is context responsive and future focused. • The Retirement Village incorporates a well-considered landscaping strategy that includes retaining five existing trees and the establishment of tree, shrub, and denser buffer planting at the site interfaces. • The development explicitly acknowledges that amenity evolves with urban growth and changing community needs. It enables a shift in local character while delivering positive urban outcomes that support future generations, consistent with the RPS intent that such changes are not inherently adverse.
Policy IM-P3 – Tangata Whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	The wider project has actively provided for meaningful involvement of tangata whenua in the planning and design process, and by enabling opportunities to participate in the design and environmental management considerations. • Tangata whenua have been engaged from an early stage, with opportunities to provide input into planning, cultural values assessments, and the identification of opportunities for cultural expression within the development. • The development respects tangata whenua relationships with land and water by enhancing the Waitoa River corridor, incorporating mātauranga Māori in landscape design, and exploring opportunities for cultural naming, signage, and interpretation. • Restoration of the riparian margin and native planting within the greenway corridor creates opportunities for ongoing involvement by tangata whenua in environmental management, supporting their role as kaitiaki and maintaining connections to ancestral landscapes. • The process for Ashbourne has been structured to allow tangata whenua voices to be heard, acknowledged, and embedded into decision-making, consistent with the principles of Te Tiriti o Waitangi.
Policy IM-P5 – Maintain and enhance areas of amenity value Areas of amenity value are identified, and those values are maintained and enhanced. These may include: 1. areas within the coastal environment and along inland water bodies;	As outlined above.

2. scenic, scientific, recreational or historic areas; 3. areas of spiritual or cultural significance; 4. other landscapes or seascapes or natural features; and *5.* areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.	
Part 3: Domains and Topics	
Land and freshwater	
Objective LF-O1 – Mauri and values of fresh water bodies Maintain or enhance the mauri and identified values of fresh water bodies including by: 1. maintaining or enhancing the overall quality of freshwater within the region; 2. safeguarding ecosystem processes and indigenous species habitats; 3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; 4. safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030; 5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed; 6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety; 7. recognising that there will be variable management responses required for different catchments of the region; and *8.* recognising the interrelationship between land use, water quality and water quantity.	The project overall has considered and embeds freshwater protection, enhancement, and integrated catchment management into the design, particularly through the restoration of the Waitoa River corridor, part of the Waikato River catchment. It will: • Improve water quality, including for the Waikato River. • The development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality, and hydrological function. It aligns with regional objectives and targets, and has been designed with consideration to local and regional policy frameworks. In particular, the proposed Stormwater Maintenance and Management Plan at **Appendix 4G** identifies the measures that will be implemented to appropriately manage stormwater quantity and quality associated with runoff from the proposed Retirement Village. • The development acknowledges tangata whenua relationships with freshwater, incorporates mātauranga Māori into landscape and water-sensitive design, and enables kaitiakitanga through involvement in restoration and environmental management. • While no wetlands or outstanding freshwater bodies are located directly within the site, protective and enhancement measures reduce downstream impacts and support broader regional outcomes. • Appropriately manage any construction effects. • Enable urban development that provides for current and future generations.
Objective LF-O2 – Allocation and use of fresh water	As assessed in the Hydrogeological Assessment included as **Appendix 1N**, the source aquifer of the proposed groundwater take has sufficient water available for

The allocation and use of fresh water is managed to achieve freshwater objectives (derived from identified values) by: 1. avoiding any new over-allocation of ground and surface waters; 2. seeking to phase out any existing over-allocation of ground and surface water bodies by 31 December 2030; 3. increasing efficiency in the allocation and use of water; and 4. recognising the social, economic and cultural benefits of water takes and uses.	allocation to the proposed Retirement Village. The Water Management Plan included as **Appendix 4M,** the proposed abstraction rates are based on an efficient and reasonable water use for a retirement village activity. Water use will also be monitored to help ensure ongoing efficient use can be maintained and that any consented volumes are not exceeded.
Objective LF-O3 – Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: (a) public access; and (b) amenity values. 2. maintain or enhance: (a) water quality; (b) indigenous biodiversity; (c) natural hazard risk reduction; (d) cultural values; (e) riparian habitat quality and extent; and (f) wetland quality and extent.	N/A – there are no riparian areas or wetlands within the site.
Objective LF-O4 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses. **Objective LF-O5 – High class soils** The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	While some LUC 1 – 3 soils are affected, the Land Use Capability (LUC) assessment (refer to **Appendix 1L**), confirms the site is of limited productive capacity and not viable to support long term primary production due to existing fragmentation and rural residential and activity and the proximity to the urban area. The loss or re-purpose of this land for housing purposes is considered to be acceptable given the residential shortfall and high housing need identified in the Waikato Housing and Business Capacity Assessment. The compact and efficient urban form proposed also limits from further encroachment and will ensure that land that is of high value and suitable for primary production will be able to be protected in the long term. The residential component of the project is also proposed to occur on land that is

	excluded as being mapped as highly productive land under the NPS-HPL due to the underlying rural residential zoning.
Policy LF-P2 – Outstanding fresh water bodies and significant values of wetlands Ensure that the outstanding values of a fresh water body that result in that water body being identified as an outstanding fresh water body, and the significant values of wetlands, are protected and where appropriate enhanced.	The project will avoid adverse effects on any identified outstanding freshwater bodies or wetlands and there are no identified outstanding freshwater bodies or significant wetlands within the development site. The design avoids encroachment into any such areas, ensuring protection of their values. Although not directly adjacent to any formally identified outstanding freshwater body, the Ashbourne site forms part of the Waikato River catchment. Its design prioritises upstream water quality improvement through the use of vegetated swales, stormwater detention, and riparian buffer planting. These measures reduce sediment and nutrient loads, indirectly supporting the protection of downstream outstanding water bodies.
Policy LF-P3 – All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: 1. reducing: (a) sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities; (b) accelerated sedimentation of estuaries; (c) microbial and nutrient contamination; (d) other identified contaminants; and 2. Where appropriate, protection and enhancement of: (a) riparian and wetland habitat; (b) instream habitat diversity; (c) indigenous biodiversity; and (d) providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 2. avoiding: (a) physical modification of fresh water bodies where practicable; and (b) inappropriate development in flood plains; and	The project seeks to enhance freshwater bodies it affects by: • appropriately treating stormwater prior to discharge; and • improving water quality. The proposed development actively manages the effects of the land use on freshwater values through integrated, low-impact design in accordance with Policy LF-P3. Contamination will be reduced via naturalised stormwater systems alongside robust erosion and sediment controls during construction. Riparian margins along the Waitoa River will be restored with indigenous planting, enhancing riparian and instream habitat, improving biodiversity, and supporting natural hazard resilience. The design avoids physical modification of the waterway and retains the floodplain as open space, protecting ecological function and minimising flood risk. While no direct fish passage structures are proposed, infrastructure will be designed to avoid disrupting migratory patterns of indigenous species. Surface water flows and groundwater interactions are respected through hydrologically sensitive layouts. Overall, the development takes a precautionary, catchment-based approach that upholds the ecological, cultural, and hydrological integrity of freshwater systems in line with Policy LF-P3.

3. managing: (a) groundwater and surface water flow/level regimes, including flow regime variability; (b) linkages between groundwater and surface water; and (c) pest and weed species where they contribute to fresh water body and coastal water degradation.	
Policy LF-P6 – Allocating fresh water Manage the increasing demand and competition for water through the setting of allocation limits, efficient allocation within those limits, and other regional plan mechanisms which achieve identified freshwater objectives and: 1. maintain and enhance the mauri of fresh water bodies; 2. retain sufficient water in water bodies to safeguard their life-supporting capacity and avoid any further degradation of water quality; 3. enable the existing and reasonably justified foreseeable domestic or municipal needs of people and communities and an individual's reasonable animal drinking water requirements to be met (with discretion to consider additional allocations for those particular uses in fully and over-allocated catchments); 4. avoid any reduction in the generation of electricity from renewable electricity generation activities, including the Waikato Hydro Scheme; and 5. recognise that lawfully existing water takes (including those for regionally significant industry and primary production activities supporting that industry) contribute to social, economic and cultural wellbeing and that significant investment relies on the continuation of those takes.	As identified above, the proposal includes water take for potable water supply and irrigation purposes. As assessed in the Hydrogeological Assessment included as **Appendix 1N** the source aquifer of the proposed groundwater take has sufficient water available for allocation to the proposed Retirement Village, and adverse effects on surrounding fresh water bodies are not anticipated. The Water Management Plan included as **Appendix 4M** confirms that the proposed abstraction rates are based on an efficient and reasonable water use for the Retirement Village, and a monitoring scheme will be implemented to ensure use remains within any consented volumes and to avoid over allocation.
Policy LF-P7 – Efficient use of fresh water Ensure that the allocated water resource is used efficiently.	
Policy LF-P8 – Maintain or enhance the life supporting capacity of the soil resource Manage the soil resource to:	The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works. This will

1. minimise sedimentation and erosion; 2. maintain or enhance biological, chemical and physical soil properties; and 3. retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	include the use of mulching and grass seeding to facilitate the establishment of grass cover, and soil rehabilitation to reverse compaction effects and to improve near surface soakage.
Policy LF-P9 – Soil contaminants Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: 1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.	The site investigation confirmed that while some contaminants associated with historical rural activities (e.g., pesticides, fertiliser use, and possible lead-based paint) were detected, all results were below the relevant human health and ecological soil guideline values set under the NES for Contaminants in Soil (NESCS). Importantly, no asbestos or PAHs were detected, and the elevated heavy metal levels (notably cadmium, lead, and zinc) were below NESCS thresholds and therefore do not pose a risk to human or animal health, food production suitability, or groundwater. The investigation was undertaken by a Suitably Qualified and Experienced Practitioner (SQEP) and concluded that the site does not meet the definition of contaminated land under the Waikato Regional Plan. A controlled activity consent under Regulation 9(3) of the NESCS is recommended to manage any future soil disturbance, ensuring full regulatory compliance. Soil contaminants, specifically with regard to human health, are being managed as outlined in the Detailed Site Investigated, included as **Appendix 1R**, to minimise the potential effects of this contamination. Remediation is proposed to mitigate this.
LF-P11 – High Class Soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	Urban development is concentrated in a single area to avoid wider fragmentation of productive land. The loss of some high-class soils is balanced by compact design, housing delivery, and avoidance of rural sprawl. A detailed LUC assessment (**Appendix 1L**) confirms that while some of the broader site area contain high class soils, confirms the site is of limited productive capacity and not viable to support long term intensive primary production due to existing fragmentation and rural residential activity, along with the close proximity to the urban area of Matamata. The site for the Retirement Village development is located adjacent to the existing urban area, meaning the proposed development supports efficient land use and reduces pressure to convert more viable rural land elsewhere. Furthermore, the loss of a limited area of constrained high class soil is considered

	outweighed by the strategic benefit of delivering well-integrated and serviced growth in an area with projected demand for housing and a current shortfall.
Ecosystems & Indigenous Biodiversity	
Objective ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	The project is considered to support restoring and enhancing the ecological integrity of a historically degraded, intensively farmed landscape. The site currently exhibits low ecological value due to extensive past modification, but the wider development actively reverses this through a comprehensive ecological strategy, as further detailed at Appendix 1L for the Ashbourne Development. The Assessment of Ecological Effects confirmed the presence of residual natural features—such as oxbows, ponds, and secondary flow paths—offering ecological and hydrological functions that will be enhanced through fencing, revegetation, and removal of livestock access. The design avoids adverse effects on ecologically sensitive areas through application of the effects management hierarchy (avoidance, minimisation, remediation) and ensures development does not compromise wetland hydrology or indigenous species. The proposal improves ecosystem functioning by increasing habitat extent and connectivity, reducing contaminant and sediment inputs, and restoring the mauri of water and soil systems.
Policy ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;	The project overall embeds positive biodiversity outcomes into the core design, contributing to the maintenance and enhancement of indigenous biodiversity at both the site and catchment scale. While the site is currently degraded and lacks significant indigenous vegetation or fauna habitats, the proposal delivers net biodiversity gain through large-scale native planting, riparian margin restoration, and habitat enhancement along the greenway and stormwater corridors. These actions support ecological connectivity, the re-creation of habitat, and the continued functioning of local ecological processes. Restoration measures also provide ecosystem services such as water filtration, erosion control, and carbon sequestration, while contributing to the health and wellbeing of the Waikato River by improving upstream water quality. The project acknowledges and incorporates tangata whenua values through engagement and the integration of mātauranga Māori into landscape and planting strategies. Though no offset is formally required, the development adopts the principles of the effects management hierarchy and

5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.	goes beyond mitigation to enhance indigenous biodiversity within a growing urban context.
Policy ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	The project is consistent with Policy ECO-P2 as it avoids adverse effects on any areas of significant indigenous vegetation or significant habitats of indigenous fauna. The Ecological Assessment confirms that no features within the site meet the criteria for significance under the RPS. Nonetheless, the development takes a precautionary approach, protecting and enhancing these features through native planting and the implementation of management plans. As such, it is considered that the development does not reduce the significance of any vegetation or habitat and contributes positively to site-wide ecological outcomes.
Hazards & Risks	
Objective HAZ-O1 – Natural hazards The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	A potential floodplain is located along the eastern boundary of the development site, however the Retirement Living development is not subject to flood hazards. In addition, the proposed stormwater management strategy includes two dry detention ponds which have been sized based on a 10-year storm event to manage potential flooding risks. Further assessment of potential flooding risks across the Ashbourne Development is included in the Assessment of Environmental Effects ('**AEE**'). Overall, the potential effects of flooding risk will be less than minor. The stormwater management approach for the site takes into account climate change, with flood modelling scenarios and stormwater events having been undertaken taking into account future rainfall and climate change scenarios. The site is not subject to any other natural hazards.
Policy HAZ-P1 – Natural hazard risk management approach	As outlined above.

Natural hazard risks are managed using an integrated and holistic approach that: 1. ensures the risk from natural hazards does not exceed an acceptable level; 2. protects health and safety; 3. avoids the creation of new intolerable risk; 4. Reduces intolerable risk to tolerable or acceptable levels; 5. enhances community resilience; 6. is aligned with civil defence approaches; 7. prefers the use of natural features over man-made structures as defences against natural hazards; 8. recognises natural systems and takes a 'whole of system' approach; and 9. seeks to use the best available information/best practice.	
Policy HAZ-P2 – Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards; 4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and 6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	
HAZ-P3 – High impact, low probability natural hazard events	

The risks associated with high impact, low probability natural hazard events such as tsunami, volcanic eruptions, earthquakes and debris flows are considered, having particular regard to: 1. personal health and safety; 2. damage and/or disruption to essential community services; 3. the ability of a community to respond and recover; and 4. civil defence readiness, response and recovery planning.	
HAZ-P4 – Contaminated land Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	As outlined above, contaminated land will be appropriately managed to avoid the potential effects of the contamination during the proposed earthworks. This is in accordance with NES-CS and best practice.
Historical & Cultural Values	
Objective HCV-O1 – Historic and cultural heritage Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	In accordance with maps published by Matamata Piako District Council, it is considered the project site does not contain any identified sites or items of historic heritage value. Any works to date have not identified any historic or archaeological discoveries, and the landowners are not aware of any. This is supported by the Cultural Impact Assessment, included as **Appendix 1H.**
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	
Natural Character	
Objective NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	N/A – as identified in the Assessment of Ecological Effects included as **Appendix 1I**, there are no waterbodies located within the site, including natural inland wetlands and rivers or streams. In addition, the site is located outside of the coastal environment.
Policy NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and:	As outlined above.

1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	
Urban Form & Development	
Objective UFD-O1 – Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes; 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;	The proposed Retirement Village will achieve the following built environment outcomes, which are considered to be in keeping with Objective UFD-O1: • The proposed development can efficiently and effectively be serviced by the required infrastructure to ensure that land use is integrated with infrastructure provision. The location of the site will ensure that the proposal does not compromise the operation of other infrastructure corridors; • Sufficient water supply can be provided via the proposed bore, as further discussed above; • Will reduce the potential for reverse sensitivity effects with the surrounding rural environment through site layout and design and the proposed landscaping strategy; • By contributing to housing variety and choice in the Matamata-Piako District, especially for an ageing demographic, the proposed Retirement Village will contribute to creating a well-functioning urban environment within the District.

5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; 9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: (a) support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; (b) improve housing choice, quality, and affordability; (c) enable a variety of homes that enable Māori to express their cultural traditions and norms; (d) ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term; (e) improves connectivity within urban areas, particularly by active transport and public transport; (f) take into account the values and aspirations of hapū and iwi for urban development.	

Objective UFD-O2 – Housing bottom lines for the Future Proof area

The housing bottom lines for sufficient, feasible, reasonably expected to be realised development capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development (NPS UD) 2020.

Area	Housing bottom lines (number of dwellings)		
	Short to Medium (2020-2030)	Long term (2031-2050)	Total
Future Proof Sub-Region	25,300	46,800	72,100

Located adjacent to the existing urban edge and partially within the ESSP, the development supports growth consolidation and aligns with the spatial intent of the Future Proof Strategy. The proposed 218 retirement units represent a meaningful contribution toward the housing supply, which is particularly important given Matamata-Piako's identified housing shortfall in the Waikato Housing and Business Capacity Assessment (2021). In addition, as identified in the Economic Assessment included at **Appendix 1K**, significant growth is projected within the 75+ age group demographic in the catchment surrounding the site, and it is estimated that over the long term, there will be a shortfall of 1,200 retirement units. The Retirement Village provides a critical and timely supply of housing diversity and choice to meet forecast demand. Staging, infrastructure alignment, and market readiness ensure the development capacity is realistically expected to be realised, as required under the NPS-UD.

Policy UFD-P1 – Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

1. has regard to the principles in APP11;
2. recognises and addresses potential cumulative effects of subdivision, use and development;
3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and
4. has regard to the existing built environment.

The retirement living component of the Ashbourne development as proposed delivers a well-planned and considered masterplan for urban development that is comprehensively coordinated with infrastructure delivery, land use strategy, and the existing built environment. The proposal is underpinned by a suite of technical assessments that provide a robust understanding of long-term effects and cumulative impacts, consistent with the principles of APP11. The development is located adjacent to the existing urban environment, allowing for a logical and efficient extension of Matamata's urban footprint. It respects the existing built environment through transitional land use interfaces and protects productive rural land by avoiding dispersed or ad hoc growth.

Policy UFD-P2 – Co-ordinating growth and infrastructure

Management of the built environment ensures:

(a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:

Appropriate infrastructure for transport and three waters will be provided to service the proposal. Detailed infrastructure, transport, and staging plans confirm that servicing can be delivered in an efficient, cost-effective, and resilient manner, supporting both current needs and long-term growth.

(b) optimise the efficient and affordable provision of both the development and the infrastructure; (c) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; (d) protect investment in existing infrastructure; and (e) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; (f) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; (g) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and (h) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and (i) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	
Policy UFD-P4 – Energy Demand Management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	The Ashbourne Development aligns with Policy UFD-P4 by promoting compact, walkable urban form that reduces transport energy demand and supports active modes. The location of the Commercial Node Precinct will also provide small scale retail, services, and community facilities within a walkable distance. Lot orientation enables passive solar design, and the development is adjacent to a solar farm, encouraging renewable energy integration. These features collectively support efficient energy use, reduced emissions, and sustainable development outcomes.
Policy UFD-P13 – Commercial Development in the Future Proof Area Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's	N/A – the Retirement Village component of the proposal does not include commercial development in the Future Proof Area.

social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 37 (APP12). Commercial development is to be managed to: 1. support and sustain the vitality and viability of existing commercial centres identified in Table 37 (APP12); 2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities; 3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by: (a) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District; (b) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and (c) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated. 4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre; 5. recognise, maintain and enhance the function of sub-regional commercial centres by: (a) maintaining and enhancing their role as centres primarily for retail activity; and	

(b) recognising that the sub-regional centres have limited non-retail economic and social activities; 6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and 7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on: (a) the distribution, function and infrastructure associated with those centres identified in Table 37 (APP12); (b) people and communities who rely on those centres identified in Table 37 (APP12) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes; (c) the efficiency, safety and function of the transportation network; and (d) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects. 8. recognise that in the long term, the function of sub-regional and town centres listed in Table 37 may change.	
Policy UFD-P14 – Rural-residential Development in Future Proof Area Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and: 1. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development; 2. the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities;	As identified above, the proposal is supported by a suite of technical assessments that provide a robust understanding of long-term effects and cumulative impacts in accordance with APP11. In addition, it has been demonstrated that the proposal can be efficiently serviced by infrastructure without creating conflicts between existing and planned infrastructure. Overall, the proposal supports compact growth and avoids ad hoc expansion by integrating with existing zoning and infrastructure. It provides a full range of urban services, housing typologies, and transport connections—distinct from dispersed or large-lot rural-residential development.

3. the additional demand for servicing and infrastructure created by rural-residential development; 4. the potential for cross-territorial boundary effects with respect to rural-residential development; and 5. has regard to the principles in APP11.	
Policy UFD-P18 – Tier 3 Local Authority Areas Outside the Future Proof Strategy New urban development in tier 3 local authority areas shall be managed in a way that: 1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans; 2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development; 3. focuses new urban development in and around existing settlements; 4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas; 5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development; 6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area; 7. has particular regard to the principles in APP11; 8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41, and planning in the coastal environment as set out in CE-M1;	The Ashbourne Retirement Village is located adjacent to the existing urban boundary, an identified location for urban growth that is planned for within the ESSP. By locating the Retirement Village immediately adjoining this land, the proposal avoids dispersed or fragmented residential growth in the wider Rural Zone. As previously identified, the Ashbourne Retirement Village can be efficiently serviced for transport and three waters infrastructure with less than minor adverse effects on the surrounding environment, and is consistent with the principles in APP11. Overall, Ashbourne avoids inefficient, ad hoc expansion into the rural environment and instead contributes to a compact, sustainable settlement pattern, reinforcing the urban form and infrastructure investment of Matamata. This approach is directly aligned with the outcomes sought under Policy UFD-P18.

9. in relation to urban environments: (a) concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use; (b) provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect; (c) enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for: i. households on low to moderate incomes; and ii. Māori to express cultural traditions and norms; (d) enables a variety of site sizes and locations in urban environments suitable for different business sectors; (e) supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.	

4.0 Waikato Regional Plan

The following chapters are not considered relevant, and are not assessed:

- Chapter 1 (Approaches to Resource Management) is administrative and does not include objectives and policies.
- Chapter 6 (Air Module) is not relevant to this application as resource consent is not required for discharge to air.
- Chapter 7 (Geothermal Module) is not relevant to this application as no activities are proposed in relation to geothermal activities.

Objective / Policy	Comment
Chapter 2: Matters of Significance to Māori	
2.3 Tangata Whenua Relationship with Natural and Physical Resources	
Objective 2.3.2 1. Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised. 2. Tangata whenua able to give effect to kaitiakitanga	Extensive consultation with Tangata Whenua has been undertaken as part of the Ashbourne Development, as further detailed in the Consultation Report at **Appendix 1D**. A Cultural Impact Assessment and Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi. Memorandum of understandings with regards to matters such as earthworks, accidental discovery protocol and planting schedules will be prepared as a condition of consent. On this basis, it is considered that the overall Ashbourne Development will be in keeping with the intent of Objective 2.3.2.
Chapter 3: Water Module	
3.1 Water Resources	
Objective 3.1.2 The management of water bodies in a way which ensures: (a) That people are able to take and use water for their social, economic and cultural wellbeing (b) Net improvement of water quality across the Region (c) The avoidance of significant adverse effects on aquatic ecosystems (d) The characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits (e) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced (f) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced (g) Inefficient use of the available ground surface water resources is minimised (h) An increase in the extent and quality of the Region's wetlands (i) That significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu,	The proposal includes the discharge of stormwater and groundwater take, and is considered to be in keeping with Objective 3.1.2 for the following reasons: • Water quality will be maintained as stormwater runoff from the proposed development will be treated in accordance with the Stormwater Maintenance and Management Plan included as **Appendix 4G**. Proposed stormwater treatment devices will include swales, rain gardens, and inert roofing materials for new buildings; • The proposed dry detention ponds will manage peak flows by temporarily storing runoff during storm events to reduce downstream flooding risk and potential effects associated with stormwater runoff quantity and flows; • The site does not contain any existing natural inland wetlands or streams; and • The proposed groundwater take will not adversely affect the existing aquifer, the flow volumes of surrounding streams, and surrounding wetlands. In addition, it is noted that there are no natural waterbodies present within the Retirement Village site.

and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated (j) The cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated (k) The management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed (l) The natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development (m) Ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield (n) Shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed (o) Concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems (p) That the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment. (q) Refer to Objective 3.A.1.	
3.2 Management of Water Resources	
Policy 3.2.3.1 Management of Water Bodies Manage all water bodies to enable a range of water use activities, whilst ensuring that a net improvement in water quality across the Region is achieved over time through:	As outlined above.

(a) Classifying and mapping water bodies based on the characteristics for which they are valued and implementing the classification through a mixture of regulatory and non-regulatory methods. (b) Maintaining overall water quality in areas where it is high, and in other water bodies, avoiding, remedying or mitigating cumulative degradation of water quality from the effects of resource use activities. (c) Enhancing the quality of degraded waterbodies. (d) Providing for the mitigation and remediation of adverse effects in accordance with Section 1.3.3 of the Waikato Regional Policy Statement. (e) Recognising the positive benefits to people and communities arising from use or development of water resources and by taking account of existing uses of water and the associated lawfully established infrastructure.	
Policy 3.2.3.2 Manging Degraded Water Bodies Enhance the quality of degraded water through improved management of activities that affect water bodies so that: (a) For activities controlled by rules in the Plan: (i) discharges to water will not further degrade water quality with respect to those parameters of the relevant class(es) for that water body that are not currently met (ii) land-based treatment systems will be promoted where soil type and drainage will allow, and where adverse effects are less than the adverse effects of direct discharges into water (iii) water allocation takes into account the additional adverse effect of reduced flow in degraded waters on aquatic ecosystems and human uses and values. (b) For activities covered by non-regulatory methods in the Plan, promote: (i) land management methods that reduce non-point source discharges	With respect to activities controlled by rules in the Plan, the proposed stormwater discharge will be treated appropriately in accordance with the proposed stormwater management approach. This will ensure that stormwater discharges from the site will not contribute to further degrading water quality of the Waitoa River, being the ultimate receiving environment. In relation to the proposed groundwater take, the Hydrogeological Assessment included as Appendix 1N concludes that the proposal will not adversely affect the existing aquifer, the flow volumes of surrounding streams, and surrounding wetlands. On this basis, it is considered that these waterbodies will not be further degraded as a result of the proposal.

(ii) riparian management that mitigates the effect of non-point source discharges on water bodies.	
Policy 3.2.3.3 Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development: (a) Diversity and composition of aquatic and riparian habitat. (b) Topography and physical composition of river and lake beds and the course of the river. (c) The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. (d) Any significant natural features of the lakes and rivers and their margins.	N/A – the site does not contain any lakes or rivers.
Policy 3.2.3.4 Waikato Region Surface Water Class Enable the use of all surface water bodies in the Region, provided that: (a) Any significant adverse effects on existing aquatic ecosystems are avoided, remedied or mitigated. (b) Intake structures are designed to minimise fish entrapment. (c) Any conspicuous change in visual colour or clarity is avoided, remedied or mitigated. (d) The water body is not tainted or contaminated to the extent that it is unpalatable or unsuitable for consumption by humans after treatment (equivalent to coagulation, filtration and disinfection). (e) The water body is not tainted or contaminated to the extent that it is unsuitable for irrigation or stock watering.	N/A – the proposal does include activities on the surface of water.
3.3 Water Takes	
Objective 3.3.2	The proposed groundwater take is assessed in the Hydrogeological Assessment included as **Appendix 1N**. The proposal is considered to be in keeping with Objective 3.3.3 for the flowing reasons:

(a) Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations. (b) The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements. (c) The recognition of the significant community benefits that derive from domestic or municipal supply takes. (d) The efficient allocation and the efficient use of water. (e) No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. (f) The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry. (g) The continued availability of water for cooling of the Huntly Power Station. (h) Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems. (i) That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having regard to the contaminant assimilative capacity of water bodies. (j) Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and communities (including rural-based activities such as agriculture, perishable food processing and industry). (k) Refer to Objective 3.A.1.	• The proposed groundwater take for the Retirement Village is to meet domestic supply requirements of future residents and the Ashbourne Retirement Village community, providing for their social wellbeing; • There is sufficient water available for allocation in the source aquifer for the proposed groundwater take allocation; and • The proposal will not adversely affect surface water, the long term sustainability of the aquifer, the flow of surrounding streams, or any surrounding wetlands.
3.3 Efficient Use of Water	

Policy 3.4.3.1 Manage the Use of Water Manage, through permitted activities and resource consents, the use of water, any associated discharge of water onto or into land in a manner that ensures that: (a) The overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations is given effect to (b) The further degradation of water quality is avoided (c) Any adverse changes to natural flow regimes are avoided as far as practicable and otherwise mitigated (d) Adverse effects on the relationship tangata whenua as Kaitiaki have with water are avoided, remedied or mitigated (e) Adverse effects on in-stream ecological values are avoided, remedied or mitigated (f) Adverse effects on wetlands that are habitats for significant indigenous vegetation and significant habitats for indigenous fauna are avoided, remedied, or mitigated (g) Adverse effects on groundwater quality are avoided as far as practicable and otherwise mitigated (h) Does not result in an adverse effect relating to the objectives in Chapter 5.2 of this plan (i) The benefits to be derived from the efficient take and use of water for reasonably foreseeable future uses, and in particular for domestic or municipal supply, are maintained and/ or enhanced.	The proposed use of water discharge and groundwater take is considered to be in keeping with Policy 3.4.3.1 for the reasons set out at Objectives 3.1.2 and 3.3.2.
Policy 3.4.3.2 Efficient Use of Water Ensure the efficient use of water by: (a) Requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use and where appropriate: (i) For domestic or municipal supplies is justified by way of a water management plan.	As set out in the Water Management Plan included as **Appendix 4M**, the proposal will achieve the efficient use of water through the following ways: The abstraction rates that have been applied for are based on efficient and reasonable water use; Water use will also be monitored to help ensure ongoing efficient use can be maintained and that any consented volumes are not exceeded;

(ii) For industry, implementation of industry good practice, in respect of the efficient use of water for that particular activity/industry. (iii) For irrigation, the following measures in relation to the maximum daily rate of abstraction, the irrigation return period and the seasonal or annual volume of the proposed take: - A maximum seasonal allocation reliability of up to 9 out of 10 years - A minimum application efficiency of 80 percent (even if the actual system being used has a lower application efficiency), or on the basis of a higher efficiency where an application is for an irrigation system with a higher efficiency (b) Requiring consideration of water conservation and minimisation methods, such as leak detection and loss monitoring as integral parts of water take and use consent applications to ensure no significant wastage of water resources (c) Raising awareness amongst the regional community about water efficiency issues and techniques (d) Facilitating the transfer of water take permits, provided the transfer does not result in effects that are inconsistent with the purpose of the relevant Water Management Class, as identified by the policies in Section 3.2.3 and the water classes in Section 3.2.4 (e) Promoting investigation of alternatives to the water take, alternative water sources, water harvesting (excluding the Waikato River catchment above Karapiro Dam) and seasonal storage, as an integral part of water take and use consent applications. (f) Promoting shared use and management of water through water user groups or other arrangements where there is increased efficiency in the use and allocation of water.	Efficient irrigation practices will be implemented, including ensuring that irrigation does not occur preceding adequate rainfall, ensuring that irrigation occurs during mornings to minimise immediate evaporation, and the use of efficient equipment such as drip irrigation; and • The Water Management Plan provides for a review process, in which the Unity management team will meet to discuss water usage and any requirement for a more detailed review on a biannual basis. The review will discuss if the water usage of the development is as expected in terms of the estimated volumes required and if any actions need to be taken. The review will also involve a discussion around if any future upgrades are needed to improve the efficiency of the water supply network.
3.5 Discharges	
Objective 3.5.2 Discharges of contaminants to water undertaken in a manner that:	The proposal's stormwater management strategy is detailed in the Civil Engineering Report included at Appendix 4D, and includes water quality treatment measures to

(a) does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2 (b) does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2 (c) Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.	ensure potential adverse environmental effects on water quality can be appropriately managed and mitigated. The proposed strategy for the treatment and disposal of wastewater on-site will not result in direct wastewater discharge to water.
Policy 3.5.3.4 Discharges to Land Ensure that the discharge of contaminants onto or into land maximises the reuse of nutrients and water contained in the discharge.	N/A – the proposal does not include the discharge of contaminants onto or into land.
Policy 3.5.3.5 Ground Water Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they: (a) do not compromise existing or reasonably foreseeable uses of ground water (b) avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects (c) are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.	The proposed stormwater discharge will comply with permitted activity rule 3.5.11.5 Discharge of Stormwater Onto or Into Land and will not adversely affect ground water quality or surface waterbodies.
Policy 3.5.3.6 Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: (a) the mauri of water (b) waahi tapu sites (c) other identified taonga.	Extensive consultation with Tangata Whenua has been undertaken as part of the Ashbourne Development, as further detailed in the Engagement and Consultation Summary Report. Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi. Based on the proposed stormwater management approach within the Retirement Village site and for the wider Ashbourne development, it is considered that the proposal will avoid and mitigate cumulative adverse effects on water quality, including that of the Waitoa River, which will receive flows via the proposed Greenway.

Policy 3.5.3.7 Stormwater Discharges Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.	The proposed stormwater management approach includes discharge to land and the treatment of stormwater discharges on site where this is required.
3.6 Damming and Diverting	
Objective 3.6.2 Damming and/or diverting of water undertaken in a manner that: (a) Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2. (b) Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2. (c) Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle. (d) Results in no increase in the adverse effects of flooding or land instability hazards. (e) Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers. (f) Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams. (g) ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3. (h) Refer to Objective 3.A.1.	N/A – the proposal does not include the damming or diversion of waterbodies.
Policy 3.6.3.1 Off-Stream Dams and Dams or Diversions on Ephemeral Systems Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where:	N/A- the proposal does not include the construction of a dam.

(a) Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided. (b) The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity avoid adverse effects that are inconsistent with the policies in Section 4.2.3. (c) The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties. (d) Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams. (e) Any significant adverse effect on cave systems are avoided or mitigated. (f) Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7. (g) Existing legal public access to and along lakes and rivers is maintained where appropriate.	
Policy 3.6.3.3 Tangata Whenua Uses and Values Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on: (a) the mauri of water, (b) waahi tapu sites, (c) other identified taonga.	N/A – the proposal does not include the damming or diversion of waterbodies. The effects of the proposed stormwater management approach on matters identified under Policy 3.6.3.3 is assessed above.
Policy 3.6.3.4 Wetlands and Peat Lakes Enhance or maintain the extent and quality of the Region's wetlands by encouraging activities that will either maintain or reinstate agreed water levels in wetland areas or peat lakes.	N/A – the proposal does not include the damming or diversion of waterbodies.
3.7 Wetlands	
Policy 3.7.3.1 Control Land Drainage in Areas Adjacent to Identified Wetlands and Within Wetlands	N/A – no land drainage activities are proposed within any wetlands.

Ensure that land drainage activities within wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or immediately adjacent to wetlands identified in Section 3.7.7, are undertaken in a manner that avoids changes in water level that lead to: (a) shrinking or loss of the wetland, or (b) accelerated dewatering and oxidation, or (c) significant adverse effects on tangata whenua values of the wetland, or (d) adverse effects of flooding on neighbouring properties, or (e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with the wetland, or (f) adverse effects on the natural character of wetlands or (g) adverse effects on the ability to use the wetlands for recreational purposes (h) and remedy or mitigate otherwise.	
Chapter 5: Land and Soil Module	
5.1 Accelerated Erosion	
Objective 5.1.2 A net reduction of accelerated erosion across the Region so that: (a) soil productivity, versatility and capability is maintained (b) there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2 (c) there is no increase in the adverse effects of flooding or land instability hazards (d) accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised (e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided	The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works. This will include the use of mulching and grass seeding to facilitate the establishment of grass cover, and soil rehabilitation to reverse compaction effects and to improve near surface soakage.

(f) cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated. (g) significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided (h) there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3 (i) damage to property and infrastructure is avoided	
Policy 5.1.3.2 Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to: (a) the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area (b) the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves (c) the erosion potential of soil when it is disturbed or vegetation is cleared (d) the potential to increase the adverse effects of flooding (e) the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki (f) the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas of significant indigenous vegetation and significant habitats of indigenous fauna (g) the potential to compromise air quality objectives as identified in Module 6 Air	As outlined above.

(h) the potential to damage property and infrastructure.	
Policy 5.1.3.3 Promote Good Practice Promote, through environmental education, good practice guides and incentives, soil and land management practices that avoid adverse effects on soil productivity, capability and versatility and the off-site effects of sediment discharge, and remedies or mitigates these effect if they do occur.	As outlined above.
5.2 Discharges Onto or Into Land	
Objective 5.2.2 Discharges of wastes and hazardous substances onto or into land undertaken in a manner that: (a) does not contaminate soil to levels that present significant risks to human health or the wider environment (b) does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2 (c) does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2 (d) is not inconsistent with the objectives in Section 5.1.2 (e) avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu (f) remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	N/A – the proposal does not include the discharge of wastes or hazardous substances to land.
5.3 Contaminated Land	
Objective 5.3.2 Discharges of contaminants from contaminated land shall be managed so that they:	A Preliminary Site Investigation and Detailed Site Investigation have been undertaken for the site. The investigations confirmed that while some contaminants associated with historical rural activities (e.g., pesticides, fertiliser use, and possible lead-based paint) were detected, all results were below the relevant human health and ecological soil guideline values set under the NES for Contaminants in Soil (NESCS). Importantly,

(a) do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water (b) do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2 (c) there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2 (d) avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu (e) remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.	no asbestos or PAHs were detected, and the elevated heavy metal levels (notably cadmium, lead, and zinc) were below NESCS thresholds and therefore do not pose a risk to human or animal health, food production suitability, or groundwater. The investigation was undertaken by a Suitably Qualified and Experienced Practitioner (SQEP) and concluded that the site does not meet the definition of contaminated land under the Waikato Regional Plan. A controlled activity consent under Regulation 9(3) of the NESCS is recommended to manage any future soil disturbance, ensuring full regulatory compliance. Soil contaminants, specifically with regard to human health, are being managed as outlined in the Detailed Site Investigated, included as **Appendix 1R**, to minimise the potential effects of this contamination. Remediation is proposed to mitigate this.
Policy 5.3.3.1 Priorities for the Management of Contaminated Land List and prioritise land uses that present significant risk of contamination and give priority to managing those with the greatest risk.	As outline above.
Policy 5.3.3.3 Remediation Through rules in this Plan and resource consent processes, enable the remediation of contaminated land where the technology to be used and associated discharges are unlikely to have adverse effects that are inconsistent with the objectives or the requirements of the RMA.	As outlined above.

5.0 Matamata-Piako District Plan

Objective / Policy	Comment
Part A 2.4 Sustainable Management Strategy	
1. Residential and Rural-residential Growth	

O1. To avoid inappropriate residential and rural-residential growth in the rural environment so as to protect the use of the District's rural land resource for rural production.	The Ashbourne Retirement Living proposal is located in the Rural Zone, however immediately adjoins the western boundary of the ESSP area and is considered to be a logical extension to the development of that land for residential development. The proposal avoids fragmenting productive rural land by concentrating growth in a location that adjoins the ESSP area, where infrastructure and strategic planning support its suitability for urban development. Further assessment of the Retirement Living proposal against the relevant provisions of the National Policy Statement for Highly Productive Land 2022 ('NPS-HPL') is included above.
P1. To direct and ensure consolidation of residential development within appropriate existing zone boundaries of all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment.	As identified above, the proposed Retirement Living area immediately adjoins the residential component of the Ashbourne development and will be contiguous with this land. As identified in the AEE the Retirement Living area can be appropriately serviced by utility services.
P2. To manage the orderly and programmed expansion of residential areas consistent with the relevant structure plan and the ability to provide utility services.	As outlined above.
P3. To encourage and direct rural-residential development to establish in defined Rural-Residential zones, where the effects and servicing requirements of such development can be managed.	Whilst the Retirement Living proposal is not located within the Rural-Residential Zone, appropriate infrastructure servicing can be provided and will have less than minor adverse effects on the environment.
P4. To identify potential areas for future residential development which should be protected from new subdivision and development which may compromise the future intended use.	The proposal is located on land which adjoins the ESSP area and does not include activities which could compromise areas that have been identified for future residential development.
2. Controlling Activities	
O1. To manage activities in a manner that gives certainty to the public as to the potential location and effects of activities.	Retirement Villages, as an 'accommodation facility', are a Discretionary Activity in the Rural Zone, and can be applied for through a resource consenting process. In addition, it is considered that accessory medical facilities are not uncommon within retirement village developments, and that overall, the proposal is not inconsistent or contrary to this Objective.
O2. To sustainably manage the natural resources of indigenous biodiversity for ecological, landscape, heritage and natural feature value.	As identified in the Ecological Assessment the proposed Retirement Village will have low to positive effects on ecological values following the implementation of proposed

	mitigation measures. On this basis, the proposal is considered to be in keeping with Objective 2.
O3. To recognise that the rural environment is primarily a place for rural production activities while also providing for a variety of other activities, including rural lifestyle, intensive farming, rural based industry and significant infrastructure networks and sites, which are dependent on a rural location.	The proposal does not include rural production activities, however the proposed Retirement Living area will provide for the needs of the community with the rural area and will address demographic shifts within the District.
P1. To implement effective separation between incompatible activities while recognising that some existing activities may not be able to provide effective separation within their sites.	The proposed Retirement Village will be separated from surrounding Rural zoned land by Station Road and planting within the proposed greenspace adjacent to the south. As identified above, the eastern boundary of the Retirement Living area will adjoin residential uses which are proposed within the wider Ashbourne development site.
P2. To recognise the effect activities may have on indigenous vegetation and habitat of indigenous fauna.	As assessed in the AEE, the proposal will not adversely affect indigenous vegetation or the habitat of indigenous fauna. In addition, the proposed greenway will contribute positively to ecological values.
P3. Activities should not establish in rural areas unless they are able to be undertaken without constraining the lawful operation of existing activities.	As identified above and in the AEE, the Retirement Living area will be physically separated from adjoining Rural zoned land and activities, and it is considered that any potential reverse sensitivity effects can be appropriately managed. Further assessment of the Retirement Living proposal against the relevant provisions of the NPS-HPL is included above.
3. Tangata Whenua	
O1. To maintain and encourage kaitiaki responsibility (guardianship) of Maori by implementing a partnership approach to the sustainable management of the District's natural and physical resource.	Engagement and consultation has been undertaken with Tangata Whenua, as detailed in the Consultation Summary Report included at Appendix 1D.
6. Integrated Land-use and Infrastructure	
Land-use, subdivision and infrastructure are planned in an integrated manner that: • Does not compromise the function, operation, maintenance, upgrading or development of infrastructure, including regionally significant infrastructure; • Recognises the need for the provision of infrastructure; and subdivision, land-use and development to be coordinated; and	The proposal is considered to be consistent with this objective for the following reasons: • The Retirement Village can be appropriately serviced by on-site infrastructure for water supply, wastewater, and stormwater to ensure that land-use and development is coordinated and integrated with the provision of the necessary infrastructure;

• Ensures the sustainable management of natural and physical resources while enabling people and communities to provide for their economic, social, and cultural wellbeing.	• The proposal will not compromise existing or planned infrastructure, including regionally significant infrastructure; • The proposal will enable people and communities to provide for their social and cultural wellbeing; and • As identified in the AEE, the environmental effects of the proposed servicing strategy will be less than minor.
P1. Rezoning, new development, and expansion/ intensification of existing development shall take place where: • The operation, maintenance, upgrading, or development of infrastructure, including regionally significant infrastructure, is not compromised; • There is sufficient capacity in the infrastructure networks to cope with the additional demand, or where the existing networks can be upgraded cost-effectively to meet that demand; • The networks have been designed to carry the type of service including the type and volume of traffic required to support the development; and • Adverse effects on the natural and physical environment can be appropriately avoided, remedied, and mitigated.	The proposal includes development which includes expansion to the Rural Zone, and the following comments are made with regards to this policy: • As identified above, the proposal will not compromise existing or planned infrastructure, including regionally significant infrastructure; • The proposal can be adequately serviced by on-site infrastructure; • The environmental effects of the proposed servicing strategy can be appropriately avoided and mitigated.
P2. Land use and infrastructure must be coordinated so that: • Development can be appropriately serviced by infrastructure in a cost effective manner; • Land use change does not result in adverse effects on the functioning of infrastructure networks; and • Development does not adversely affect the efficiency and effectiveness of infrastructure networks.	As outlined above.
P3. Subdivision and development which result in the uneconomic expansion of existing infrastructure shall be avoided.	As outlined above.
P4. The increased demand on infrastructure is managed by requiring subdivision and development to be coordinated with the provision of	As above with respect to three waters infrastructure.

infrastructure and integrated with the transport network and the District's road hierarchy.	With respect to transport infrastructure, the proposal includes the provision of new transport infrastructure that can integrate with the existing transport network. This includes a new intersection on Station Road and new rural footpaths.
P5. The role of sustainable design technologies such as rainwater harvesting, rain gardens and grey water recycling in reducing pressures on, and the cost of providing, maintaining, and upgrading infrastructure networks, is recognised.	The proposed stormwater management strategy includes sustainable design technologies to ensure stormwater quality and quantity can be appropriately management. These include: • The use of inert roofing materials; • Installation of private Rainsmart soakage units; and • Roadside raingardens.
Part A 3.1.2 Environment – Natural Environment and Heritage	
1. Landscape Character	
O1. To retain and enhance the varied landscape qualities of the District.	While there are no identified outstanding or significant natural features or other protected items within the site, the proposal includes a comprehensive landscaping strategy, including retaining existing field trees, new tree and shrub planting, a dense buffer at the northern interface, and screening at the western and easter boundaries. Overall, the proposal's landscape effects have been assessed to be 'low'.
P1. The scale, location and design of buildings, structures and activities in outstanding landscape types of the District should: • Preserve the elements which contribute to its natural character. • Not detract from the amenity values of the landscape.	With respect to potential landscape effects, it is noted that the proposal includes single storey buildings which will be in keeping with the surrounding rural character and landscape. In addition, the environment to the east includes a transitioning character as the ESSP area is developed for urban activities. For these reasons, it is considered that the proposal will not detract from the amenity values of the landscape.
2. Natural Environment	
O1. To protect and enhance the natural resources within the District that are valued for their intrinsic, scientific, educational and recreational values.	Overall, the proposed Ashbourne Development will result in a net positive ecological outcome for the site, including through limited ecological disturbance and ecological uplift through the design of the greenway system.
O2. Trees that have significant value to the community in terms of amenity, ecological and historical values are recognised and protected.	There are no protected trees located within the site. Notwithstanding, the proposed landscaping strategy seeks to retain existing mature trees where practicable to recognise the amenity values of these trees.

P1. Recreational use of wetlands and bush and the surface of rivers and streams will be allowed where such use is consistent with the conservation objectives of that area. Council may exclude access to some areas of high ecological quality.	N/A – the proposal does not include the recreational use of wetlands, bush, or the surface of waterbodies.
P2. To avoid, remedy or mitigate the adverse effects of activities that have the potential to compromise, damage or destroy significant areas of indigenous vegetation and habitats of indigenous fauna.	N/A – there is no indigenous vegetation located within the site.
P3. Outstanding natural features, areas of indigenous vegetation or habitats of indigenous fauna are to be permanently protected at the time of subdivision, use and development.	N/A – there are no outstanding or significant natural features or indigenous vegetation located within the site.
P4. To maintain and enhance ecosystems with their essential values and qualities.	As outlined above.
3. Heritage	
O1. To recognise, protect and enhance significant heritage resources which are valued as part of the District's heritage.	N/A – there are no identified heritage sites within the site.
Part A 3.2.2 Environment – Natural Hazards	
1. Flooding	
O1. To minimise the risks of flooding affecting people and property in the District.	A potential floodplain is located along the eastern boundary of the development site, however the Retirement Living development and new buildings are not subject to flood hazards. In addition, the proposed stormwater management strategy includes two dry detention ponds which have been sized based on a 10-year storm event to manage potential flooding risks. Further assessment of potential flooding risks across the Ashbourne Development is included in the AEE and overall, the potential effects of flooding risk will be less than minor.
P1. To ensure that all future development does not increase the flood risk for existing buildings and activities.	As outlined above.
P2. To avoid building development below a known risk factor of 1% annual return flood levels.	As outlined above.

P3. To ensure new developments and subdivision take cognisance of overland flow paths in their design to avoid adverse effects.	As outlined above.
P4. To utilise public open space as natural floodways and ponding areas where this does not adversely affect protected natural environments and heritage features.	As outlined above.
P5. To provide an acceptable degree of protection to settlements and productive rural land from the adverse effects of flooding.	As outlined above.
2. Fire Hazard	
O1. To minimise fire hazard for people and property in the District.	The site is not identified as a Fire Line Edge or within the Fire Hazard Buffer on the planning maps.
3. Wind Hazard	
O1. To minimise wind hazards for people and property in the District.	The site is not located on an exposed ridge and is not subject to known wind tunnelling effects.
4. Land Movements	
O1. To minimise hazards for people and property caused by erosion, slipping, slumping and land instability.	The site is not located within a known instability area of subject to peat soil. The Geotechnical Report included at Appendix 1M confirms that the site is suitable for the proposed development from a geotechnical perspective.
P1. To ensure that future development does not aggravate instability or erosion problems.	As outlined above.
P2. To avoid development in areas subject to high risk of land movement.	As outlined above.
5. Earthquake Hazard	
O1. To minimise the risks of earthquakes affecting people and property in the District as far as practicable.	The site is not located within area subject to known earthwork risk.
Part A 3.3.2 Environment – Land and Development	
1. Sustainable Activities	
O1. To maintain and enhance the District's land resource to enable activities that do not threaten the life supporting capacity of the soil and consequently water and ecosystems.	As above with respect to the Natural Environment objectives and policies. Further assessment of the Retirement Living proposal against the relevant provisions of the HPS-HPL is included above.

O2. To manage all activities in a manner that maintains and enhances the District's high quality soils and to ensure that the productive capability of rural land is not compromised.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
O3. To safeguard the life-supporting capacity of the District's high quality soils by preventing inappropriate further fragmentation of rural land titles.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
P1. To maintain and enhance the soil cover and soil values including: water holding capacity, soil structure and organic components necessary to support a diversity of vegetation.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
P2. To avoid, remedy or mitigate any adverse effects on the intrinsic values of the land from the disposal of solid and liquid wastes and or stormwater.	A comprehensive on-site servicing strategy is proposed with respect to the treatment and disposal of wastewater and stormwater. As discussed in the AEE, the adverse effects of providing infrastructure servicing for the proposed Retirement Village can be avoided and mitigated to be less than minor. No solid or liquid wastes are proposed to be disposed of within the site.
P3. To avoid, remedy or mitigate the adverse effects of land use practices on the land resource in a way that avoids any potential for soil erosion and sedimentation of waterways.	All earthworks will be undertaken in accordance with Waikato Regional Council's Erosion and sediment control guidelines, which will ensure potential effects of soil erosion and sedimentation on water quality can be appropriately managed.
P4. Subdivision, use or development must minimise the coverage of good quality soils.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
P5. To limit fragmentation of rural land by limiting opportunities for residential or rural-residential subdivision in the Rural zone to conserve the land for the use of future generations.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
P6. To avoid, remedy or mitigate the effects of development through the consideration of the natural and physical resources including roading, drainage, conservation, any hazards, and effects incompatible with other activities.	It is considered that the Retirement Village is in keeping with this Policy through the carefully considered design strategy which responds to existing natural and physical resources, as further outlined below and in the Urban Design Assessment included as Appendix 1Q.
P7. To ensure that the productive potential of high quality soils in the Rural zone is retained by promoting large lot sizes that provide for a range of productive rural uses.	Further assessment of the proposed Retirement Village against the relevant provisions of the NPS-HPL is included in the table above.
Part A 3.5.2 Environment – Amenity	
1. Development Standards	

O1. To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.	As assessed in the Urban Design Assessment it is considered that the proposal will achieve a high standard of amenity in the built environment for the following reasons: • The Retirement Village is located at the interface between denser residential areas and rural zoned land, and will provide for a transition between these zones, which will maintain amenity by reducing visual bulk when the development is viewed outside of the site; • The proposal includes a carefully considered design response, particularly with respect to material palettes, roof forms, and façade articulation to create a high level of visual amenity; • The proposed communal and private green spaces will maintain a sense of openness and contribute to visual amenity; • The internal layout provides a walkable and connected environment, centred around a clear circulation spine and community amenities, which will provide for a high quality of on-site amenity for future residents. Provision for connection is also made to the adjacent greenway, which will contribute to recreational values; and • The precinct edges are treated with setbacks, low-rise built form, and landscape buffers that manage effects on neighbours and the wider setting. These treatments maintain visual amenity for adjacent properties and the public realm, while preserving the village's operational functionality and long-term adaptability.
O2. To minimise the adverse effects created by building scale or dominance, shading, building location and site layout.	With respect to those potential adverse effects identified in Objective 2, the proposed Retirement Village includes low-rise and low-density development, and all proposed buildings will comply with the maximum permitted height. While the proposal includes buildings which do not comply with the required yard setback standard from front and side yards ,it is considered that the proposed landscaping, which includes buffer planting at the boundaries, in combination with compliance with the controls for maximum height and height in relation to boundary, will mitigate potential visual effects of building dominance or shading. Overall, it is considered that the proposed buildings are of an appropriate intensity of development for the site and will generally maintain a sense of openness that is consistent with the surrounding rural environment.

P1. To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.	The proposal includes low-rise built form and incorporates landscape buffers and greater building setbacks from site boundaries to ensure an appropriate level of daylight admission, privacy and open space with respect to adjacent properties. Buildings are oriented to maximise solar access, with north- or east-facing private outdoor spaces that are functional, well-screened, and directly accessible from main living areas.
P2. To minimise the effects created by building scale, overshadowing, and building bulk in business, industrial and recreational areas.	N/A – the proposal is not located in a business, industrial, or recreational area.
P3. To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.	As identified above, the proposal includes low-rise buildings which are set back from site boundaries. The proposed landscaping strategy also incorporates green buffers and open corridors at the site boundaries and between buildings to achieve a sense of spaciousness that is considered to be in keeping with the character of the surrounding Rural Zone and of nearby rural-residential properties.
P4. To recognise that the low density urban form in the District's towns contributes to the amenity and character of the area.	As outlined above.
P5. To provide for development within the District in a manner that encourages flexibility and innovation in design and variety in the built form while achieving the anticipated environmental results.	It is considered that the proposal is in keeping with Policy 5. In particular, the Retirement Village incorporates variety in built form within the site while also achieving the anticipated environmental results with respect to the character of the surrounding rural and rural-residential Zones.
2. Design, Appearance and Character	
O1. To ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding townscape and landscape.	Buildings in the retirement village are arranged to maintain strong street interfaces while being framed by extensive landscaping and open space, which reinforces the village aesthetic and rural-edge context. These design choices result in a built environment that is both visually cohesive and sensitive to the existing and anticipated character of the surrounding area. The inclusion of low-rise buildings and open spaces will also ensure that the proposed development is in keeping with the character of the surrounding rural landscape.
O2. To recognise and promote the special urban character of Te Aroha and Matamata and to develop the urban character of Morrinsville.	N/A – the sites are outside of the areas identified in Objective 2.

O3. To ensure that the design of subdivisions and the potential future development maintains or enhances the rural character, landscape and amenity of the zone and the surrounding area.	As the subdivision is proposed around, and has taken account of buildings proposed as part of the Ashbourne development, it is considered that this aspect of the proposal will not adversely affect the character, landscape, or amenity values of the zone and surrounding area.
P1. To encourage a high standard of on-site amenity in residential, business, recreational and industrial areas.	As identified above, the proposal promotes a high standard of on-site amenity by providing a well-integrated network of communal and private open spaces and amenities such as a pool and café within walking distance. Each villa is designed with direct access to a private, usable outdoor space, while the central facilities building offers a range of recreational and social opportunities that enhance daily living. The overall layout prioritises accessibility, and natural light to achieve a high standard of on-site amenity.
P3. To recognise and enhance the open space "garden city" character of the built form at Matamata.	As identified above, the proposed development includes open spaces on site and a comprehensive landscaping strategy. It is considered that these aspects of the proposal will contribute to the identified “garden city” character of the built form at Matamata.
P4. To achieve a compatible and consistent urban form through the utilisation of design guidelines for special character areas.	N/A – the site is located outside of a special character area.
P5. To encourage a varied and interesting built form by supporting initiatives and providing development amenity incentives for comprehensive and innovative subdivision and development design.	As outlined above, the proposal incorporates a carefully considered design response, including with respect to material palettes, roof forms, and façade articulation which will achieve varied and interesting built form.
P6. To maintain and enhance the predominant domestic character of residential areas.	N/A – the site is located outside of the Residential Zone.
P7. To ensure that the rural landscape, character and amenity values are maintained by avoiding inappropriate adverse effects, including cumulative adverse effects, from subdivision and potential future development.	The proposal ensures the rural landscape, character, and amenity values are maintained by incorporating low-scale buildings, setbacks, and landscaped buffer zones along the rural interface. It is considered that these aspects will mitigate the potential adverse visual effects on rural character and amenity values. As identified in the Landscape and Visual Effects assessment included as Appendix 4C, the proposal will have a ‘low’ level of visual effects when considered in the context of the wider landscape.

P8. To ensure that the placement of new lots and/or building platforms are not located on prominent ridgelines or hillside faces where the visibility of future development can adversely affect the rural landscape and character.	The new buildings are not located on a prominent ridgeline or hillside faces that are highly visible within the wider surrounding environment.
P9. Subdivision, use and development that is not primarily related to productive rural activities or requiring a rural location shall occur predominately in urban areas.	While it is acknowledged that the proposal includes residential activities within the Rural Zone, as previously identified, the site is located immediately adjacent to the ESSP area where urban residential development is anticipated under the Matamata-Piako District Plan. Due to the locational context of the site, it is considered that the proposal enables a logical extension of the existing and planned urban area, which will minimise potential adverse effects, including cumulative effects, on rural productivity land and values. On balance, it is considered that the proposal achieves an acceptable outcome in terms of the intent of Policy 9, particularly with respect to avoiding fragmentation of rural land and managing reverse sensitivity effects, which will be minimised and mitigated through the design and layout of the site and wider Ashbourne development and the proposed landscaping strategy.
3. Nuisance	
O1. To ensure that residences are free from the effects of unreasonable and excessive noise, odour, dust, glare and vibration.	A Draft Construction Noise and Vibration Management Plan has been prepared for the construction period of the proposed Retirement Village. The Plan, alongside conditions of consent and the temporary nature of construction works will ensure that adverse effects associated with noise, odour, dust, and vibration can be appropriately managed. It is anticipated that the proposed Retirement Village activity will comply with the maximum noise allowance with respect to the zoning of the site and adjacent properties, and will not create adverse noise effects following construction.
O2. To provide healthy and safe working, living and recreational environments by avoiding and mitigating the effect of excessive noise, vibration, odour and dust.	As outlined above.
O3. To recognise the existing character of rural areas and acknowledge that some adverse effects will arise from rural activities that may require management.	N/A – the proposal does not include any rural activities.

O4. To ensure that lawfully established activities which generate minor nuisance effects are not unreasonably compromised by the proximity or action of neighbouring land-users or non-rural activities.	N/A – the proposal does not include any existing lawfully established activities.
O6. To ensure that subdivision and land use activities are located and sited in a manner that recognises existing and planned infrastructure networks and avoids, remedies, or mitigates any potential reverse-sensitivity effects on those infrastructure networks.	The Retirement Village site is not located within close proximity to significant infrastructure networks and will therefore not generate potential reverse sensitivity effects on those networks.
P1. To protect residential and rural amenity by the use of performance standards for noise, glare, odour, particulates and vibration control which generally ensure that generated effects do not exceed background or ambient levels.	As outlined above.
P2. To ensure that activities in business, rural, industrial and recreational areas avoid, remedy or mitigate generated effects to maintain and enhance a healthy, safe and pleasant environment and take all reasonable steps to internalise any nuisance effects.	N/A – the proposal is not located in a business, industrial, or recreational area.
P3. To reinforce existing mitigation measures, and to encourage those who generate the nuisance effect to maintain and enhance those measures, including separation between industry, public or designated works or intensive farming operations and Residential zones and the notional boundaries about rural residences.	While the proposal will not generate nuisance effects, measures including site design and layout and landscaping will ensure that the proposal does not create reverse sensitivity effects between other rural activities in the surrounding environment.
P4. To avoid, remedy or mitigate significant adverse noise, odour, dust, glare and vibration effects generated by rural activities and other activities in rural areas.	N/A – the proposal is not for a new rural activity.
P5. To maintain rural amenity while acknowledging that lawfully established activities in the rural area may generate effects such as odour, noise, dust and vibration which are generally not anticipated in urban areas.	Based on the design and landscaping strategy, it is considered that the proposed development will not adversely affect or detract from the rural amenity. For the reasons outlined above, it is considered that the proposal will not create reverse sensitivity effects between other rural activities in the surrounding environment.
P6. To ensure that appropriate buffers and other mitigation measures are established between incompatible activities and zones.	The proposed Retirement Village will incorporate landscaping and physical separation between existing activities in the surrounding rural zone.
Part A 3.8.2 Environment – Transportation	

1. Transportation	
O1. The strategic importance of significant transport infrastructure is recognised.	N/A – the proposal does not include significant transport infrastructure.
O2. A safe, efficient, integrated, and environmentally sustainable transport network that ensures our social, economic, and cultural wellbeing.	The Ashbourne development, including the Retirement Village component, incorporates safe access points between the site and adjacent road network. As identified in the Integrated Transport Assessment included as Appendix 1P, the expected traffic generation associated with the proposal can be accommodated within the transport network without creating adverse effects.
O3. The avoidance, remediation or mitigation of the adverse effects of transportation.	As outlined above.
O4. To ensure that those activities that place demands on the roading network contribute fairly to any works considered necessary to meet those demands.	As outlined above.
O5. To protect residential amenity from the effects of excessive traffic generation.	As outlined above.
O6. To maximise safety and convenience for pedestrians and vehicular traffic on all sites.	Internally, the proposal includes the provision of new roads and footpaths and a highly connected layout, which will achieve safety and convenience for both pedestrians and vehicular traffic.
O7. Provision for parking and loading is adequate to ensure the safety and efficiency of the road network, without stifling development or leading to inefficient use of land.	As assessed in the Integrated Transport Assessment, a sufficient level of parking will be provided to service the Retirement Village and associated activities.
O8. To encourage the provision of alternative transportation networks where it is clearly demonstrated that the provision of such networks will positively benefit and enhance the environment and community which they serve.	As outlined above, the proposal will encourage active modes of travel, in particular walking, within the Retirement Village through the provision of new footpath facilities and a highly connected pedestrian layout. Provision has also been made for pedestrian connections to the proposed greenway facility, which will enable recreational walking for residents.
P1. Subdivision, use and development shall be managed to recognise, enable, and protect: • The primary function of significant transport infrastructure as inter-regional connectors; and	The proposal will not compromise the primary function of significant transport infrastructure

• The local, regional, and national benefits of significant transport infrastructure.	
P2. The District's road hierarchy shall recognise and manage significant road corridors as the highest order of road.	N/A
P3. Subdivision, use and development shall enable a safe, integrated, efficient, and well-connected transport network that provides for all modes of passenger and freight transport in a manner that: • Ensures land-use and transportation successfully interface with each other; • Manages the adverse environmental effects of the network, and the effects of other activities on the network (i.e. reverse-sensitivity effects); • Considers the transport needs of an ageing population; and: • Ensures route security across all modes of travel.	As outlined above.
P4. The road network shall be hierarchical, differentiating between roads according to their primary function thereby assisting in the planning and management of the network and surrounding land-uses.	N/A
P5. To ensure that access points and intersections meet safe sightline and spacing standards for the class of road within the hierarchy and are formed to appropriate design standards.	As assessed in the Integrated Transport Assessment the new access point at Station Road will have safe sightlines in both directions.
P6. To manage the location of subdivision and land use activities to avoid compromising road intersection and railway level crossing safety sightlines.	As outlined above.
P7. To ensure that the safety and efficiency of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.	As outlined above, the proposal will not create adverse effects on the existing road network.
P8. To promote appropriate roading connections within and between land being subdivided to ensure our towns are well connected.	The proposed Retirement Village has been designed to connect to the Ashbourne residential development located to the east. This will ensure that the overall Ashbourne development can achieve a highly connected and integrated layout.
P9. To implement measures to avoid, or mitigate reverse-sensitivity effects on land near significant transport infrastructure, and at the Matamata airport.	N/A – the proposal is not located near significant transport infrastructure.

P10. To ensure that traffic safety is maintained by carefully managing the location and design of any signs visible from state highway and District roads.	N/A
P11. Subdivision, use and development shall be managed in a way that takes into account the planning and availability of funding for transport infrastructure.	The necessary transport infrastructure is available and/or will be provided as part of the proposal to service the development.
P12. To ensure that subdivision and development takes into account the existing and proposed capacity and design of the transportation networks and that any adverse effects are avoided, remedied or mitigated.	As outlined above, the resulting traffic volumes from the Retirement Village can be accommodated within the existing road network.
P13. To manage unrelated through traffic on local roads to maintain and enhance the amenity values of the locality.	N/A
P14. To require landscaping within the transportation facilities or corridors where appropriate.	N/A
P15. To avoid dust and noise nuisance by requiring formation, sealing and screening of parking and loading areas and access ways in residential, business and Industrial zones and Kaitiaki (Conservation) zones that adjoin an urban area.	N/A
P16. Parking and loading facilities must be designed to ensure safe manoeuvring of vehicles and safe movement of pedestrians and cyclists.	As outlined above, the Retirement Village will include sufficient parking facilities.
P17. Outside “shopping frontage” areas, development shall provide adequate loading facilities on-site, for foreseeable future needs.	N/A
P20. To establish and maintain service lanes and public carparks which assist in reducing traffic congestion on surrounding streets.	N/A
P21. To encourage alternative transport modes by making provision for cycleways and walkways.	As outlined above.
P22. To provide for the transportation needs of an ageing population and the mobility impaired.	As outlined above. In particular, the Ashbourne Retirement Village includes the provision of a new pedestrian network and recreational amenities and facilities to support the mobility needs of an ageing population.
P23. To require the retention of all roads, including paper roads, where alternative public access to the District’s rivers is not available.	N/A – the site is not located adjacent to any rivers which require public access to be provided by way of public roading.