

1.0 District Council Conditions of Consent – Land Use Consent

Definitions

In these conditions, the terms below shall have the meaning defined as follows:

“**Council**” shall mean the Matamata-Piako District Council

“**Retirement Village**” shall mean the 218 retirement units, community facility, 2 staff accommodation dwellings, 70-bed hospital, and associated earthworks, infrastructure, and private and communal outdoor living areas located within Lot 1 of the Subdivision consented under **Volume 2**, and as described and shown on the drawings and information referenced in **Schedule 1**.

“**RITS**” shall mean The Waikato Local Authority Shared Services, Regional Infrastructure Technical Specification

“**Stage**” shall mean Stages 1 to 10 as defined below

“**Sub-Stage**” shall mean a smaller development area being a portion of any of Stages 1 to 10

“**Stage 1**” shall mean Stage of the Retirement Village comprising the following:

- 25 villas and the first stage of the facilities building, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A041 and titled “Proposed Stage 1 Plan”
- Construction of roads and vehicle crossing to Station Road, stormwater reticulation, construction of stormwater raingardens 1 and 2 and wetland 1, wastewater pump station and wastewater treatment plant (WWTP) and disposal field, along with wastewater rising main connecting pump station to WWTP, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-1 and titled “Proposed Staging Plan Stage 1”

“**Stage 2**” shall mean Stage 2 of the Retirement Village comprising the following:

- 27 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A042 and titled “Proposed Stage 2 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 2, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-2 and titled “Proposed Staging Plan Stage 2”

“**Stage 3**” shall mean Stage 3 of the Retirement Village comprising the following:

- 28 villas and the second stage of the facilities building, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A043 and titled “Proposed Stage 3 Plan”
- Construction of roads, stormwater reticulation, construction of stormwater wetland 2, and wastewater extension beyond boundary of Stage 3, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-3 and titled “Proposed Staging Plan Stage 3”

“**Stage 4**” shall mean Stage 4 of the Retirement Village comprising the following:

- 27 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A044 and titled “Proposed Stage 4 Plan”

- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 4, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-4 and titled “Proposed Staging Plan Stage 4”

“**Stage 5**” shall mean Stage 5 of the Retirement Village comprising the following:

- 26 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A045 and titled “Proposed Stage 5 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 5, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-5 and titled “Proposed Staging Plan Stage 5”

“**Stage 6**” shall mean Stage 6 of the Retirement Village comprising the following:

- 25 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A046 and titled “Proposed Stage 6 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 6, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-6 and titled “Proposed Staging Plan Stage 6”

“**Stage 7**” shall mean Stage 7 of the Retirement Village comprising the following:

- 24 villas and the third stage of the facilities building, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A047 and titled “Proposed Stage 7 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 7, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-7 and titled “Proposed Staging Plan Stage 7”

“**Stage 8**” shall mean Stage 8 of the Retirement Village comprising the following:

- 25 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A048 and titled “Proposed Stage 8 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 8, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-8 and titled “Proposed Staging Plan Stage 8”

“**Stage 9**” shall mean Stage 9 of the Retirement Village comprising the following:

- 11 villas, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A049 and titled “Proposed Stage 9 Plan”
- Construction of roads, stormwater reticulation, construction of stormwater raingarden 3, and wastewater extension beyond boundary of Stage 9, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-9 and titled “Proposed Staging Plan Stage 9”

“**Stage 10**” shall mean Stage 10 of the Retirement Village comprising the following:

- 70-bed hospital and 2 dwellings for nurses accommodation, as shown on the plan by HPA Group Limited – Ashbourne Retirement Village, reference A050 and titled “Proposed Stage 10 Plan”
- Construction of roads, stormwater reticulation, and wastewater extension beyond boundary of Stage 10, as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C800-10 and titled “Proposed Staging Plan Stage 10”

“**Earthworks Stages**” shall mean Stages 1-3 of the earthworks as shown on the plan by Maven Associates – Ashbourne Retirement Village, reference C8100 and titled “Proposed Earthworks Staging Overview Plan”

“**EPA**” shall mean the approval of engineering design plans as to compliance with the RITS and the conditions of this resource consent, by MPDC’s Team Leader – Consents Engineer and Assets and Project Manager.

1.1 General Conditions Applicable to All Stages

1.1.1 Compliance with Application

- (1) That the Retirement Village shall, except as otherwise directed in the conditions below, be established, operated, and maintained in general accordance with all drawings and information as listed in Schedule 1 and received by the EPA on **XXXXX** 2025. Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.
- (2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (3) Copies of this land use consent and any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.
- (4) That pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered **LCXXXXXX** shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

1.1.2 Legal

- (5) That prior to the occupation of any Unit within the Retirement Village, the Consent Holder shall supply MPDC’s Planning Manager with written confirmation that the village has been registered in accordance with the Retirement Villages Act 2003.
- (6) That the Occupation Rights Agreement required by Section 27 of the Retirement Villages Act 2003, as it applies to Villages of the Retirement Village, shall include the following clause (or similar):

The Occupiers of the said units adjoin a working rural environment and that, for the duration that the adjoining land is being used for rural activities, the Occupiers must receive any effects of neighbouring lawfully established and operating rural activities without complaint or request for enforcement action. Occupiers of the said units shall not participate in any legal or other action in opposition to lawfully established and operating rural activities on Rural zoned land adjoining the said units.

The Consent Holder shall provide a copy of the Occupation Rights Agreement to MPDC’s Planning Manager to confirm the above clause, any time prior to the occupation of units.

- (7) That the Consent Holder shall include within any Occupation Rights Agreement and/or Code of Residents Rights prepared in accordance with Schedules 3 and 4 of the Retirement Villages Act 2003:

- a. Details of infrastructure which is privately owned, operated and maintained by the Operator for the Retirement Village; and
- b. A condition that specifies the maximum number of permanent residents per Unit is two (2) (excluding health care workers or dependent persons who may reside within the Units on a semi-permanent basis.

Advice Note: Note that this excludes units used for staff accommodation.

- (8) Prior to the occupation of any Unit within the Retirement Village, a copy of the Occupation Rights Agreement and/or Code of Residents Rights shall be supplied to MPDC's Legal Officer to confirm that the above clauses have been included.

1.1.3 Staging

- (9) That prior to the occupation of any unit within the development, confirmation be provided to MPDC's Monitoring Officer that all physical works, including the provision of access, stormwater, wastewater, water supply, telecommunications and power connection have been completed for that unit.
- (10) That the development may be undertaken in Stages or any subsequent Sub-Stages, subject to that Stage or Sub-Stage complying with all relevant conditions of this resource consent; and that the Stage or Sub-Stage has been designed in general accordance with the plans, drawings, and information referenced in Schedule 1; and the Stage or Sub-Stage is able to be serviced in accordance with the conditions of this consent.
- (11) That prior to the issue of planning clearance associated with any building consent application within any Stage or Sub-Stage, the Consent Holder shall provide an updated Staging Plan and supporting information covering the entire Stage or Sub-Stage for certification by MPDC's Planning Manager that Condition (10) above can be met. The staging plan is to be updated and dated accordingly on an ongoing basis as the development progresses.

1.2 Building Typology and Development Controls – All Stages/Sub-Stages

1.2.1 General Accordance

- (12) That development of the Retirement Village shall generally comply with the Architectural Plans and Drawings prepared by HPA and referenced in Schedule 1, unless otherwise provided for by the conditions of this resource consent.

Advice Note: The term "generally comply" allows an increase or decrease in floor area by up to 10% and permits minor variations in the details of villas and their layout, attachment, and the location, type and number of villas of each typology within the village and in the staging of the village, without the need to apply for a change of consent conditions (Section 127 of the RMA); subject to compliance with all other development control conditions of this resource consent. This also applies to minor variations in the details of the ancillary buildings, maintenance sheds, activity sheds, staff accommodation, facilities building, and aged-care hospital. For the avoidance of doubt, "generally comply" does not permit an increase in the total number of units.

- (13) That:

- a. The number of Units within the Retirement Village (including all Stages and Sub-Stages) shall not exceed 220 which shall include a maximum of two staff dwellings; and
- b. The total building coverage for all buildings (all 220 units, Aged Care Hospital, Facilities Building) shall not exceed 41,800m² (21%).

Advice Note: This maximum building coverage includes the 10% increase permitted under Condition (12). For the avoidance of doubt, 'building coverage' includes any structure meeting the definition of a building under the Matamata Piako District Plan.

(14) That all standalone Units shall be separated by a minimum of 3.5 metres from adjoining building except:

- a. Standalone Units with an adjoining garage, in which case the minimum separation except for the adjoining garage, shall be 1.3 metres; and
- b. Where the building is a maintenance/storage shed, in which case the building can be adjoining.

(15) That all Units shall be setback a minimum of:

- a. 2.5 metres from the internal roads (measured from the edge of carriageway/kerb);
- b. 10 metres from Station Road;
- c. 2.5 metres from any external boundary of the site (Proposed Lot 1 SDXXX) common with Proposed Lot 2 (SDXXX) and Proposed Lot 4 (SDXXX); and
- d. 10 metres from any external boundary of the site (Proposed Lot 1 SDXXX) common with Lots 18, 20, 21, 26, 27, 28, and 34 Deposited Plan 562902.

(16) That no part of any building shall exceed a height of 2.5m plus the shortest horizontal distance between that part of the building and the nearest External Boundary, provided that this shall not apply to the apex of the gable ends of a roof, being no more than 1m² in area.

1.2.2 Standalone and Attached Units

(17) That Standalone and Attached Units shall be of a single storey design with a maximum height of no more than 8m above finished ground level.

(18) That every Standalone or Attached Units shall provide a minimum private outdoor living area of 50m² with a minimum dimension of 3m which shall be located to the west, east, or north of the Unit.

Advice Note: For the avoidance of doubt, the outdoor living area measurements may include outdoor covered patio areas.

(19) That a minimum of one carpark for every Unit shall be provided exclusive of the Facilities car parking spaces. All parking spaces shall be free of any manoeuvring or accessway.

1.2.3 Facilities Building

(20) That the Facilities Building may be provided within one building or multiple buildings, subject to:

- a. The building or buildings being located, designed, constructed and maintained generally in accordance with the information, plans, and drawings referenced in Schedule 1 attached to this consent with a Maximum Gross Floor Area of 1,300m²;
- b. The maximum height of the building shall not exceed 8m; and
- c. The provision and maintenance of no less than 41 carparks in accordance with the RITS exclusively for the use of persons attending the Facilities Building, along with at least 2 carparks for staff vehicles.

(21) That the maximum occupancy of the Facilities Building can at any time be 300 persons and include a maximum of 50 non-residential guests. A record of events, including dates, times, and number of attendees shall be retained and made available for inspection by MPDC's Monitoring Officer upon request.

1.2.4 Aged Care Hospital

(22) That the Aged Care Hospital shall comply with the following standards:

- a. The Aged Care Hospital shall be located, designed, constructed, and maintained generally in accordance with the drawings referenced in Schedule 1 attached to this consent;
- b. The maximum height of the Aged Care Hospital shall not exceed 8m;
- c. The Aged Care Hospital shall have a maximum patient occupancy of 80 patients at any time;
- d. The provision and maintenance of no less than 42 carparks in accordance with the RITS exclusively for the use of persons attending the Aged Care Hospital.

1.2.5 Retaining Walls/Fencing

(23) That retaining walls constructed within or on the boundaries of the site shall have a retained height of less than 1.5m and shall be specifically designed by an appropriately qualified and experienced engineer in accordance with the accepted engineering practice to ensure adequate support including a reasonable allowance for surcharge loadings likely to occur during the life of the structure, with appropriate provision for drainage.

(24) That retaining walls shall not be located within easement or easement in gross areas.

(25) That fences erected on retaining walls shall not exceed a height of 2.5m as measured from the finished ground level at the "toe" (bottom) of the retaining wall to the top (highest point) of the fence erected on the retaining wall.

1.2.6 Landscaping

(26) That the private and communal living areas and roads for each Stage or Sub-Stage shall be landscaped and maintained in general accordance with the drawings as set out in Schedule 1.

1.2.7 Motorhome Parking

(27) That no more than 38 parking spaces shall be provided within the motorhome parking area. Parking spaces shall be provided for storage only with no overnight occupancy permitted.

1.3 Management Plans

(28) The Consent Holder shall prepare and submit the following management plans to MPDC for approval in a technical certifying capacity. The Consent Holder shall prepare the management plans in accordance with the requirements of the relevant conditions and in general accordance with the draft management plans provided within Schedule 1, attached to this consent.

Table 1: Management Plans

Management Plan	Regulatory Authority	Condition Reference	Documents to MPDC for Certification – Minimum Timeframe
Stormwater Management Plan	MPDC (Team Leader – Consents Engineer)	(39)	Twenty (20) working days prior to application for EPA (see Condition x) for the first stage of development.
Construction Management Plan	MPDC (Team Leader – Consents Engineer)	(43)	Twenty (20) working days prior to construction
Construction Traffic Management Plan	MPDC (Team Leader – Consents Engineer)	(44)	Twenty (20) working days prior to construction
Erosion and Sediment Control Plan	MPDC (Team Leader – Consents Engineer)	(42)	Twenty (20) working days prior to construction
Construction Noise and Vibration Management Plan	MPDC (Planning Manager)	(45)	Twenty (20) working days prior to construction
Stormwater Operation and Maintenance Plan (OMM)	MPDC (Team Leader – Consents Engineer)	(40)	Twenty (20) working days following completion of any stage or sub-stage.

(29) The Consent Holder shall ensure that all Management Plans are prepared by a Suitably Qualified and Experienced Person (SQEP).

(30) The Consent Holder shall submit the above management plans to MPDC in accordance with the timeframe specified in Condition 28.

(31) The certification process for Management Plans required by the conditions of this consent shall be limited to confirming that the Plans give effect to consent condition requirements, contain the required information, and are generally consistent with application documents provided in Schedule 1

1.3.1 Amendments to Management Plans

(32) The Consent Holder may make amendments to the above Management Plans at any time by providing an amended Management Plan at least five (5) working days before the relevant works (or relevant portion of works) are undertaken, subject to the certification of MPDC’s

Planning Manager or Team Leader – Consents Engineer prior to an amendment taking effect. Any such amendment shall be consistent with the objectives and performance requirements of the operative Matamata Piako District Plan and relevant consent conditions.

1.3.2 Implementation and Compliance

(33) The Consent Holder shall comply with and implement the following most recently certified Management Plans for the duration of construction activities:

- (a) Construction Management Plan
- (b) Construction Traffic Management Plan
- (c) Erosion and Sediment Control Plan

(34) The Consent Holder shall implement the following certified management plans once the site becomes operational:

- (a) Operational Management Plans
- (b) MAVEN Stormwater Maintenance and Operations Plan (Retirement)

1.3.3 Construction Management Plans

(35) In accordance with the timeframe set out in Table 1, the Consent Holder shall submit to MPDC's Team Leader – Consents Engineer an Earthworks and Erosion and Sediment Control Plan (ESCP) for the construction works, including the removal of any redundant building, structure, or services. The purpose of the ESCP is to provide a framework of controls for the construction earthworks to control, remedy, and/or mitigate the potential effects of earthworks and associated construction works on the receiving environment, including measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice. The plan shall be prepared by a SQEP, taking into account the Waikato Regional Council's Erosion and Sediment Control: Guidelines for Soil Disturbing Activities.

Should any changes to the proposed earthworks plans and erosion and sediment control plans and details referenced in this Condition be made, the Consent Holder shall, prior to recommencement of any works, submit to the MPDC's Team Leader – Consents Engineer for approval as to the standards above, amended earthworks plans and erosion and sediment control plans and details.

(36) In accordance with the timeframe set out in Table 1, the Consent Holder shall submit to MPDC's Team Leader – Consents Engineer, for certification, a Construction Management Plan (CMP). The purpose of the CMP is to avoid, remedy, and/or mitigate adverse effects arising from construction. The plan shall include but not be limited to:

- a. The staging of works planned and the description of works including site plans;
- b. Identification of the key personnel and contact person(s);
- c. Detailed management procedures for fill placement, treatment, and/or stockpiling;
- d. Dust control plan;
- e. Machinery to be used on site;
- f. Noise and vibration management;

- g. Communication Plan;
- h. Clarification of number of persons to be engaged in site works;
- i. Health and safety plan; and
- j. Hours of work.

(37) In accordance with the timeframes set out in Table 1, the Consent Holder shall submit to MPDC's Team Leader – Consents Engineer, for certification, a Construction Traffic Management Plan (CTMP) and Corridor Access Request (CAR) which has been prepared by a SQEP. No works shall be undertaken within a public road reserve until such time as the CAR is approved by MPDC's Team Leader – Consents Engineer in writing. The CTMP shall address, but not be limited to:

- a. Objectives and purpose of the CTMP;
- b. Description of construction staging and proposed activities;
- c. Hours of work, including consideration of the site's proximity to several schools;
- d. Points of site access;
- e. Contact details for public;
- f. Expected number of vehicle movements, particularly heavy vehicle numbers during the construction phases, including consideration of adjacent construction sites;
- g. Any temporary traffic management proposed; and
- h. Measures to prevent tracking of dust and debris onto public roads, e.g. wheel wash.

(38) The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to MPDC's Planning Manager for certification. The CNVMP must be submitted a minimum of ten working days before starting any construction works authorised by this consent. The objective of the CNVMP must be to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions.

The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the AAAC Guideline for interpreting and applying NZS 6803 1999 as a minimum. Construction works must not begin until certification has been received in writing from MPDC's Planning Manager. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant (e.g., MASNZ). Amendments that include changes to the construction methodology must be tracked and the revised CNVMP submitted to MPDC's Planning Manager for certification.

All construction works on the site must be carried out in accordance with the certified CNVMP. A copy of the CNVMP must be kept on site during construction hours.

1.3.4 Stormwater Management Plans

(39) In accordance with the timeframes set out in Table 1, the Consent Holder shall submit a Stormwater Management Plan (SMP) to MPDC's Team Leader – Consents Engineer for certification. The objective of the SMP is to demonstrate that the proposed stormwater management is the best practicable option, taking into consideration the existing site features.

The SMP must include but not be limited to the following information, in accordance with the Joint Witness Statement dated 11/12/2025:

- a. An assessment of the Best Practical Option (BPO) approach adopted, accounting for elevated groundwater across the stormwater system, including Basin B
 - b. Confirmation of attenuation requirements for the 2-, 10-, and 100-year ARI events (including extended detention, retention of initial abstraction volume, and water quality treatment), and include details on the optimisation of infrastructure sizing
 - c. Demonstrate no adverse downstream flood or erosion effects for all relevant design events
 - d. Provide detailed Greenway outlet design that manages energy dissipation and geotechnical constraints that are both constructable and empathetic to the landscape
 - e. Assessment and management of effects of all discharges to receiving drains and open water bodies (including flood depth and duration, scour, and erosion effects)
 - f. A flood risk assessment including a model build report.
- (40) An Operation and Maintenance Plan (OMM) must be provided to MPDC's Team Leader – Consents Engineer to address all public and private stormwater management systems within twenty (20) working days of completion of any stage of construction. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised and include input from a hydrogeologist. The OMM must include:
- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 - b. a programme for regular maintenance and inspection of the stormwater management system;
 - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - d. a programme for post storm inspection and maintenance;
 - e. a programme for inspection and maintenance of the outfall;
 - f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
 - g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

1.4 Engineering Design and Approval – Applicable to All Stages/Sub-Stages

- (41) That, prior to any design and development of engineering works associated with this resource consent, a written statement shall be provided to MPDC's Team Leader- Consents Engineer appointing a representative experienced in design and development. All discussions and correspondence relating to design and development matters shall be undertaken with MPDC staff only through this representative.
- (42) That the Consent Holder shall be responsible for the design, structural integrity, stability, and maintenance of earthworks and construction works and for any erosion and sediment

control works that are necessary to preserve the integrity and stability of the site and/or to control erosion/sedimentation as a result of the exercise of this resource consent.

- (43) That prior to any development the Consent Holder's Design Engineers shall provide the MPDC's Team Leader – Consents Engineer with Design Confirmation for all civil infrastructure on the RITS template covering all assets to be vested in MPDC.
- (44) That internal roads within the Retirement Village shall be named in accordance with Land Information New Zealand Guidelines, confirmation of which shall be supplied to MPDC's Team Leader – Consents Engineer with the application for EPA for each Stage or Sub-Stage.
- (45) That prior to commencing any construction of earthworks and/or civil infrastructure works for any Stage or Sub-Stage of the Retirement Village, the Consent Holder shall submit EPA to MPDC's Team Leader – Consents Engineer, at least twenty (20) working days prior to commencing construction, engineering details and drawings prepared by a suitably qualified and experienced Engineering, including the following information:
- a. The provision of public/private roads and associated infrastructure including service connections and vehicle entrances into the Retirement Village. This shall include private infrastructure that will remain in private ownership;
 - b. Confirmation of the posted speed limit;
 - c. Consideration of the removal of left turn deceleration lane at the Station Road intersection. Any decision to retain or remove the deceleration lane shall be supported by justification prepared by an appropriately qualified professional and shall be subject to review and approval by MPDC's Assets and Projects Manager; and
 - d. Detailed design of the three-waters network.
- (46) Details of vehicle entrances into the Retirement Village from proposed Lot 1 (SBXX) shall include provision to prioritise pedestrians which shall include change in colour/surfacing treatment, tactile pavers and the location of kerb cut downs;
- a. The provision of temporary turning heads within the Retirement Village where the internal private road of each Stage or Sub-Stage terminates;
 - b. Details of surfacing for internal roads (exposed aggregate concrete, standard concrete, or asphalt);
 - c. The provision of a street lighting plan for any extension of the public road reserve and for street lighting within the Retirement Village prepared by a qualified lighting designer, in general accordance with the Lighting Plan referenced in Schedule 1, and in accordance with Section 3.3.20 of the RITS. The lighting shall be LED;
 - d. The design, dimensions, formation, and construction details for the motorhome parking area including provision of parking areas, manoeuvring areas, road marking, and signage;
- (47) The provision of a stormwater system including detention and soakage devices in general accordance with information and drawings referenced in Schedule 1 attached to this consent, and complying with the requirements of the Operative Matamata-Piako District Plan;
- a. The provision of overland flow paths;

- (48) The provision of gravity wastewater reticulation, pump station, and WWTP including land disposal, and connection for all Units in general accordance with the information and drawings referenced in Schedule 1 attached to this consent, and complying with the requirements of the RITS;
- (49) The provision of private water reticulation to service the Retirement Village and PS-1 including detailed calculations to be provided for water (potable and fire) designs including supply, reticulation, treatment, storage and boosting; and
- (50) The provision of electricity and telecommunications services.
- (51) That the Consent Holder shall include with any EPA application, sufficient modelling to demonstrate to MPDC's Team Leader – Consents Engineer that adequate water capacity (average and peak flow) and pressure exists to service the Stage or Sub-Stage, including water for firefighting (hydrants and sprinklers).
- (52) Prior to submission of any EPA application, the Consent Holder shall engage a SQEP to carry out an earthquake fault hazard study. The results of this study shall be submitted to MPDC's Team Leader – Consents Engineer for review, including a table that identifies how any recommendations have been addressed, including where no changes have been made and the supporting rationale. The Consent Holder shall incorporate into the final detailed design any reasonably practicable recommendations identified that are agreed in writing by MPDC as necessary to address fault hazard risk.

1.4.1 Safe System Audit

- (53) The Consent Holder shall carry out a Safe System Audit in accordance with the procedures set out in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines (October 2022)" for the detailed design (pre-implementation) of the Station Road / Retirement Village access. A copy of the completed Safe System Audit shall be provided to MPDC's Team Leader – Consents Engineer (as the Road Controlling Authority) together with the detailed engineering design drawings. The Audit shall include a response table that identifies how each audit recommendation has been addressed, including where no change is proposed and the supporting rationale.
- (54) The Consent Holder shall incorporate into the final detailed design any reasonably practicable safety improvements identified through the Audit that are agreed in writing by the MPDC as necessary to address material road safety risks.

1.5 Construction Conditions

1.5.1 Pre-Start Conditions

- (55) At least ten (10) working days prior to commencement of construction on site, the Consent Holder shall provide the following to MPDC:
- The name and contact details of the contractor;
 - The planned date, staging, and duration of construction.
- (56) Prior to the commencement of activities on site, the Consent Holder shall hold a pre-start meeting that:
- Is located on the subject site;

- b. Is scheduled not less than five (5) working days prior to the commencement of activities; and
- c. Includes:
 - i. MPDC Monitoring Officer(s), or delegated representatives; and
 - ii. Representatives of the contractors who will undertake operations on site.

(57) The Consent Holder shall, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinatangī, Raukawa, and Ngāti Hauā to:

- a. Attend the pre-start meeting;
- b. Provide a karakia prior to the commencement of site works; and
- c. Undertake a cultural induction for key site personnel.

1.5.2 Landscape Planting

(58) In the first planting season following the commencement of works on site, the Consent Holder shall implement landscape planting in general accordance with the plans referenced in Schedule 1, along the easternmost boundary of the site where it is adjacent to Lots 18, 20, 21, 26, 27, 28, and 34 Deposited Plan 562902.

(59) That the Consent holder maintain the proposed landscaping referenced in Condition (49) in accordance with (XXX) Greenwood Retirement Landscape Package on an ongoing basis, including sufficient irrigation controls and methods to maintain sufficient planting buffers on this boundary of the development site.

1.5.3 Earthworks

(60) That all Stages or Sub-Stages of earthworks shall at all times be undertaken in accordance with the most recently approved Earthworks Plan including Erosion and Sediment Control Plan.

(61) Activities associated with this consent shall be undertaken in accordance with the approved CMP, CTMP and CNVMP. In the case of inconsistency between these management plans and the conditions of this consent, the conditions shall prevail.

(62) That all vehicles associated with the implementation of the activities authorised under this resource consent, shall access the work site from a stabilised vehicle entrance/(s) approved in writing by the MPDC's Monitoring Officer.

Advice Note: High Productivity Motor Vehicles (HPMV) exceeding 44 tonne are required to obtain a permit from the MPDC, and are subject to the Conditions imposed on that permit which will identify amongst other matters, a specified route and any weight restrictions.

(63) That as a result of undertaking earthworks and civil works, the Consent Holder shall ensure that all vehicle movements associated with the activities authorised under this resource consent shall not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material which may inadvertently deposit on the road shall be washed or swept clear of the road carriageway as soon as practicable.

(64) An earthworks specification will be required prior to site establishment, defining earthworks targets and quality assurance testing requirements. This shall be provided to MPDC's Team

Leader – Consents Engineer for review and certification at least twenty (20) working days prior to commencement of works.

- (65) That the earthworks shall be completed in accordance with the earthworks plans approved under EPA . The completion shall be overseen with progress reports provided to MPDC’s Team Leader – Consents Engineer upon request, by a Chartered Professional Engineer experienced in Geotechnical (Soils) and Civil Engineering with Professional Indemnity Insurance.

***Advice Note:** Professional indemnity insurance may be held by the individual, the company owned by that individual, or the employing company of the individual. MPDC may request a copy of a certificate of insurance as evidence of Professional Indemnity Insurance.*

- (66) That the site, or parts thereof as appropriate, including any stockpiles, shall be re-grassed or otherwise protected from wind and water erosion immediately on completion of each earthworks stage.

1.5.4 Retaining Walls

- (67) The Consent Holder must construct any retaining walls, reinforced earth slopes in general accordance with the recommendations of the “Geotechnical Investigation Report” prepared by CMW Geosciences and referenced in Schedule 1 and subsequent MPDC approved versions.

1.5.5 Retention of Trees

- (68) The Consent Holder shall take all reasonable measures to ensure that existing trees identified in the landscape drawings prepared by Greenwoods Associates referenced in Schedule 1 attached, as being recommended for retention, are retained and protected from damage during construction.

1.5.6 Noise and Vibration

- (69) All construction work shall be designed, managed and conducted to ensure noise levels at the façade of any occupied dwelling on any other site shall comply with the noise limits prescribed in Rule 5.2.1 of the District Plan and NZS6803:1999
- (70) Construction work and heavy vehicle movements on the site must only take place between the hours of 0700 – 1800 Monday to Saturday. No noisy works may be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites.
- (71) The consent holder must advise the occupants of all dwellings within 50m of the site boundary about the construction works at least five days before each stage of works begins on site. The advice must be provided in writing and include the following information:
- a. An overview of the construction works including the duration of the project and the working hours on site
 - b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project
 - c. The approximate dates and duration of the noisiest activities on site
- (72) The operation of chainsaws and stump grinder within 90m of the façade of an occupied dwelling and wood chipping within 120m of the façade of an occupied dwelling must only

take place between 08:30 and 17:00, Monday to Saturday. All other construction work must only take place between the hours of 07:00 to 18:00, Monday to Saturday.

- (73) Where required to comply with noise limits, before earthworks, civil works or tree works using chainsaws begin at any point within 25 m of the façade of an occupied dwelling, temporary acoustic barriers must be erected on or within the site boundary to block line of sight from the area of the works to the façade of the dwelling. The barriers will be no less than 2.0 m in height and must remain in place until these works are outside of the 25 m setback distance. Temporary barriers are not required where the CNVMP demonstrates that compliance with the noise limits in this consent can be achieved by other methods.

Advice note: *There are no existing dwellings that are currently within the setback distance of 25 m. This condition will apply to any new dwellings that are constructed within 25 m of the earthworks.*

- (74) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3:2016 Structural vibration – Effects of vibration on structures when measured in accordance with the Standard on any surrounding building.

1.5.7 Dust

- (75) The Consent Holder shall adopt all reasonable and practicable measures to ensure that any dust caused by construction operations on the site which causes an effect that is noxious, dangerous, offensive, or objectionable at or beyond the boundary of the site is avoided.

1.5.8 Accidental Discovery

- (76) In the event that any archaeological sites, remains, artefacts, taonga (Māori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ADP which shall consist of the following actions:

- a. Cease works immediately in all parts of the project site affected by the discovery;
- b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and MPDC within one (1) day of the discovery;
- c. Arrange for a SQEP archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;
- d. Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
- e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
- f. Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

1.5.9 Complaints

- (77) That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder shall record the following details in a Complaints Log:

- a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted;
- b. Name, address and contact phone number of the complainant (if provided);
- c. Location from which the complaint arose;
- d. The weather conditions and wind direction at the time of any dust or noise complaint;
- e. The likely cause of the complaint;
- f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
- g. Future actions proposed as a result of the complaint so as to avoid recurrence.

(78) The Consent Holder shall notify MPDC's Monitoring Officer of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.

(79) The Consent Holder shall respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise MPDC's Monitoring Officer and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

1.6 Staging Conditions (address each stage & associated infrastructure)

1.6.1 Conditions Specific to Stage 1 including sub-stages thereof

- (80) That prior to the occupation of any unit in Stage 1, the following minimum levels of external infrastructure shall have been established:
- a. Construction of the stormwater management device (Stormwater Wetland A) in general accordance with the drawings prepared by Maven Associates in **Schedule 1** and the approved Stage Development Plan;
 - b. Construction of the Wastewater Pump Station, Wastewater Treatment Plant and disposal field with easement granted in general accordance with the drawings prepared by WGA and Maven Associates in **Schedule 1** and the approved Stage Development Plan;
 - c. Construction and commissioning of water treatment, storage and pressure boosting facilities in accordance with approved EPA design and drawings.

1.7 That the Water Management Plan prepared by WGA Ashbourne Retirement Village be implemented with the relevant WRC water take consents issued to take and deliver potable water to the retirement village. . Similarly, the Water Management Plan shall be implemented in compliance with the relevant WRC treated water discharge consents to treat and dispose of wastewater to land. The consent holder

shall provide evidence to MPDC's Team Leader – Consents Engineer before habitation of the Retirement Units. Post-Construction Conditions

1.7.1 Conditions Applicable to All Stages/Sub-Stages

- (81) That for the duration of marketing until all Retirement Units have been sold, a maximum of two Units from any Stage may be used as a show home facility
- (82) That prior to the occupation of any Unit, electricity and telecommunications connections shall be provided to the Unit in accordance with the approved EPA and written evidence shall be submitted to the MPDC's Team Leader – Consents Engineer which confirms that the requirements of the supply authorities, inclusive of any easement needs, have been satisfied (such as a completion certificate)
- (83) That prior to the occupation of any Unit, private water, sewer, and stormwater reticulation (including independent connections to that Unit) shall be constructed and installed in accordance with the approved EPA and the RITS or in accordance with variations from the RITS as approved in writing by the MPDC's Team Leader – Consents Engineer
- (84) That prior to the occupation of any Unit, access shall be provided to that unit via private roads and individual driveways installed in accordance with the approved EPA and the RITS or in accordance with variations from the RITS as approved in writing by the MPDC's Team Leader – Consents Engineer.
- (85) That prior to the occupation of any Unit, the Consent Holder shall provide the MPDC's Planning Manager with written confirmation that the Unit has been located, constructed, and serviced in accordance with the relevant approved EPA.
- (86) That the landscaping of communal areas in accordance with the relevant Stage Development Plan shall be implemented within 12 months following completion of civil works for the particular Stage or Sub-Stage and that the landscaping for the private areas for individual Units be completed prior to the occupation of the Unit to which it relates.
- (87) That the landscaping established pursuant to Condition (78) be maintained in general accordance with the relevant Stage Development Plan, for the duration of this resource consent.

1.7.2 Post-Construction Engineering Conditions

- (88) Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to MPDC's Team Leader – Consents Engineer, confirming that the works have been completed in general accordance with the Geotechnical Investigation Report prepared by CMW Geosciences and referenced in **Schedule 1**, within twenty (20) working days following completion of each stage. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the MPDC's Team Leader – Consents Engineer.
- (89) At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by a suitably qualified engineering professional must be provided to the MPDC's Team Leader – Consents Engineer to confirm the suitability of the site for the intended development. The GCR must include (but not be limited to):

- a. Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials, etc.);
- b. Retaining wall and reinforced earth slope construction;
- c. Settlement monitoring;
- d. Testing; and
- e. Inspections.

The GCR must also provide proof that soil expansivity, foundation design parameters, and settlement criteria defined in the SMP have been met. The GCR must be provided to the satisfaction of MPDC's Team Leader – Consents Engineer.

(90) That the reticulated water supply, wastewater and stormwater systems serving each Stage or Sub-Stage shall be approved in writing by MPDC's Team Leader – Consents Engineer as to compliance with the conditions of this resource consent, and the PS-4 for stormwater infrastructure, and water and wastewater infrastructure including treatment, storage, reticulation and including land disposal of treated wastewater, prior to any discharges to the system and prior to the occupation of any Unit within the said Stage or Sub-Stage

(91) That installed water supply reticulation serving each Stage or Sub-Stage shall be pressure tested and sterilised in accordance with Appendix C of NZS 4404:2010 and best industry practice. Written proof of pressure and sterilisation testing shall be provided to MPDC's Team Leader – Consents Engineer for approval prior to the occupation of any Unit within the Stage or Sub-Stage.

(92) That the Consent Holder shall ensure that the private water supply serving the Retirement Village shall at all times be managed and maintained as a safe, reliable, efficient and secure supply. To this end the Consent Holder shall, prior to the occupation of the first Unit within the Retirement Village, provide the MPDC's Team Leader – Consents Engineer with a Water Management Plan (WMP). The purpose of the WMP shall be to provide information about the private water supply system, including treatment, storage, and distribution, operation and maintenance, proposed water use, maintenance of the safety and reliability of the water distribution system, incentivising water efficient and conservation, and setting water-reduction goals. As a minimum the Consent Holder shall review the WMP once every five years. A copy of the reviewed WMP shall be provided to MPDC's Team Leader – Consents Engineer within seven (7) working days of completing each review. The WMP shall as a minimum include the following matters:

- a. Description of the water scheme;
- b. Description of water treatment process and distribution system (pumps, pressure, management, storage, controls);
- c. Monitoring:
 - i. Flow Monitoring (minimum, average, maximum daily flow rates and volumes);
 - ii. Water Quality Monitoring ;
- d. Inspection and Maintenance Programme;
- e. Water Demand Management Measures:

- i. Water consumption management goals and methods;
 - ii. Water consumption patterns;
 - iii. Water loss management initiatives and measures;
- f. Water Efficiency initiatives and measures;
 - g. Reporting;
 - h. Trouble Shooting and Contingency Plan;
 - i. Water Management review, issues and actions.

The private water supply shall at all times be operated in general accordance with the current version of the WMP.

(93) **Advice Note:** *The Consent Holder must comply with the Drinking-Water Standards for New Zealand (revised 2018). Due to the proximity of the water bore to the wastewater treatment system - should an unacceptable rise (but still within allowable limits) in nitrates be detected in bore water, the source of the increase needs to be confirmed, and steps may need to be put in place to de-nitrify wastewater to an acceptable level before discharge to land. The specified wastewater treatment system must be able to accommodate this upgrade (modular design), if deemed necessary. The Consent Holder must refer to the WRC conditions and requirements for wastewater treatment, and discharge as well as the need for a Wastewater Management Plan.*

(94) That prior to the occupation of any Unit in each Stage or Sub-Stage, comprehensive “As-Built” plans for the said Stage or Sub-Stage of the finished contours and all urban services in accordance with the RITS shall be submitted for approval by the MPDC’s Team Leader - Consents Engineer as to consistency with the approved EPA. The information shall include all nodes (manholes, catch pits, hydrants, valves, light poles, etc.) identified with x, y and z co-ordinates in NZ Transverse Mercator Format in terms of NZVD 2016.

(95) That prior to the occupation of any Unit in each Stage or Sub-Stage of the Retirement Village, all damage to the public road carriageway, stormwater kerb and channel, street berm, pedestrian footpaths, and urban services by the construction works associated with the activities authorised under this resource consent shall be reinstated to at least the pre-construction standard, at the expense of the Consent Holder.

1.7.3 Safe System Audit

(96) The Consent Holder shall undertake and submit to MPDC’s Team Leader – Consents Engineer a Safe System Audit on the Station Road / Retirement Village access following construction, in accordance with the procedures set out in the “Waka Kotahi NZ Transport Agency Safe System Audit Guidelines (October 2022)”.

(97) A copy of the completed Post Construction Safety Audit shall be provided to MPDC’s Team Leader – Consents Engineer (as Road Controlling Authority). The Audit shall include a response table identifying the Consent Holder’s proposed actions for each finding, including where no action is proposed and the rationale for this.

(98) The Consent Holder shall implement any reasonably practicable safety improvements identified through the Audit that are agreed by MPDC’s Team Leader – Consents Engineer

as necessary to address material road safety risks. Any agreed improvements shall be completed within timeframes mutually agreed between the Consent Holder and MPDC.

1.7.4 Insurance and Indemnity for Public Use of Private Roads

(99) The Consent Holder shall maintain appropriate public liability insurance, or equivalent indemnity arrangements, to cover risks associated with public use of the private roads and accessways within the retirement village, if in fact triggered by Public services entering and servicing the village (otherwise this condition is not applicable). This insurance/indemnity shall:

- a. Provide sufficient coverage for any claims, loss, or damage arising from the public's lawful use of the private roads and accessways within the village.
- b. Be held for the lifetime of the retirement village or for as long as the private roads are available for public use.

(100) Written confirmation of the insurance or indemnity arrangement, including policy details and coverage limits, shall be provided to the consent authority:

- a. Prior to operation of the retirement village; and
- b. Upon request by the consent authority at any time thereafter.

(101) Any material change, lapse, or cancellation of the insurance or indemnity arrangements must be notified to the consent authority in writing within 10 working days, along with details of replacement arrangements to ensure continuous coverage.

1.7.5 Refuse Collection

(102) Prior to occupation of any part of the development, the Consent Holder shall submit a Refuse Collection Plan (RCP) to MPDC's Planning Manager for approval. The RCP shall include details of refuse and recycling contractors, collection routes and access requirements, collection days and hours, and measures to ensure environmental compliance. The development shall operate in accordance with the approved plan.

1.7.6 Gate Access

(103) The design and operation of the proposed private roads and gates must:

- a. Ensure unrestricted emergency access, with override options
- b. Ensure that all gates and all associated infrastructure are located within the boundary of the retirement village.
- c. Provide safe access and manoeuvring for refuse collection, deliveries, and service vehicles.
- d. Consider pedestrian and vehicle safety, including clear sightlines and low-speed operation.

1.7.7 Financial Contributions

(104) That pursuant to Section 108 of the Resource Management Act 1991, read with the provisions of the Operative Matamata-Piako District Plan, financial contributions in accordance with the Development Contributions Policy shall be paid to MPDC. Prior to occupation of each unit....